PRESENT: Tamie Ehinger, Chairman; Karen Cavotta, Vice Chairman; Cynthia Corbett; Chris Bennett; Leslie DiCarlo; Leslie Mechem; Rob DuBoff; Steven Rowland, Alternate

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:

Leslie Mechem made a motion to approve the minutes of the April 3, 2019 DRC Meeting as submitted. Chris Bennett seconded the motion.

VOTE:
Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, abstained; Cynthia Corbett, in favor; Leslie Mechem, in favor; Chris Bennett, abstained; Leslie DiCarlo, abstained; Rob DuBoff, in favor

MOTION PASSES: 4-0-3

Leslie Mechem made a motion to approve the minutes of the May 15, 2019 DRC Meeting with minor corrections. Chris Bennett seconded the motion.

VOTE:
Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Leslie DiCarlo, in favor; Rob DuBoff, abstained

MOTION PASSES: 6-0-1

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. **20190484 24 CAROLINE ST. REAR DOOR**, 68 Putnam Street, Architectural Review of exterior modifications to new structure within the Transect-6 Urban Core District.

2. **20190492 CHILDTIME LEARNING CENTER EXTERIOR MODIFICATIONS**, 7 Care Lane, Architectural Review of exterior modifications (doors) to an existing structure within the Transect-5 Neighborhood Center District.

3. **20190480 ST PETER'S HEALTH PARTNERS SIGNAGE & HEATPUMP**, 11 Hampstead North, Architectural Review of wall signage (2) and heat pump within the Transect-4 Urban Neighborhood District.

5. **20190481 ENCOUNTER AWNING**, 482 Broadway, Historic Review of a new awning within the Transect-6 Urban Core District.

6. **20190532 THE CELLLARS AWNING**, 1 Caroline Street, Historic Review of 2 awnings within the Transect-6 Urban Core District.

7. **20190465 DOGRA SIGNAGE**, 3 Gick Road, Architectural Review of exterior modifications to a new structure within the Urban Residential-2 District.

8. **20190463 LIFESTYLES SIGNAGE**, 436 Broadway, Historic Review of a new wall sign within the Transect-6 Urban Core District.

Tamie Ehinger, Chairman asked if anyone on the Commission had any questions or comments on Items #1 through #8. 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 24 Caroline Street Rear Door, 68 Putnam Street; Childtime Learning Center Exterior Modifications, 7 Care Lane; St. Peter’s Health Partners Signage & Heat pump, 11 Hampstead North, Springs Family Veterinary Hospital Signage, 9 Hampstead Place; Encounter Awning, 482 Broadway; The Cellars Awning, 1 Caroline Street; Dogra Signage, 3 Gick Road; Lifestyles Signage, 436 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.

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

**MOTION PASSES:** 7-0

C. **DRC APPLICATIONS UNDER CONSIDERATION**

**RECUAL:**
Commission member Leslie Mechem recused from the following application.

Steven Rowland, Alternate assumed his position on the Commission.

1. **20190526 SKIDMORE ENTRANCEWAY & INTERSECTION IMPROVEMENTS**, 436 Broadway, Advisory Opinion to City Council on proposed intersection and entryway improvements to Skidmore College.

Tamie Ehinger, Chairman stated this application is before the Commission this evening for an Advisory Opinion to the City Council. No determinations or decisions will be rendered this evening.

**Applicant:** Skidmore College

**Agent:** Donna Ng, Vice President for Finance and Administration Treasurer, Skidmore College; Matthew Jones, Attorney; Jones-Stieves; Dan Rodecker, Director of Facilities; Skidmore College; Donald Minnery, Saratoga Associates; Martin Mbugua, President, Marketing and Communications, Skidmore College
Ms. Ng, Vice President for Finance and Administration stated one of their goals is to make Skidmore more apparent and welcoming to visitors and create more of a presence on Broadway. A visual presentation of the entrance was provided to the Commission. There currently is no visible sign of Skidmore, no sidewalk or entrance. We are trying to keep Skidmore competitive with pier schools. Views of several pier school entrances were also provided.

Mr. Jones, Attorney, Jones-Stieves, provided a history of Skidmore College. The current project is looking to provide a sense of arrival to the facility.

Mr. Rodecker, Director of Facilities, spoke regarding the project timeline and the process and how the application arrived at this point today.

The following is a timeline of the project:

- December 6, 2018 - met with the City Planners and City Engineer to present the project and its feasibility.
- December 13, 2018- met with DPW, Commissioner, Scirroco, Mike Vietch and the Commissioner of Public Safety.
- March 14, 2019-we made a formal presentation to the Real Estate Committee, and met with the Town Supervisors of Greenfield and they had no objections of the project.
- April 30, 2019-we met with the Department of Public Works and reviewed the engineering aspects of the project and the materials proposed.
- May 1, 2019- we again met with the Real Estate Committee. Created a working group to review some issues. Spoke with the Skidmore’s Risk Manager and Skidmore Insurance Agent.
- May 23, 2019- the working group again met and DPW requested an Advisory Opinion and provided a caravan tour.

Mr. Minnery, Saratoga Associates, provided a visual of the proposed site and entrance to Skidmore College. The proposed signage was also provided to the Commission noting the material used for the roadway changing from asphalt to concrete. Mr. Minnery provided a visual of the proposed new sidewalk for ease in pedestrian traffic and crossing, as well as the change in pavement to help with traffic speed. Views from several different directions were provided to the Commission with the new proposed entryway and signage.

Mr. Bruce Murray, Skidmore College provided an example of a concrete paver proposed for the project. This paver is made for traffic and is the material they are proposing for the roadway.

Mr. Minnery stated a concrete border is also proposed around the pavers in a tan grey color. We are also proposing lighting along with the signage component. It is fairly well back from the roadway. Wayfinding and directional signage is also proposed. Landscaping is proposed as well with seasonal planting and perennial shrubbery as well. An early concept of the proposed project was provided to the Commission, as well as samples of the limestone proposed.

Tamie Ehinger, Chairman stated the DRC does not have jurisdiction of this particular property. It is not within our local historic district, however is it listed on the National Registry of Historic Places. The DPW has approached the Commission and asked for our opinion, specifically whether or not the changes will have a negative impact on the North Broadway Historic District. We have received a large amount of communication from the neighbors and the community as a whole, far too many to read but they are a matter of public record. The general concerns throughout the commentary are the mass and scale of the signage itself, the size of the letters and the style and scope of the project in general. The positioning of the signs viewed from either side of Broadway, gives the impression that North Broadway ends at this point. Several concerns were voiced about the introduction of red brick. What the Commission typically does is discuss the project among the Commission and then open it up for public comment. The Chair stated she would like to reverse the process and hear the concerns of the public first and then the Commission can discuss their concerns and voice what would be put forward as their Advisory Opinion.

PUBLIC COMMENT

Tamie Ehinger, Chairman opened the public comment period at 7:34 P.M.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this application.
Jim Gold 199 Woodlawn Avenue, Vice President of the Saratoga Springs Preservation Foundation and speaking on the Foundations behalf. Thanks to the Commissioner of Public Works Skip Sciocco for requesting this be placed on the DRC’s agenda. The first knowledge of this project was a week ago. We had our first opportunity to meet with Skidmore to discuss the scope of the project. A letter was written and submitted by Samantha Bosschart, Executive Director, Saratoga Springs Preservation Foundation, who cited many strong objections to the project as proposed. This is in the public right of way, it is a visual obstruction to the historic streetscape and we feel strongly about this. As a neighbor and someone who walks this property every day, one of the things he admires about Skidmore is their effort to restore not just the walls on the property but the stone walls on Fourth and Woodlawn. They are a handsome addition to the campus border and one we are greatly appreciative of. North Broadway is one of many historic neighborhoods in our City but it is one of the most important in the sense that it is unique with a great variety of architectural styles. It is the only historic neighborhood that has large estates and large open spaces and an important streetscape that is unique. The Saratoga Springs Preservation Foundation has been known to be a voice for buildings that have no voice. I think we now need to amend that to add streetscapes. Clearly this is a project that is so significant it needs to be incorporated into that. Examples were provided of other school entrances. I believe those were not on public property but private property, on campus property and that is a significant difference. I like the current entrance and understand the need for better visibility but with less intrusive characteristics. I hope you give this serious consideration.

Matthew Vietch, 2 Casino Drive. Works for the City of Saratoga Springs. Very thankful for Skidmore in our Community. They are an integral part of the community and we are glad they are here. His was a procedural zoning comment. Zoning speaks about off premise signage which is not allowed in the City. I ask the DRC in their Advisory Opinion to request a zoning determination concerning off premise signage. I am not against new signage but some changes are needed.

William Willard, 832 North Broadway. Mr. Vietch stated Skidmore is a good neighbor. Some people in the neighborhood do not feel that way right now. There has been a lack of transparency with this project. I submitted correspondence to Skidmore and voiced concerns regarding improvements in the neighborhood. He fully supports them requesting better signage. They maintain their property, but they need to engage and listen to their neighbors.

Alicia Howard, 659 North Broadway. I am part of the Saratoga Community, North Broadway Community and part of the Skidmore Community. I am angry at the way we found out about this. We are part of this street so much so that we are part of Skidmore’s visuals. We should be included in what you want to do to change this. I object because this is a public thoroughfare. I have question about day and night lighting. There is no precedent for this red brick on Broadway. It is visually jarring. The gates with very large signage is a loss of visual continuity. This is precedent setting. We need to preserve the historic nature of the street and its historic importance.

Richard King member of the Saratoga Springs Preservation Foundation. I am a great fan of Skidmore. The plan is very inconsistent with the streetscape and everything else that exists on North Broadway. It gives the impression you are entering the campus on private property when in fact it is a public thoroughfare. With the use of GPS systems there is less of a need for large signage.

Tamie Ehinger, Chairman stated it is her understanding that Skidmore has not had a community forum. It is important that you hear from the community. Some of the members of this Commission may have similar concerns. I understand the need for improved signage that is clear. There are ways to accomplish this without the scope of this project. Based on some of the feedback we have received there are some things you may consider to meet the needs of your neighbors and the community. The introduction of the red brick is something that you may want to reconsider, perhaps something in grey brick will allow you to obtain the surface without the visual impact.

Chris Bennett stated he agrees with the Chair, this is a bit over the top for North Broadway. Perhaps angling the signage would help. The signage is nice and well done. He likes the delineation of the red brick on the entranceway. Walkways could be incorporated in other areas as well. The pull off is confusing, it should be on the inside. Signage on one side is all you would need on your property.

Rob DuBoff echoed Chris’ thoughts. The signage should be on the school’s property. There is no need for two signs.
I do see the need for the orientation signage. The pull off will cause more problems and issues. Leslie DiCarlo stated she agrees with the other Commission members. This is a beautiful design but it should be on Skidmore property not on the access road. This should go through the proper zoning.

Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs stated there has been no formal determination from the zoning officer on this project.

Karen Cavotta, Vice Chairman stated many good points were made. She feels pushing the signage back could accomplish what the school is trying to do. Also, the number of signs seems too overwhelming. She did voice concern regarding the car turnaround.

Steven Rowland, Alternate stated I don’t disagree with what other people have said. Turning the signage as recommended would also be effective. I am supportive of Skidmore and he apologized for the way this might sound but initially he thought it seemed almost arrogant that this turn North Broadway into a driveway to Skidmore. The red brick maybe too loud. Proper wayfinding signage can address many of the issues the staff has cited. Signage at the northwest corner of the entranceway may be helpful as well as a change in material in the roadway approach will make this more defineable. A little over the top for the most historic areas in Saratoga.

Cynthia Corbett stated she agrees with what the other Commission members have stated. It looks like Skidmore is taking over that whole part of North Broadway. Setting things back on the school property may be better. The red brick is a bit too much, leave the area paved in macadam with a larger pulloff and use the red brick as an entrance to the campus.

Tamie Ehinger, Chairman stated the Commission has provided quite a bit of feedback to the applicant. There are several options on how to proceed with the Advisory Opinion. One, is the Commission can sum up the concerns of the Commission as well as the public and proceed with the Advisory Opinion, or, Skidmore can take the suggestions and comments which were made go back and rethink this project and return before the Commission. We can proceed however the applicant chooses.

Mr. Jones, Attorney for the applicant stated the applicant would like to go back and talk and return before the Commission with some changes based on the concerns and suggestions. The applicant has requested some additional time and will return before the DRC.

COMMENTS FROM THE CHAIR:

Tamie Ehinger, Chairman thanked Cynthia Corbett for her service over the last 5 years on the Design Review Commission. This is Cindy’s last meeting and we would like to take this opportunity to express our appreciation and thanks for her time and energies and wish her well in her new travel adventures.

NOTE:

Leslie Mechem returned and assumed her position on the Commission.
Leslie DiCarlo recused from the following application.
Chris Bennett recused from the following application.

2. **20190359 KOVACHICK CARRIAGE HOUSE/ADDITION**, 184 Phila Street, Historic Review of a new, attached Carriage house within the Urban Residential-3 District.

Agent: John Muse, Architect

Mr. Muse stated at his last appearance before the Commission he received some very helpful criticism of his design. He tried to have the addition look like the house. Further research revealed that carriage houses are very distinct and different from the properties’ home. He wanted to be respectful of the form and mass. Many changes have been made. It is now a
 carriage house with a walkway to the house. It has been moved back, closer to the side street, the green space has been enlarged. We stayed away from the side of the house and we are more respectful of the home. There is no change from the Phila Street view. We also changed the color and the detailing. We have stayed away from the row of pines and access off of Phila Street is safer. A visual of the project and proposed changes was provided to the Commission. Colors and material samples were also provided.

Tamie Ehinger, Chairman stated we are happy the feedback provided by the Commission was helpful to you. We are charged to follow historic guidelines and we are always happy to see our comments and suggestions accepted and used by the architect. The changes that were made are wonderful and a huge improvement in terms of adhering to our local historic guidelines. More landscaping is a huge plus. The only concern voiced by the Chair is the cupola and whether it works on this carriage house.

Cynthia Corbett stated she is taken aback a little by the cupola. She feels perhaps it is the scale of it; maybe it is too tall and thin. Perhaps decreasing the size, making it shorter would work. She echoes the comments of the Chair.

Leslie Mechem stated the improved roof lines work very well. She agrees the cupola is a little narrow.

Karen Cavotta, Vice Chairman, stated this is wonderfully designed and a beautiful building, very appropriate to the house.

Steven Rowland, Alternate reiterated what Karen stated. It is a very effective way of separating the two buildings. He stated he is struggling with the cupola; it needs to come down in size and be somewhat shorter and wider.

Rob DuBoff questioned the additional curb cut. Perhaps the applicant should converse with DPW before the design proceeds forward. His issue is the secondary structure is becoming a primary structure hidden to the main home. This is introducing the garage on a primary corner.

Bradley Birge, Administrator, Planning and Economic Development spoke regarding having a conversation with the DPW.

Mr. Muse spoke regarding how the home is oriented to maximize sunlight into the home. He also provided information on the placement of the carriage house and garage on the primary corner.

Tamie Ehinger, Chairman stated the DRC has received a letter from the Saratoga Springs Preservation Foundation. They recommend that the 9’ cupola be eliminated or reduced in scale. The exposed rafters under the eaves also do not compliment the Victorian Gothic architecture of the primary structure. Does anyone have any thoughts on the exposed rafters?

Rob DuBoff stated he does not have an issue with the design, simply where it is located.

Mr. Muse stated he will commit to a 6’ cupola, weathervane excluded.

It was the consensus of the Commission that the scale of the cupola is what is in question and the reduction of 3’ feet is acceptable to the Commission and the applicant. The Commission does not have an issue with the rafters.

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

Jim Gold, Vice President, Saratoga Springs Preservation Foundation. The Foundation is very pleased with the alterations the architect has made with the project, such as the color change and the height of the cupola. In our letter we suggest the garage face the south elevation not Phila Street. This is a safety issue. The access off the site historically has been off Nelson Avenue.

Tamie Ehinger, Chairman asked if there were any further questions or comments from the Commission. None heard. The Chair questioned what are the materials proposed and if any samples were available.
Mr. Muse stated cedar wood and cedar shakes are proposed in a dark stain for the exterior materials. Colors can be provided. Roofing will be asphalt shingles playing off the current roofing shingles currently on the main house. Windows will be black Pella windows, Architect series, with a simulated divided light four over one and solid natural mahogany for the doors. Lighting selections have not yet been determined.

Tamie Ehinger, Chairman reminded the applicant's agent to provide cut sheets for all materials for the file.

Rob DuBoff made a motion in the matter of the Kovachick Carriage House/Addition, 184 Phila Street, that the application be approved with the following conditions – supply cuts sheets and specifications on doors, windows, siding, and roofing. Reduction in the size of the cupola to 6 feet. Administrative review to follow for lighting details. Cynthia Corbett 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; Cynthia Corbett, in favor; Leslie Mechem, in favor; Rob DuBoff, opposed; Steven Rowland, Alternate, in favor

**MOTION PASSES: 5-0-1**

Commission Alternate, Steven Rowland exited the meeting at 8:45 P.M.
Leslie DiCarlo resumed her position on the Commission.
Chris Bennett resumed his position on the Commission.

3. **20190359 STRAUSS WALKWAY AND STAIRS**, 26 Fifth Avenue, Historic Review of exterior modifications (walkway and front stair materials) within the Urban Residential-1 District.

Applicant: David Strauss

Tamie Ehinger, Chairman stated the Commission did visit the site on caravan. Following the last meeting the Commission had two questions. Does the sidewalk need to be repaired and if so what materials should be used? It does appear that the sidewalk is in need of serious repair. That leaves us with the question what materials would be appropriate. Our historic guidelines and standards that any historic walkway when repaired or replaced must be replaced in kind. The question here is whether or not this is in fact historic. If this is a historic sidewalk we should adhere to our guidelines. I am not sure that it is a historic sidewalk.

Cynthia Corbett stated we should adhere to our guidelines and the sidewalk should be replaced with concrete, looking as much as the tone and color as is there now.

Leslie Mechem stated it is going to be very difficult to make the new concrete match the old concrete. I think it will look quite different. The applicant stated they would like to keep the curbing. Patching concrete does not do well. I have no objection to this being replaced with bluestone. My concern would be in keeping the concrete curbs and how would that look. It might look better in bluestone as well.

Karen Cavotta, Vice Chairman stated she has struggled with this. It obviously needs to be replaced. She also feels the curbing could play a part in the deterioration of the sidewalk. Bluestone in a large format will give a more consistent look.

Leslie DiCarlo stated new concrete would look bad. Big bluestone format and replicate the curbing.

Rob DuBoff stated it is impossible to replicate the concrete. A bluestone walk and curbing to match.

Chris Bennett stated the sidewalk is a mess. He also is in favor of the large format bluestone with curbing to match.
Discussion ensued among the Commission regarding the walkway and if it is indeed a historic walkway. The historic concrete cannot be duplicated. It appears the best options would be large format bluestone and curbing to match. 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 Strauss Walkway and Stairs, 26 Fifth Avenue that the application be approved with the following conditions – the applicant will use large format bluestone paving and bluestone curb to the City street replicating the width of the concrete curbing. Karen Cavotta, Vice Chairman 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; Cynthia Corbett, opposed; Leslie DiCarlo, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor

MOTION PASSES: 6-1

4. 20190475 BYRNE RESIDENCE EXTERIOR MODIFICATION, 96 Union Avenue, Historic Review of exterior modifications, within the Urban Residential-4 District.

Applicant: Sharon Byrne
Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated when the applicant purchased this property there was 3 or 4 residences inside this residence along with an apartment in the carriage house. We have appeared before the Zoning Board to bring this home back to a single family residence and obtained a zoning variance to keep the apartment in the accessory structure. A visual of the project site was provided to the Commission. There was an addition and several decks added on the rear of the home. She is looking to bring back the charm of the original home. We are proposing removal of the second and third floor decks and stairway. We would like to remove the breakfast nook and extend an addition equal to the back wall. Floor plans were provided. We are also proposing removal of the rear enclosure to the basement. It is not a usable basement and we are proposing a bilco door. Ms. Yasenchak provided a review of all elevations. All setback and additions have Zoning Board of Appeals approvals. We are keeping all elements the same, materials the same with the same rhythm in the trim and vertical siding to be continued. Spec sheets will be provided for the file.

Tamie Ehinger, Chairman stated we have received correspondence from the Preservation Foundation. The Chair read the following into the record.

“The Saratoga Springs Preservation Foundation has reviewed the application for the exterior alterations at 96 Union Avenue. The Foundation is pleased with the renovation effort the owners are undertaking to return the house to a single-family residence and supports the proposed changes. The Foundation appreciates the investment that the homeowners are making into their historic house.”

Tamie Ehinger, Chairman stated she concurs wholeheartedly with the Preservation Foundation. It is a huge step when a multiple family home is returned to a single family home. This is a wonderful proposal and restoration project.

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

Cynthia Corbett made a motion in the matter of the Byrne Residence Exterior Modifications, 96 Union Avenue that the application be approved as submitted or shown on the attached plans this date. 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; Cynthia Corbett, in favor; Leslie DiCarlo, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor
MOTION PASSES: 7-0

5. **20190501 SPRING STREET WINDOW**, 5 Spring Street, Historic Review of the restoration of an exterior window within the Transect-6 Urban Core District.

No representation for this project.

Bradley Birge, Administrator, Planning and Economic Development stated some additional information was received today. We are seeking additional details on the windows. The applicant received great support for restoration of the window but not the window adjacent to it but the window above it. I requested additional details regarding dimensions and profiles. We can approve in concept with details to follow or simply table it to the next meeting.

Tamie Ehinger, Chairman discussed with the Commission options for this application. It was the consensus of the Chair to table the application for two weeks and if the application is simple and easy, it can be placed on the consent agenda for the next meeting scheduled for June 19, 2019. The Commission was in agreement. Application tabled until June 19, 2019.

6. **20190450 86 WOODLAWN EXTERIOR MODIFICATIONS**, 86 Woodlawn Avenue, Architectural Review of the exterior modifications to an existing structure within the Transect-5 Neighborhood Center District.

**DISCLOSURE:**

Leslie Mechem disclosed that Tom Roohan is her neighbor. She has no financial interest in this application. She feels can be impartial in voting on this application.

Applicant: Tom Roohan

Mr. Roohan provided the Commission with a history of his purchases from Long Alley to Woodlawn Avenue to create a parking lot for his property on 519 Broadway. In 2005 he received a Special Use Permit and a zoning change which approved the building of a parking lot. The property was a student rental for over ten years. In February of 2015 we received a Special Use Permit which allowed the change of 86 Woodlawn from a 7 bedroom home to four apartments. Vic Cinquino was the architect for the project in September of 2016 when we received a building permit. During this time the building code changed. A sprinkler system was required which entailed a new water system and we also removed asbestos. Mr. Cinquino passed away, and the codes were never shared and the files were unobtainable. We did do some repairs to the building adding a rear staircase to the building. On May 6th we received communication from the building department stating DRC approval was required. I applied on May 7th and we are here. On the side of the home we are looking to replace handrails and we removed a portion of the rear porch and built a staircase to the second floor. My plan is to repaint the home grey with white trim.

Tamie Ehinger, Chairman stated to summarize the applicant is before the DRC this evening for approval to changes which have already been made.

Mr. Roohan stated not all of them, only the enclosed staircase has been built.

Discussion ensued among the Board. It was noted that use of pressure treated wood is not appropriate for this home in this area.

Rob DuBoff reiterated what the Chair stated regarding the use of pressure treated wood for the stairs not being appropriate. Also, windows and a door were replaced. The concern he has is the quality of the materials and the placement of the door. It is not in keeping with the history of the structure.

Leslie DiCarlo questioned a window being changed into a door. Also, she questioned the replacement windows which are vinyl.
Leslie Mechem questioned if the original siding is wood.

Mr. Roohan stated the siding is wood.

Karen Cavotta, Vice Chairman stated what seems most inappropriate is the side porch and the stairs.

Chris Bennett questioned the front porch and it remaining as is with new paint. The door on the right will be painted to match the door on the left, so it will be uniform. The staircase is out of place with open stringers. More appropriate is a closed stringer system with balusters which would give it a more residential feel.

Rob DuBoff requested former views of the property. These windows look like wooden windows.

Leslie Mechem stated it seems the side porch particularly the staircase needs railing and should look more in keeping with the front porch. Like the original railings and staircase.

Tamie Ehinger, Chairman stated we will walk through what has been completed. Windows were replaced with vinyl replacement windows. When were these replaced?

Mr. Roohan stated windows were replaced as they became broken or inoperable. Some were inherited.

Tamie Ehinger, Chairman stated this property is located in an Architectural Review district so there is a bit of flexibility and the standards are different than a historic district. The replacement of the window with a door is something that jumps out. It reads as window area.

Karen Cavotta, Vice Chairman spoke regarding the side porch railing and the stair needs to be replaced in something more appropriate for a residential home, perhaps something like the front porch with closed stringers.

Chris Bennett spoke regarding the type of staircase which would be required to add handrails. What is there is not a correct staircase for entry to a second story. Mr. Bennett spoke regarding doing no more harm to this old building. Stop, maintain what we have and enhance or replicate something that would be in the historic nature of the house.

Tamie Ehinger, Chairman stated what we are suggesting to the applicant is the side porch railing would need to be changed from pressure treated wood to a fiber cement product. The stair to be replaced to replicate the front stairs and rail system. Lattice should be wood versus vinyl product.

Leslie DiCarlo stated perhaps area under the stairs should be enclosed with a wood lattice to match the front.

Rob DuBoff questioned the Commission on how this differs from another application on North Broadway which was started and worked on without permits.

Mr. Roohan spoke regarding the permitting process.

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

**Jim Gold**, Woodlawn Avenue. This is a sorry story from beginning to end. This is a reasonable remedy to halt the damage and move forward.

Leslie DiCarlo made a motion in the matter of 86 Woodlawn Exterior Modifications, 86 Woodlawn Avenue that the application be approved with the following conditions – the side porch railings to be replaced in kind with the front porch. Side porch stairs to have closed risers, handrails in keeping with the porch. Stairs to be enclosed underneath with wood lattice to match the front existing porch. All doors to be painted a consistent color. 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, in favor; Cynthia Corbett, in favor; Leslie DiCarlo, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, opposed

**MOTION PASSES: 6-1**

7. **20190427 STEWART'S SHOP EXTERIOR**, 8 Circular Street, Architectural Review of exterior modifications to an existing structure within the Transect-5 Neighborhood Center District.

Applicant: Stewart Shop’s

Agent: Chuck Marshall, Stewart Shops

Mr. Marshall stated when he appeared before the Commission one month ago the DRC requested a site visit as well as additional information concerning elevation details and this was provided. Mr. Marshall provided a visual of what is being proposed, similar to that of the West Avenue location. It will be an improvement to this store.

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

Karen Cavotta, Vice Chairman made a motion in the matter of the Stewart’s Shop Exterior, 8 Circular Street that the application be approved as submitted this evening. Rob DuBoff seconded the motion.

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

**MOTION PASSES: 7-0**

8. **2016.054 EXCELSIOR PARK PHASE 2A- BUILDINGS 1, 4, & 5**, Gibson & Whistler Courts, applicant seeking to modify previously granted Architectural Review approval of residential townhomes within the Transect-5 Neighborhood Center District.

Applicant’s agent provided a sample of what the concrete would look like per the request at caravan.

Tamie Ehinger, Chairman stated the applicant has returned before the Commission due to several items which needed to be reviewed. One of them is a heavier column profile and porch details which have been submitted and received by the Commission. Following a request from the applicant in terms of specific conditions noted on the terms of approval, we reviewed the correspondence and performed a site visit and reviewed communications and at this time we see no substantial reason to change or alter our original determination of conditions applied to the application. There are those additional review items. In terms of the heavier column profile the applicant has bumped these up. Porch details were to be reviewed and approved administratively and I have done so. I find the porch divider materials acceptable. The 3rd item in our original approval concerning the board and batten should extend to the projections over the porches wherever possible with that terminology basically we were leaving it up to the applicant. There is some flexibility at the applicant’s end.

Bradley Birge, Administrator, Planning and Economic Development stated a motion should be made to grant Administrative Authority to move this application forward.

Leslie Mechem made a motion to grant the Chair, Administrative Authority to move this application forward. 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, in favor; Cynthia Corbett, in favor; Leslie DiCarlo, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor

MOTION PASSES: 7-0

Tamie Ehinger, Chairman stated we should review original approval so we are on the same page.

Bradley Birge, Administrator, Planning and Economic Development reviewed the original approval which was granted on January 17, 2018 for Excelsior Park Phase 2A – Final approval for buildings 1, 4, & 5. This was passed with a 7-0 vote. Mr. Birge continued– approve with the following conditions - Exterior support columns to have stone bases from grade to top with a precast cap. Cedar lattice treatment to cover the exposed concrete foundations with exposure over 4 feet. All mechanical penetrations to be painted to match surrounding including plumbing roof vents. Covered framing on the bottom side of the deck.

Tamie Ehinger, Chairman stated after reviewing the above there is no substantial reasons to alter our original determination of conditions applied to the application.

Bradley Birge, Administrator, Planning and Economic Development stated there are two items for additional review. A heavier column profile to be reviewed. They have submitted that and the Chair has been given Administrative Authority to approve as well as the porch divider details which have also been submitted to be administratively approved. The third portion of that to extend board and batten projections over the porches wherever possible leaving it up to the applicant’s judgement.

Discussion ensued among the Commission and the applicant’s agent for further clarification. Several items were clarified by the applicant’s agent with the Commission.

UPCOMING WORKSHOPS/MEETINGS:
Design Review Commission Caravan, Tuesday, June 11, 2019 at 5:00 P.M.
Design Review Meeting, Wednesday, June 19, 2019 at 7:00 P.M.

MOTION TO ADJOURN:
There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 10:45 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 7-17-19