DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, JULY 3, 2019
7:00 P.M.
RECREATION CENTER

PRESENT: Tamie Ehinger, Chairman; Chris Bennett; Leslie DiCarlo; Rob DuBoff; Ellen Sheehan

ABSENT: Karen Cavotta, Vice Chairman; Leslie Mechem

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 July 17, 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. 20190603 PLAYBILL TRAVEL SIGNAGE, 517 Broadway (rear), Historic Review of a wall sign within the Transect-6 Core District.

2. 20190606 STYLEZ STUDIO SIGNAGE, 150 Ballston Avenue, Suite 155, Architectural Review of a wall sign within the Highway Business District.

3. 20190659 DeMARCO EV CHARGER, 135 Spring Street, Historic Review of a residential electric vehicle charging station within the Urban Residential-3 District.

Tamie Ehinger, Chairman asked if anyone on the Commission had any questions or comments on Items #1 through #3. None heard.

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 Playbill Travel Signage, 517 Broadway; Stylez Studio Signage, 150 Ballston Avenue, Suite 155; and the DeMarco EV Charger, 135 Spring Street, that the applications be approved as submitted. Chris Bennett seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.
VOTE:
Tamie Ehinger, Chairman, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Leslie DiCarlo, in favor; Ellen Sheehan, in favor;

MOTION PASSES: 5-0

C. DRC APPLICATIONS UNDER CONSIDERATION

RECUSAL:

Leslie DiCarlo recused from the following application.

1. **20190621 CHAMPAGNE RESIDENCE EXTERIOR MODIFICATIONS**, 5 Fifth Avenue, Historic Review of kitchen/dining room configuration in an existing structure within the Urban Residential-1 District.

Applicants: Michael and Marcia Champagne

Mrs. Champagne stated they are proposing the removal of the existing bump out dining room and return it to the existing foundation line. The new proposal is a 14 foot addition from the existing structure from the kitchen and dining room. Our former garage collapsed. We are also proposing a new garage. Materials, trimming and columns will be reproduced to match the existing home.

Tamie Ehinger, Chairman stated this is one of Saratoga’s finest home and she applauds the applicants for continuing to invest in your historic home.

Tamie Ehinger, Chairman stated we have received a letter from the Saratoga Springs Preservation Foundation. I am happy to read it into the record. The Saratoga Springs Preservation Foundation has reviewed the application for the exterior alterations at 5 Fifth Avenue. The Queen Anne style house built in circa 1889 is a contributing building to the East Side Historic District, listed on the National Register of Historic Places. The Foundation does not object to the removal of the non-historic addition nor does it object to the proposed rear addition. The Foundation is pleased that the proposed garage is similar to the design of the historic garage which collapsed. The Foundation is also pleased that the proposed materials are in keeping of the historic materials of the residence. The Foundation was pleased to recently honor the owners with an exterior rehabilitation award for their efforts to remove the vinyl siding and restore the cladding and window trim at their home. It appreciates their continued investment that they are making to their historic property.

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

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

Rob DuBoff made a motion in the matter of the Champagne Residence Exterior Modifications, 5 Fifth Avenue, that the application be approved as submitted or shown on the attached plans. Chris Bennett seconded the motion.

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

VOTE:
Tamie Ehinger, Chairman, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 4-0

Leslie DiCarlo resumed her position on the Commission.
2. **20190562 JOYCE RESIDENCE EXTERIOR MODIFICATION**, 183 Church Street, Architectural Review of exterior modifications including vinyl siding and vinyl window replacements in an existing structure within the Urban Residential-3 District.

Applicant: Diana Joyce

Ms. Joyce stated she is looking to replace 27 windows on the house, none on the garage. Of those 19 are original to the home and are in very poor shape. She is proposing to vinyl side the entire house and garage with a light blue siding.

Tamie Ehinger, Chairman stated although the home is in an Architectural Review District the Saratoga Springs Preservation Foundation often comments as well. The Commission has received correspondence from the Saratoga Springs Preservation Foundation. A copy of the correspondence was provided to the applicant. The Foundation has expressed some concerns regarding the alterations specifically which may remove many of the historical defining features of the house. Our job here on the Commission is to oversee exterior changes in both the Historic District as well as the Architectural Review District to ensure that the materials and work being done are appropriate and in line with the City’s design guidelines as well as the Secretary of the Interior’s guidelines. This home is a beautiful home and it is a historic property with many historic charming features. As you begin renovations perhaps you may wish to be conscious of that which may affect the value of your home. Some of the unique architectural features, basically the hip and curves of the roofline and the facades and the picture windows as well as the shingles are features we would hate to see you lose. Replacing the windows is a very difficult thing. There are so many options available. A wholesale replacement such as this can be difficult. Our guidelines tell us to repair versus replace when it comes to historic windows.

Ms. Joyce is upset that she did not receive the correspondence from the Foundation prior to the meeting. Her home was built in 1934. She is confused regarding the word historic versus architectural review.

Tamie Ehinger, Chairman explained historic district versus architectural review district for the applicant’s information. This home is located in the gateway to the City. Your home built in 1934 qualifies as historic.

Bradley Birge, Administrator, Planning and Economic Development stated this home is in an Architectural Review District. It is not specifically designated as historic, but it is listed on the State and Local Register of Historic Places. This is also a register to access funding for rehabilitation.

Tamie Ehinger, Chairman stated the rooflines and hips and curves of the roof and the windows are historic features. Our concern would be for you to lose those. That is part of the character and charm of your home. Our discussion this evening will revolve around the window replacement and in terms of exterior changes with the materials.

Chris Bennett stated in the past the Commission does not approve vinyl replacement windows or vinyl siding. We do not find those materials architecturally compatible to the Historic Design or Architectural Review District. All original windows should remains intact. If they appear beyond repair we would need an itemized schedule. Your contractor would need to perform an analysis.

Ms. Joyce stated she does have a water issue with several windows in the front.

Chris Bennett stated vinyl will not keep water out. Vinyl replacement windows and vinyl siding is not appropriate.

Discussion ensued among the Commission concerning window replacement versus repair.

Rob DuBoff stated the applicant’s home is a 4 square style home. It is a unique architectural style which appeared for only 20 years in the history of the United States. It is largely intact four square home with the original slate roof.

Leslie DiCarlo stated she feels the same as her fellow Commission members.

Ellen Sheehan stated once these windows and features are gone they will be gone for good. The flair skirting on the second story will be gone. This is impossible to be replicated. This will flatten the look of the home.
Tamie Ehinger, Chairman stated wanting to renovate and improve your home is applaudable. As you move through the process you do not want to lose some of its charm. A suggestion is the bottom portion of your home is aluminum siding and replacing that with Hardie Board or clapboard is preferable. I do not think the shingles above the siding should be removed. They should be maintained. Concerning the windows have your contractor provide a photo of each window citing the rational for replacement. The front windows on the home are historic and should be saved. Speak to your contractor on how those can be saved and re-used. We can make a motion on this tonight. My suggestion would be to speak to your contractor and return before the Board. We can table this application for two weeks or until you are ready to return before the Commission.

The applicant requested tabling the application.


**DISCLOSURE:**

Chris Bennett disclosed he is friendly with John Boyle one of the owners and has known him for many years. This will not interfere with his objectivity and there is no need for recusal.

Rob DuBoff disclosed that he is friendly with John Boyle one of the owners and he is a family friend. This will not interfere with his objectivity and there is no need for recusal, simply disclosure.

Agent: Mike Phinney, Principal, Phinney Design

Mr. Phinney provided a quick overview of the project. All approvals were received last fall. Over the winter and after many discussions the partners have decided to scale the project down and keep the project similar to what originally existed on the site. A comfy beach type place. We have scaled the project down to a one story restaurant. The site plan has remained the same. A visual of the site was provided to the Commission, noting the restaurant will be raised up about two feet higher than originally proposed due to the flood plain. There will be a terraced lawn area instead of the deck and a small fenced in area. The floor plan was reviewed with the Commission, noting the area for the kitchen, coolers and bathrooms. It will remain a year around facility and will be heated and cooled. There will be an indoor and outdoor bar. Solar panels will be placed on the south end of the building as well as large glass panels on this side. Mechanicals will be placed on the roof. The original design was a butterfly roof and that style will remain, noting the area for the mechanicals with a roof screen as well. Views of all elevations were provided to the Commission as well as an artistic rendering of what the building will look like. The building will be a dark charcoal with grey wood accents, board and batten siding in white and a horizontal watercourse which runs along the bottom and will be white clapboard. We have moved the fireplace into the center of the plan and we will use corrugated metal to wrap that as an accent. Covered open areas on the porch as well as some canopies are proposed. These will be steel and laminated timber. Some of the smaller roofs will be a standing seam metal in grey or a membrane roof in light grey. We are proposing aluminum frame garage doors on the south side of the restaurant which can be opened and closed as the weather dictates. Black metal clad windows will be used. The main entryway which is recessed will be done in a stained cedar.

Tamie Ehinger, Chairman stated the building relates well with the site. Mass and scale is more appropriate in terms of the topography of the land. Materials are solid and proper for this property. One question in regard to retaining walls and how it will be stepped back.

Mr. Phinney provided review of the proposed retaining walls and how this will be accomplished and what was approved by the Planning Board.

Discussion ensued with the applicant concerning the retaining walls. Tamie Ehinger, Chairman requested further information and rendition of the patio steps and the retaining wall.

Chris Bennett stated he has no issues with the design or materials.

Rob DuBoff stated since this will be on a slab and the restaurant will operate in the winter how will they manage to keep the heat in with the large garage doors proposed for the building.
Mr. Phinney stated they are insulated doors, jambs and seals around the doors. The building is well insulated. Energy codes and regulations are more stringent for restaurants.

Leslie DiCarlo questioned the louvered windows on the parking lot side. Will they be opened or are they decorative.

Mr. Phinney stated at this time they are decorative, however, there could be some windows added on this side once the location of the kitchen is finalized.

Ellen Sheehan this design will enhance the aesthetics in this area. She questioned rainwater collection.

Mr. Phinney stated it will be directed and will irrigate the plantings and landscaping.

Discussion ensued regarding the site and current compaction of the surcharge.

Bradley Birge, Administrator, Planning and Economic Development requested the applicant to review the elevation numbers beginning at the shore line and what we can expect to see as well as a review of the rendering.

Mr. Phinney provided the Commission with a visual of the retaining wall along with the elevations and elevation numbers. Mr. Phinney stated they are providing dark sky compliant lighting. Accent lighting on the building or for signage will be reviewed at a later date.

Tamie Ehinger, Chairman stated she would like more details on the project. Final details on the topography, grading and closer review of the retaining walls. These can be submitted by the applicant and placed on the consent agenda.

Discussion ensued among the Commission concerning the details the Chair has voiced concerned with. These will be approved administratively.

Tamie Ehinger, Chairman made a motion in the matter of the Lake Local Restaurant Modification, 550 Union Avenue that the application be approved as submitted this evening with the following condition. The applicant provides additional details regarding grading, retaining walls and patio steps to be approved administratively. The applicant may move forward with the building permit process. Rob DuBoff seconded the motion.

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

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

MOTION PASSES: 5-0

UPCOMING WORKSHOPS/MEETINGS:

Design Review Commission Caravan, Tuesday, July 9, 2019 at 5:00 P.M.
Design Review Meeting, Wednesday, July 17, 2019 at 7:00 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 8:30 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 7-17-19