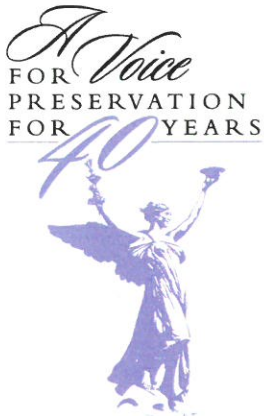


May 2, 2018



Mr. Steve Rowland, Chair
Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: 95 George Street - Addition

Dear Steve:

The Saratoga Springs Preservation Foundation has reviewed the application to construct an addition to 95 George Street. The front-gable vernacular cottage was built c. 1872 and is a "contributing building" to the East Side Historic District listed on the National Register of Historic Places.

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Per the New Construction Historic Design Guidelines:

- Building additions should not look as though they are original to the historic building. They should be distinct from, and identifiable, as an addition to, the historic structure. Stepping down the roof line or stepping back from the primary façade may achieve this.
- An addition should be smaller in scale than the original building so that it does not overshadow the existing building. It should complement the original building's roof form, massing, floor heights, proportion and window and door fenestration.
- An addition should be located where it is least visible and designed to minimally affect the perception of the original structure.
- Additions should not obscure, damage or destroy the character-defining features of the primary building or streetscape.
- Additions should be constructed so that, if removed in the future, the historic integrity of the building or its materials would not be irreparably damaged.
- Materials and details should be similar to, or complement, the primary structure.

The proposed 644 square foot addition gives the impression of an attached garage that is being converted into living space. Per the guidelines, the addition should be located where it is least visible and that, if removed in the future, the historic integrity of the building would not be irreparably damaged. In addition, the Foundation has concerns about the window fenestration, particularly the lack of windows on the south and east elevations.

Thank you in advance for your thoughtful consideration.

Sincerely,

A handwritten signature in blue ink that reads "Matthew E. Veitch".

Matthew E. Veitch
President

A handwritten signature in blue ink that reads "Samantha Bosshart".

Samantha Bosshart
Executive Director

Cc: Maureen and Vincent, Applicants
Tom Frost, Architect