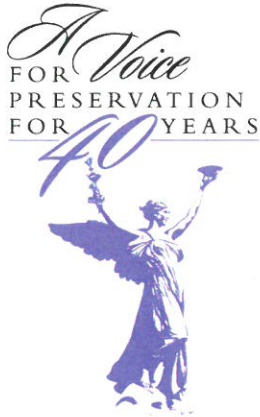


July 18, 2018



Ms. Tamie Ehinger, Vice Chair
Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: 155 Union Avenue – New Construction

Dear Tamie,

The Saratoga Springs Preservation Foundation has reviewed the application for the construction of a new single-family residence and accessory structure at 155 Union Avenue.

The site of the proposed new residence is located in the Union Avenue Historic District listed on the National Register of Historic Places. This historic district represents a significant collection of 19th century residential architecture through the early 20th century, showing an evolution of architectural style.

The Foundation supports the construction of new contextual design that is compatible with the historic district.

Per the Historic District Design Guidelines for New Construction – New Buildings:

- Architectural styles for new construction should reflect and represent the period in which it was built. The style of new construction should be compatible with surrounding buildings but should not give the false impression of being historic. Construction methods and materials can differentiate new construction from historic structures.
- The placement and orientation of new buildings should be consistent with neighboring buildings. Maintaining a consistent streetscape and façade setback is recommended.
- Building mass should be appropriate to the size of the lot. A large lot can generally accommodate a larger structure, while a small structure is more appropriate for a smaller lot.
- Building height and scale should be consistent with the existing streetscape and neighboring building patterns. Historic streetscape often have a variation in building scale and massing that contribute to the visual interest and unique historic character of the street. Variation is promoted, but extreme difference should be avoided.
- New construction materials should be compatible with and complement the surrounding historic buildings. Contemporary materials may be used provided they do not negatively impact historic character of the neighboring buildings. The use of vinyl is discouraged.

Per the Historic District Design Guidelines for New Construction – Accessory Buildings:

- A secondary/accessory building should be distinct from, and smaller in scale than, the primary structure.
- While the shape, mass and scale of the secondary/accessory structure should generally reflect the primary structure, it should not compete with the primary structure.

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- The placement of the accessory structures should be consistent with the other secondary structures in the neighboring area.
- Accessory buildings and garages should reflect a secondary use and should not compete with the primary façade of the building. Placement towards the rear of the property is preferred.
- If available, garage access is recommended to be from an alley or secondary street.
- Building materials should be the same as, or complement the primary structure.

The Foundation has several concerns about the proposed single-family residence. Of particular concern are the heights of the proposed structures and their relationship to adjacent historic structures. The Foundation recommends that the Design Review Commission require drawings that include the height and set-back of the adjacent structures prior to any approval.

In addition to the Foundation's concern about the height of both structures, it has several other concerns:

- The use of brick on only the first floor of the primary façade of the primary structure. Historically if brick was used the entire structure would be constructed of brick or the entire first floor would be constructed of brick, not only a portion of the primary façade would be brick.
- The design of the front porch, specifically the use of brick piers for the porch columns and the size of the proposed round columns. It is unclear from the application what the height and diameter of the proposed columns will be. It difficult to determine from the application if a balustrade is required.
- The proposed doors. The primary entrance door is not in-keeping with the architectural styles of the historic buildings located within the district. It is more appropriate for a suburban style residence. The other door noted in the application is more appropriate for a bungalow style residence.
- The window fenestration, particular the first floor of the primary façade and the east elevation.
- The size of the primary and rear facade large front-gables and their treatment. The gables lack any decorative detail.
- The style and height of the proposed garage. The garage should generally reflect the primary structure; it should not compete with the primary structure. The use of large shed dormers does not reflect the style of the primary structure.
- Location(s) of proposed exterior wall lanterns provided in the application

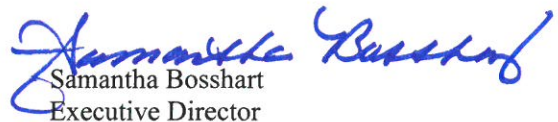
The Foundation respectfully requests that the Design Review Commission take these concerns into consideration when reviewing of this application.

Thank you for the opportunity to comment.

Sincerely,



Matthew E. Veitch
President



Samantha Bosshart
Executive Director

Cc: JPSMSC LLC, Applicant