

VILLAGE OF BALLSTON SPA, NY
HISTORIC DISTRICT COMMISSION
MAY 26, 2022, 12:30 PM

Members of the Historic District Commission, Carrie Chapman, John Cromie, Keith Lewis and Gary Stephenson met at 103 East High Street, "The Beehive," with Josue Flores,, John and Gail Boyles, owners of the building to review the exterior drawings submitted with an Application for a Building Permit relating to 103 East High Street by Josue Flores, which was unsigned and undated, but denied by the building inspector on September 15, 2021 and must be granted a variance. The application process was recently revived, and the matter referred to the Commission on May 23, from the Building Department.

After discussion, the language of the enabling local law indicates the Commission is to act on all applications. There is no differentiation between pending applications and applications denied. Such a reading will allow an applicant to appear before the Zoning Board on denial by the Building Inspector as well as an adverse Commission decision.

The Commission reviewed Drawing A-9 and was favorably impressed that the drawings showed damaged portions of the building's street facing façade will be repaired to match the original structure. The drawings should specify double hung, one-over-one sash, even though applicant indicates replacement windows will be of that style. Upper porches are to be screened and not enclosed by windows. Although the plans indicate shutters will remain, the Commission strongly recommends they be removed as they are not in keeping with the Craftsman Style and were added at a later date. Replacement exterior doors are to reflect the Craftsman Style, not the current 1960s or 70s Colonial.

The members of the commission unanimously agreed Drawing A-9 accompanying the application has their approval with the above modifications. It was also noted the replacement of porch and stairs in the rear ell of the building is out of the public's sight and not in the Commission's jurisdiction.

John Cromie, Chair