

**VILLAGE OF BALLSTON SPA
HISTORIC DISTRICT COMMISSION
September 18, 2023**

Present in person, Carrie Chapman, Steve Springer, & John Cromie

Present by Zoom, Gary Stephenson (not voting), Stefanie Bitter, Dave LaFountain

Gary volunteered to prepare mailing labels from the list of property owners and to arrange with the Village Office mailing guidelines to residents. John is to create a cover letter.

A discussion ensued concerning the method to obtain budgeted funds to purchase copies of the book Gary suggested would be useful for Commission members to have. Dave mentioned that his department sends a letter of request to the Mayor for a purchase. Gary will do the same for purchase of the books.

It was noted the houses in the newer section of the district are not plaqued and signs noting the entry into the district are needed. We will look at possible signage. It was felt the best way of finding people willing to date houses will be to host a seminar on how residents can date their own homes. John has had a lot of experience dating houses and knows local resources available. It was decided the best time for a seminar may be in January. John will look at the evening availability at the library community room.

John created a draft of a proposed resolution relating to the stipulated agreement reached last Thursday during the HDC's meeting with the owner of 25 E. High; Rory O'Connor, contractor; Anna Stanko of the Zoning Board, and Stefanie Bitter, moderator. Gary had made modifications. Steve suggested the width of the corner boards be noted as at least 4 ½ inches. After discussion, it was moved by Carrie and seconded by Steve as follows:

"It is understood regarding 25 East High Street's compliance with the October 13, 2022 decision of the Historic District Commission, the applicant, contractor, building department and others within village government did not have a clear understanding of the operations and authority of the Commission. As a result, requirements of the October 13, 2022 decision were not met, and to require compliance will create a financial hardship on the applicant, who followed the assumptions of advisors."

"Accordingly, due to the unique nature of the circumstances, the Historic District Commission shall modify its determination of October 13, 2022 by allowing the current configuration of the façade of the accessory dwelling at 25 East High Street, but with the addition of a corner board of at least 4 ½ inches in width to each end of the façade. The material of the corner board is to be able to accept and hold paint."

“While color of building elements is not normally within the purview of the HDC, for purposes of this compromise determination, the applicant has agreed, and the Commission makes it part of this decision, that the trim elements of the accessory dwelling shall be made color compatible with similar elements on the main residence, Specifically, this includes corner boards, waterboard and cornice, window and door trim, facia, and frieze along the eaves and portico for the door stoop. This is with the understanding that the current siding on the accessory dwelling is white and that of the main residence may be another color. This provision will not be operable until the main residence is repainted. The Commission always stands ready to advise the applicant on potential Victorian color schemes upon request.”

The motion was voted on and passed. Thereupon the meeting ended.

Next meeting will be October 16 at 9:15 AM at 90 East High Street.