

# ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866



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## TRANSMITTAL SHEET

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TO: Design Review Commission	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: October 12, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Obstarczyk Garage #147 Spring St., Saratoga Springs, NY	YOUR REFERENCE NUMBER:

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URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     AS REQUESTED

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City of Saratoga DRC Members,  
Engineering America Co. is currently representing the Obstarzyks at the City of Saratoga Springs Zoning Board of Appeals for the request of several variances relating to the demolition of their existing barn and the construction of a new 2 car garage at 147 Spring St.

A recent letter from the Saratoga Springs Preservation Foundation noted that the existing accessory structure was a "contributing building" to the East Side Historic District. In response, the ZBA, has requested that the DRC provide an advisory opinion about the proposed demolition of the existing structure.

EACo. would like to preface that the Owners original thought, when they purchased the property earlier this year, was to renovate the structure. However, after discussions with several contractors and review by a licensed engineer, it appears that the best option (logistically and financially) to meet their needs of vehicle storage is to remove the current structure and rebuild a new 2 car garage for the following reasons:

- 1) Current Structural Condition:
    - a) The existing structure is twisted in several directions and is not square or plumb. Repair of this condition would require extensive re-construction / replacement of the majority of the first floor walls.
    - b) Lack of foundation along most of the structure has resulted in rotted sill plates. There is a lack of sill plates in a good portion of the structure. Repairs would require a new foundation and lifting of the existing structure (difficult to impossible with the limited space and close proximity of the property line).
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- 2) Location of Structure:
  - a) Difficulty in Lifting the Structure: The existing structure is currently at 0.2' – 1.7' from the side property lines. The lack of space does not allow room for the building to be lifted without significant imposition on the neighbor to the left.
  - b) Close proximity to the neighbors' house: Lifting the house & installing a new foundation and structure so close to the neighbors' existing house could pose logistic issues as well as potential structural issues.
  
- 3) Use of Structure:
  - a) Wall Ht: The 1<sup>st</sup> floor wall ht of the structure is at 7' 4". This height is not adequate for the storage of vehicles or a garage door. The wall ht. would have to be increased to allow for vehicular storage; requiring the reconstruction of the entire first floor walls of the structure.
  - b) Building Size: The current structure is only 16' (+/-) in depth. This depth is not sufficient for parking a car. In order to meet the Owners' needs, an addition would be required along the back of the existing structure; this being possible but difficult.
  - c) Other Use: Any other use of this structure, beyond vehicle storage is not allowed by the City of Saratoga Springs zoning. A variance would be required to use this structure, if renovated, in any other manner.
  
- 4) Costs: The costs involved in lifting & renovating the existing structure to meet the needs of the Owners' vehicular storage is significantly more than that of a new structure.

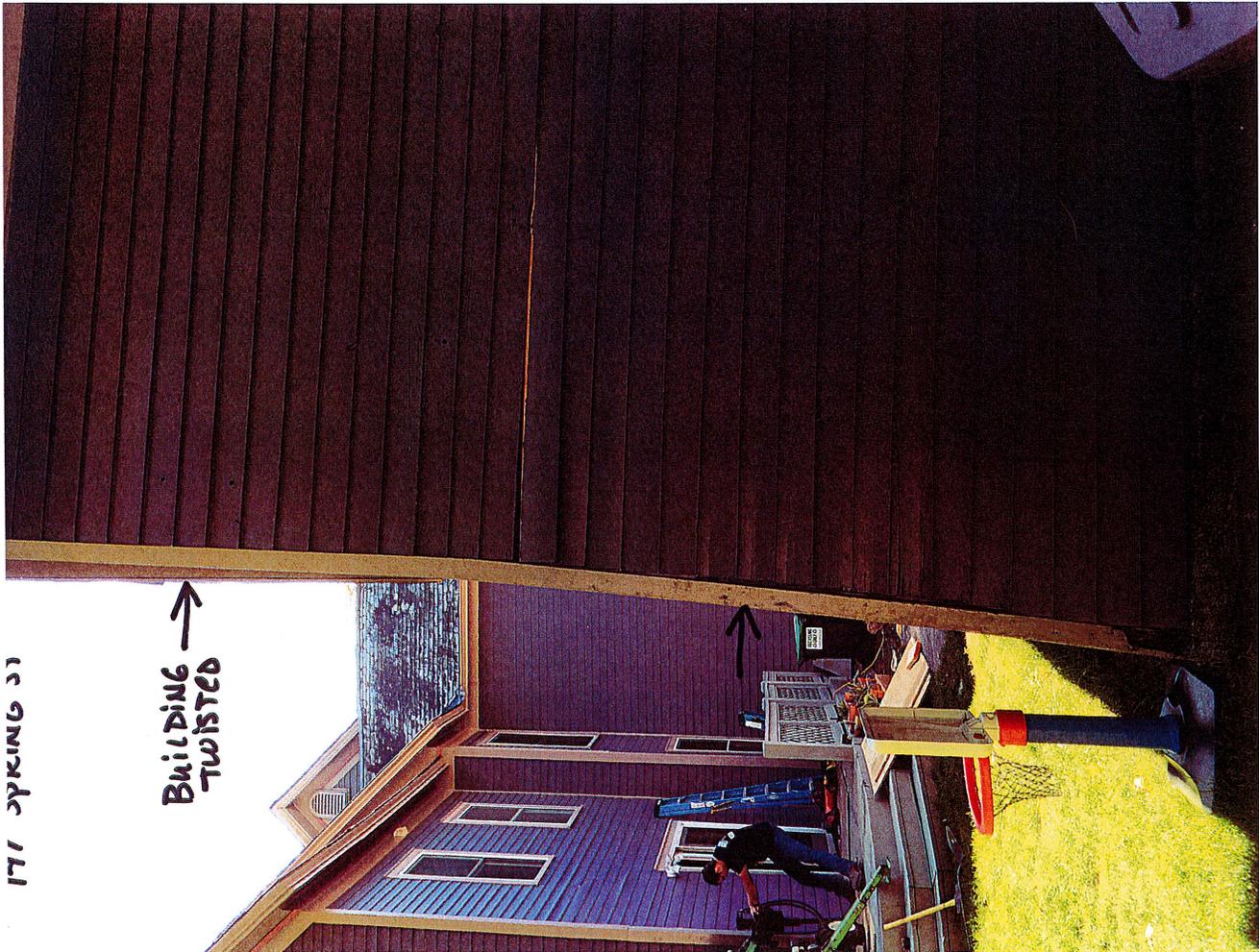
It is the opinion of EACo. and the Home Owners that this particular accessory structure has outlived its usefulness and its original intent as a barn. The structure itself is not designed in a Queen Anne style and does not appear to have much architectural significance. The removal of this structure and construction of a new 2 car garage will be consistent with the existing community character and style.

We look forward to discussing this matter with the DRC further at the October 19<sup>th</sup> meeting. Please feel free to contact the EACo. office with any additional questions. Thank you for your review and consideration.

Sincerely,



Tonya Yasenchak, PE



171 6444 171

1471 SPRING ST



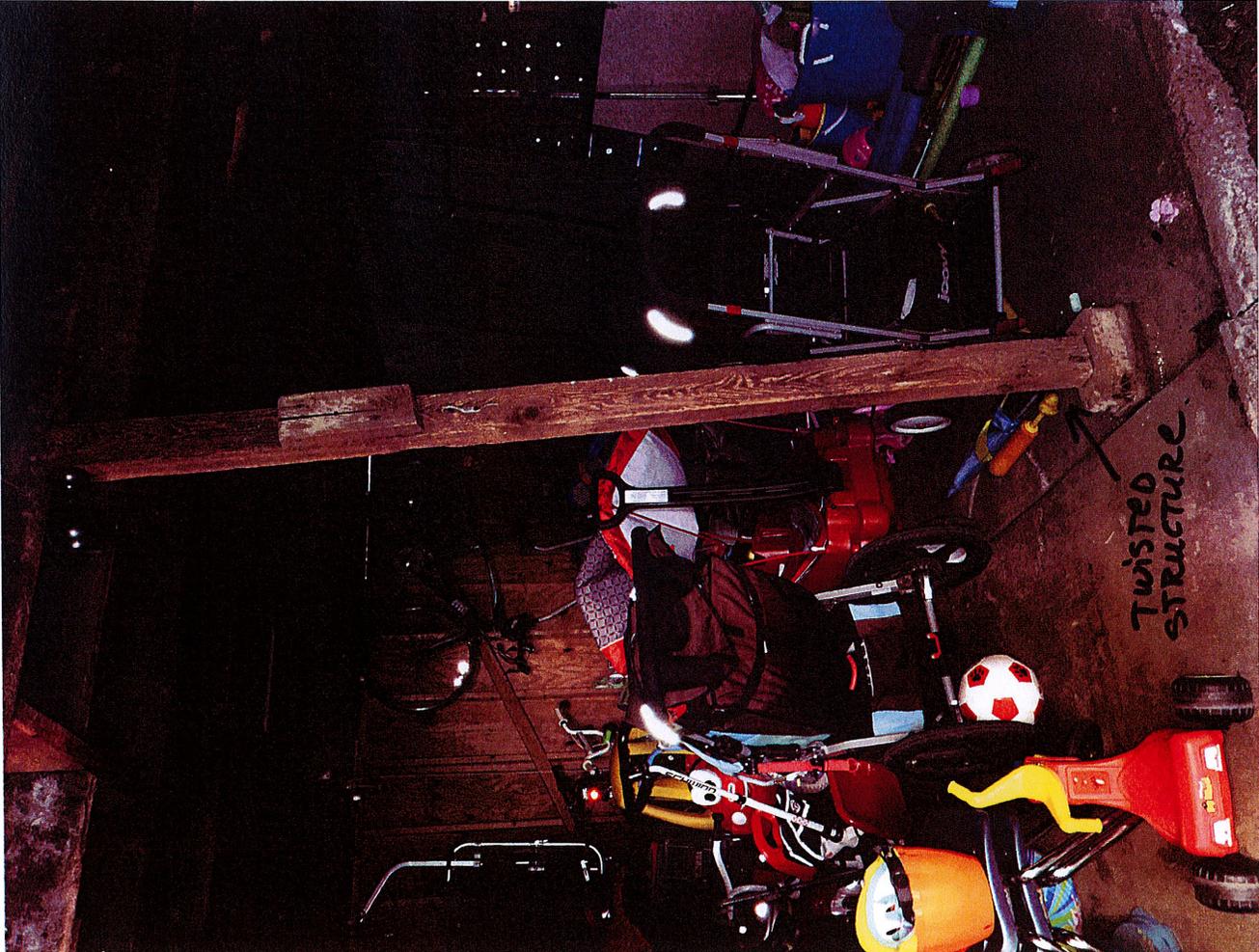
1471 SPRING ST.



1477 SPRING ST.



← LACK OF SILL PLATE AT WALL



TWISTED  
STRUCTURE

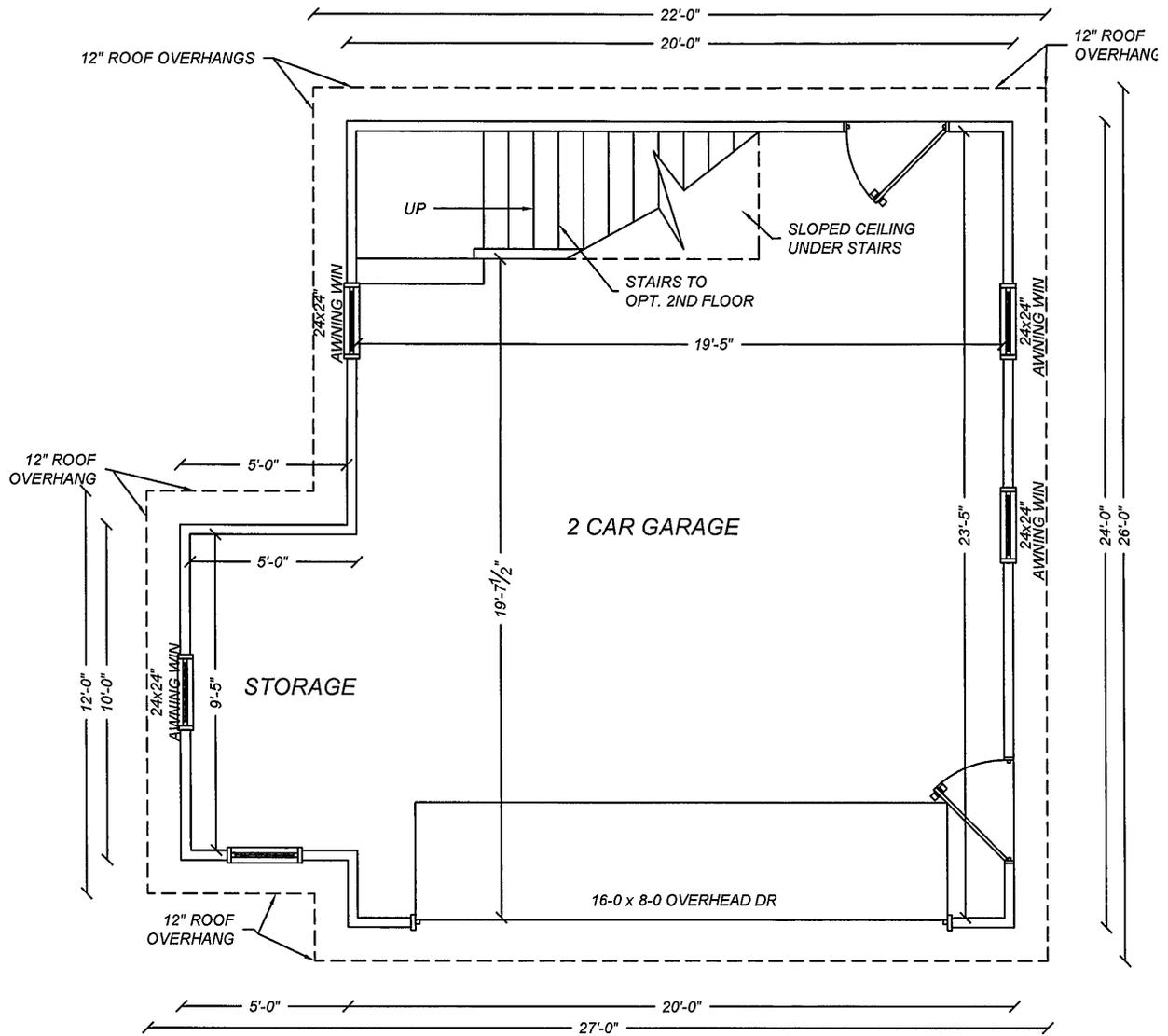


CORNER OF STRUCTURE  
of STRUCTURE  
skewed



THIS PORTION  
of wall  
framed straight

THIS PORTION  
of wall skewed  
TO MATCH TWISTED  
STRUCTURE



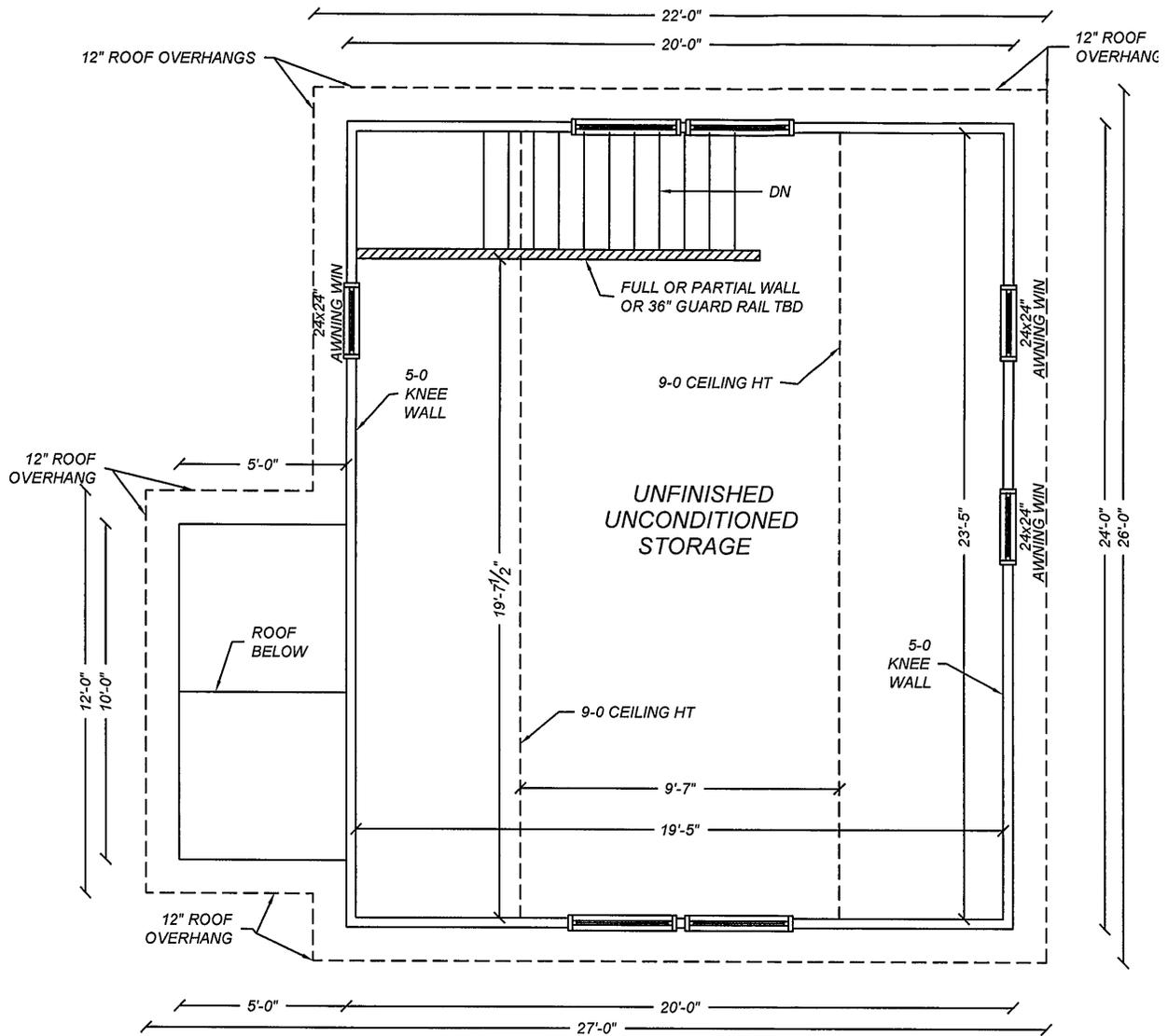
OBSTARCZYK GARAGE  
 #147 SPRING ST.  
 SARATOGA SPRINGS, NY

**PROPOSED  
 MAIN FLOOR PLAN**

9/21/2016

SCALE: 3/16" = 1' 0"

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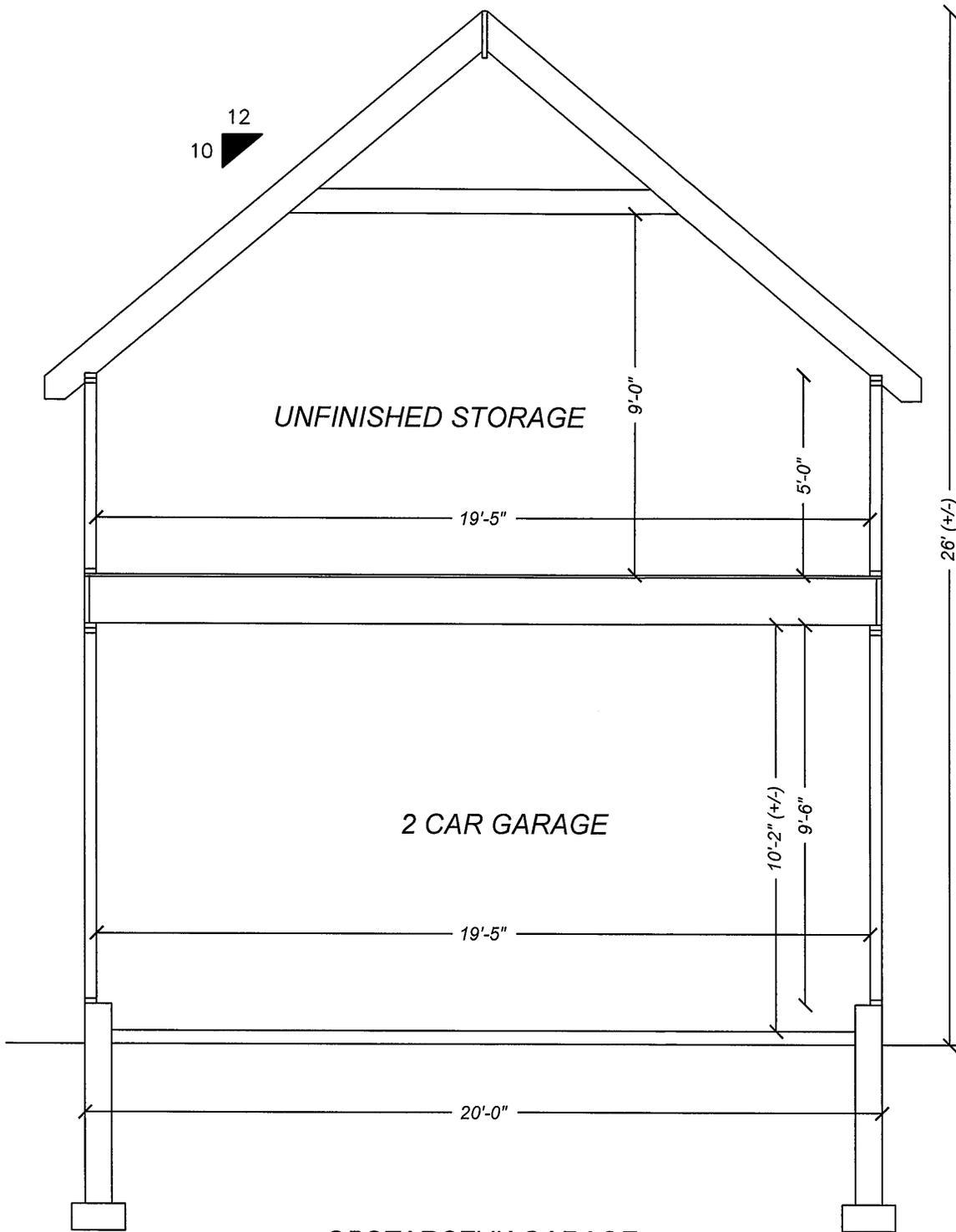
OBSTARCZYK GARAGE  
 #147 SPRING ST.  
 SARATOGA SPRINGS, NY

**PROPOSED  
 UPPER FLOOR PLAN**

9/21/2016

SCALE: 3/16" = 1' 0"

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OBSTARCZYK GARAGE  
 #147 SPRING ST.  
 SARATOGA SPRINGS, NY

**PROPOSED  
 SECTION**

9/21/2016

SCALE: 1/4" = 1' 0"

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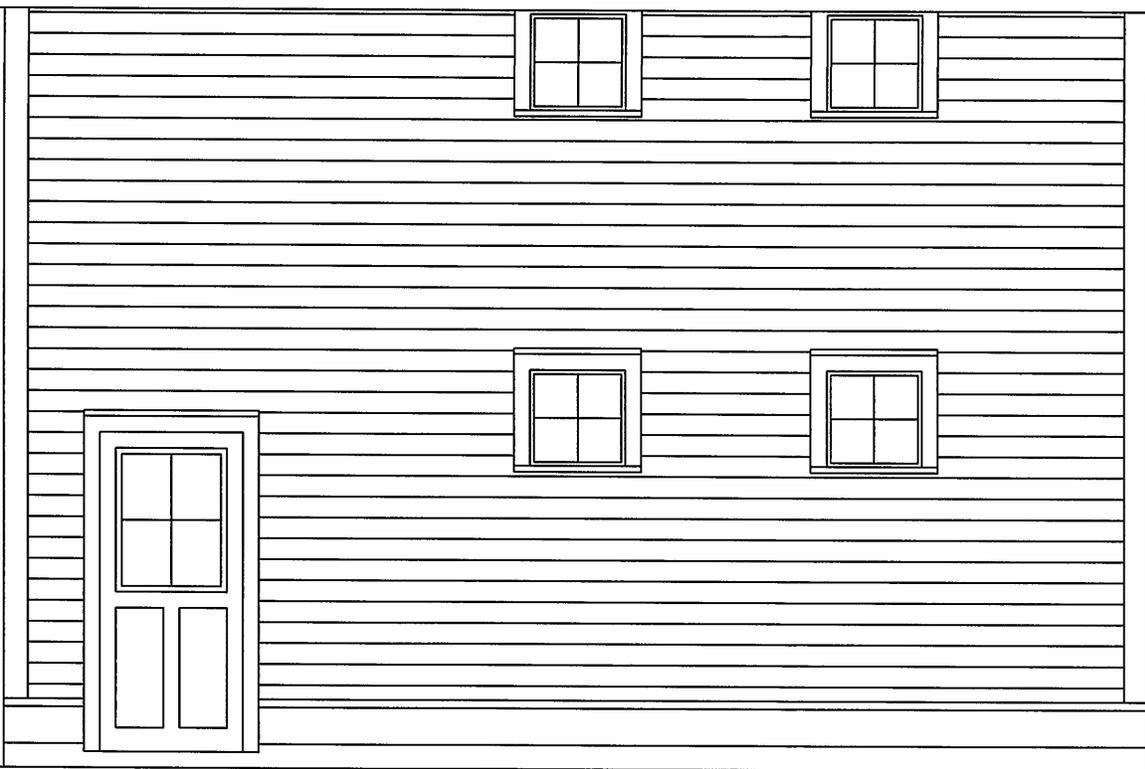
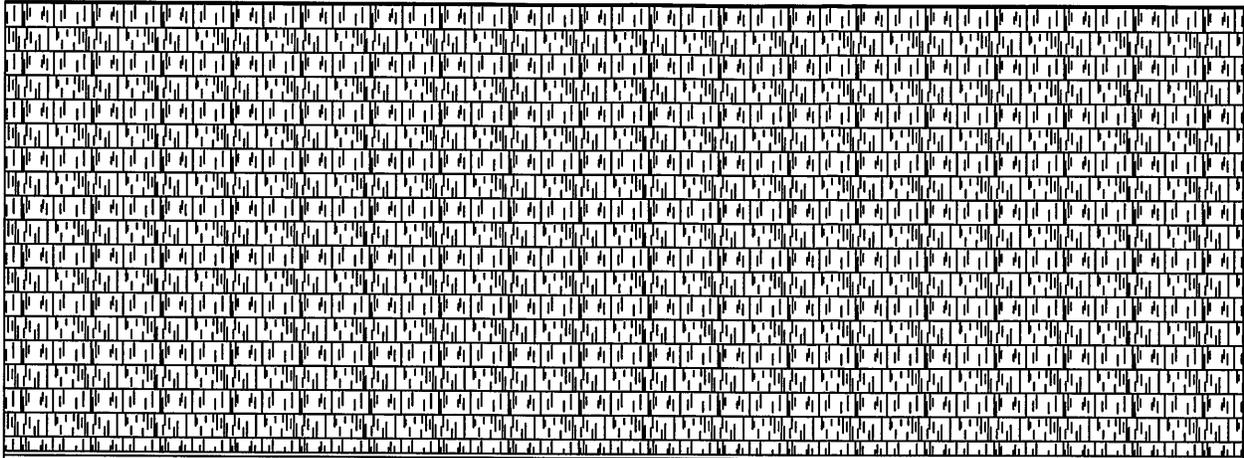
OBSTARCZYK GARAGE  
#147 SPRING ST.  
SARATOGA SPRINGS, NY

**PROPOSED  
FRONT ELEVATION**

9/21/2016

SCALE: 1/4" = 1' 0"

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OBSTARCZYK GARAGE  
#147 SPRING ST.  
SARATOGA SPRINGS, NY

**PROPOSED  
RIGHT ELEVATION**

9/21/2016

SCALE: 1/4" = 1' 0"

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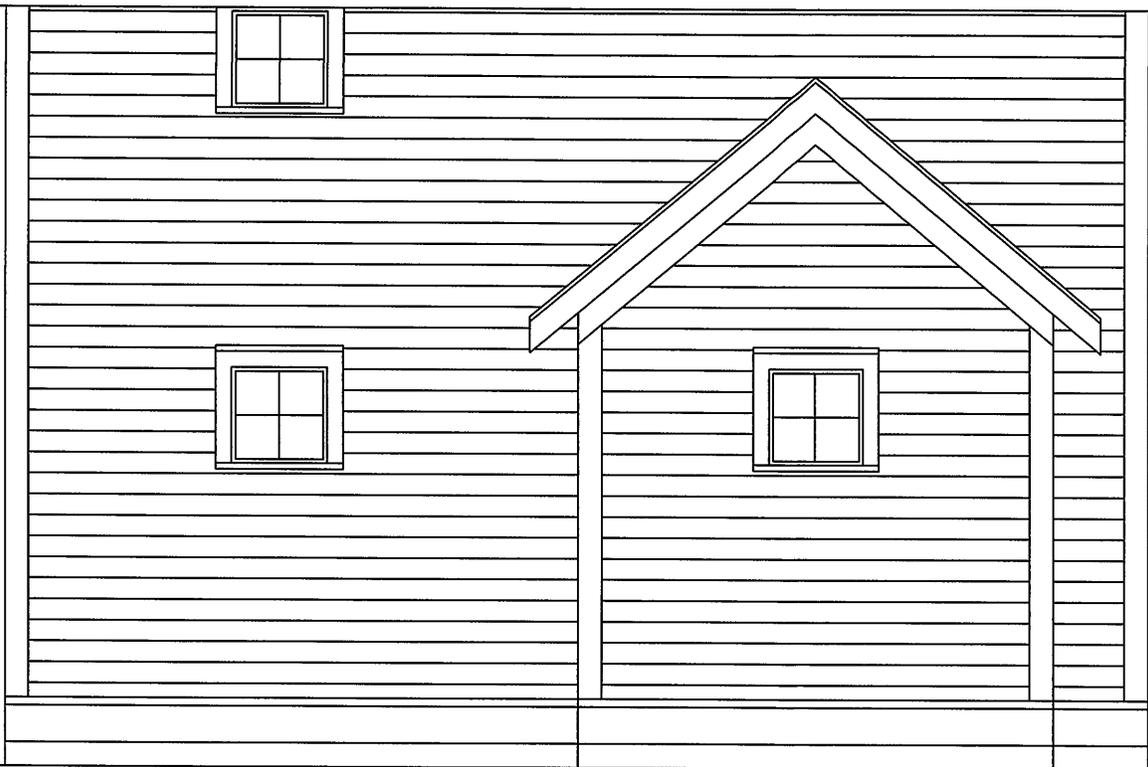
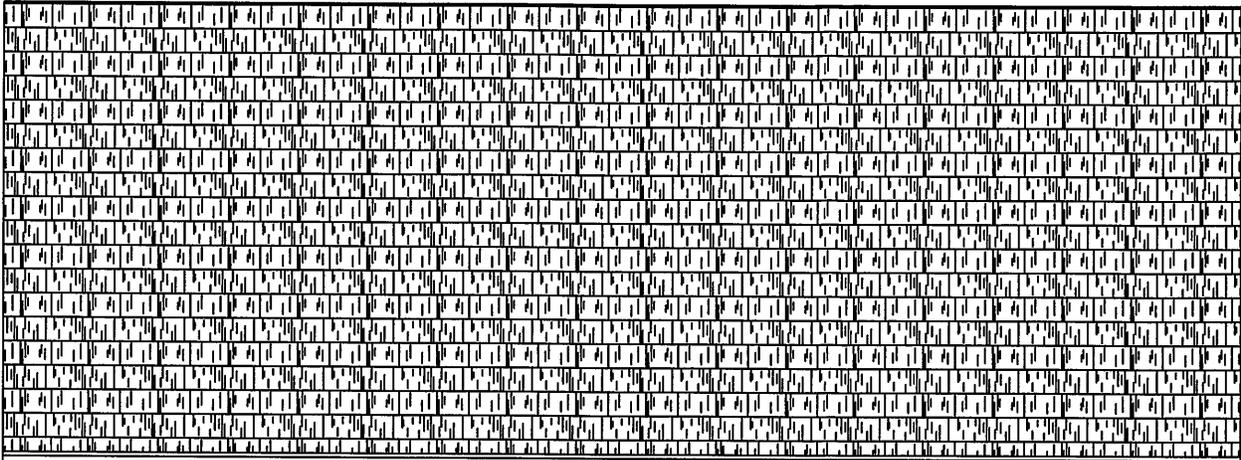
OBSTARCZYK GARAGE  
#147 SPRING ST.  
SARATOGA SPRINGS, NY

**PROPOSED  
REAR ELEVATION**

9/21/2016

SCALE: 1/4" = 1' 0"

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OBSTARCZYK GARAGE  
#147 SPRING ST.  
SARATOGA SPRINGS, NY

**PROPOSED  
LEFT ELEVATION**

9/21/2016

SCALE: 1/4" = 1' 0"

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