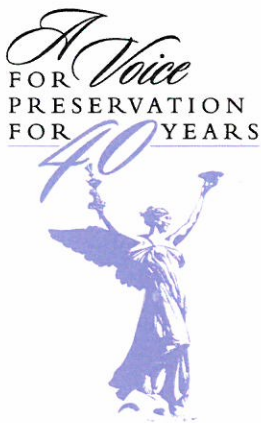


Saratoga Springs
Preservation Foundation

December 6, 2017



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

RE: 18 Cherry Street / 36 Marvin Alley – Construction residential condominium buildings.

Dear Mr. Rowland,

The Saratoga Springs Preservation Foundation has reviewed the revised plans for 18 Cherry Street / 36 Marvin Alley.

The Foundation is very pleased that the garage entrances now front the alley, which is in keeping with the historic alleys on the west side of Saratoga Springs, including the majority of structures on Marvin Alley, the oldest named alley in the City of Saratoga Springs.


The Foundation's letter dated October 30, 2017, indicated that the Foundation was very pleased that the applicant had reduced the scale, mass, and height of their proposed structures, thus eliminating former concerns regarding the project's visibility from the adjacent Franklin Square Historic District listed on the National Register of Historic Places. This statement was based on the misleading site plan that was submitted that indicated that the buildings were three stories in height. Upon seeing at the meeting that the buildings were four-stories in height, the Foundation provided verbal comments expressing significant concerns about the height of the structure and the project's visibility from the adjacent Franklin Square Historic District, our community's oldest residential neighborhood. The Foundation remains concerned about the height and visibility of the proposed four-story structures. The Foundation strongly recommends that the north building on Marvin Alley be restricted to a maximum of three stories in height.

The Foundation appreciates the applicant's attempt to incorporate elements of the neighborhood's architecture in their design. While the Foundation believes that the applicant is moving in the right direction, it has reservations about the style of the buildings. There is concern about the pitch of the mansard roof and gables as well as the use of faux stone, which is not in-keeping with the character of the neighborhood.

Thank you in advance for your thoughtful consideration.

Sincerely,


Matthew E. Veitch
President


Samantha Bosshart
Executive Director

Cc: Anthony Maney, Applicant
Bradley Birge, Administrator of Planning and Economic Development
Mark Torpey, Chair – Planning Board
Kate Maynard, Principal Planner
Bill Moore, Chair – Zoning Board of Appeals
Susan Barden, Senior Planner

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