

July 31, 2018



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

RE: 34 Circular Street – Garage, New Construction

Dear Tamie,

The Saratoga Springs Preservation Foundation has reviewed the application for the construction of a new garage at 34 Circular Street. The Foundation found it difficult to review the application because it was incomplete.

The site of the proposed new garage is located in the Casino/Congress Park/Circular Street Historic District listed on the National Register of Historic Places. The house at 34 Circular Street was built by David A. Harsha in the Italianate style in 1870.

The Foundation is pleased with the investment that the owner has made into the extensive rehabilitation of the primary structure at 34 Circular Street, returning it to a single-family residence. The Foundation understands the owner's desire to construct a garage. Historically the property had an accessory structure. The Foundation does not object to the construction of a new contextual garage nor does it object to the proposed location.

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.
- 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 concerns that the proposed design of the garage does not generally reflect the style of the historic primary structure. The proposed style is more appropriate for a suburban neighborhood. The Foundation objects to the use of vinyl siding. There was no detailed information for the location, material, and appearance of the proposed windows (24" x 36" sliding windows or gable windows), shutters, doors, and garage door

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included in the application. Further information regarding those items should be required prior to granting approval.

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

Thank you for the opportunity to comment.

Sincerely,



Matthew E. Veitch
President



Samantha Bosshart
Executive Director

Cc: Charles Montano, Applicant
Bradley Birge, Administrator of the Office of Planning and Economic Development