

November 7, 2018



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

**RE: 385 Broadway – New Construction**

Dear Tamie:

The Saratoga Springs Preservation Foundation has reviewed the application for the proposed mixed use project at 385 Broadway.

The project site is within the Broadway Historic National Register listed Broadway Historic District with a period of significance from 1865 – 1920. The first four blocks of to the south comprise part of the city's historic business district, characterized by two- and three-story brick commercial and hotel buildings dating from the heyday of Saratoga Springs.

The existing circa 1950's one story building is a non-contributing structure to the historic district that is on a portion of the former site of the massive United States Hotel. The Foundation does not object to the demolition of the structure.

Upon initial review the Foundation was pleased that the historic research that was done was reflected in the design that takes cues from the United States Hotel and Adelphi Hotel – graceful three-story porch with slender columns and decorative scrollwork in the spandrels, paired windows with drip moldings, and decorative brick patterns. The Foundation was also pleased that the proposed height of the structure is less than the maximum 70' that allows for additional height for the parapet. The height of the cornice is the same height as the Adelphi Hotel and the fifth floor is set back and is a mansard roof, which was typical of many of the historic hotels of Saratoga Springs.

However, the Foundation had several recommendations to improve the project.

- Use slate rather than standing-seam metal for the roof material, which is in-keeping with the historic grand hotels that no longer exist.
- Give the porch columns a definitive base rather than carry the stone of the first floor to the base of the columns.
- Increase the depth of the cornice and the width of the brackets.
- Incorporate a cornerstone with a date.
- Improve the appearance of the north façade by adding decorative detail and changing materials.
- Use of a composite wood window as vinyl is not an appropriate material.

The Foundation is very appreciative of the changes made based on the feedback received.

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Per the Historic District Design Guidelines for New Construction – New Buildings:

- Architectural styles for new construction should reflect and represent the period in which it was built. The style of new construction should be compatible with surrounding buildings but should not give the false impression of being historic. Construction methods and materials can differentiate new construction from historic structures.
- The placement and orientation of new buildings should be consistent with neighboring buildings. Maintaining a consistent streetscape and façade setback is recommended.
- Building mass should be appropriate to the size of the lot. A large lot can generally accommodate a larger structure, while a small structure is more appropriate for a smaller lot.
- Building height and scale should be consistent with the existing streetscape and neighboring building patterns. Historic streetscapes often have a variation in building scale and massing that contribute to the visual interest and unique historic character of the street. Variation is promoted, but extreme difference should be avoided.
- Rooflines and shapes should be consistent with surrounding historic structures.
- New construction windows and doors should complement the window and door size, patterns and rhythm of neighboring historic buildings.
- Façade rhythm should maintain the vertical or horizontal emphasis that is prevalent on the street.
- New construction materials should be compatible with and complement the surrounding historic buildings. Contemporary materials may be used provided they do not negatively impact historic character of the neighboring buildings. The use of vinyl is discouraged.

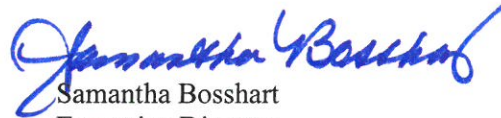
The Foundation supports this project. It is an exemplary example of new construction that is thoughtfully detailed, mindful of scale, appropriately uses materials, and designed with surrounding historic building context in mind.

The Foundation appreciates the time investment that the applicant is making in the development of this large multi-use building. Thank you in advance for your thoughtful consideration.

Sincerely,



Matthew E. Veitch  
President



Samantha Bosshart  
Executive Director

Cc: Peter Rosecrans, Applicant  
Michael Phinney, Architect  
Brennan Drake, Architect  
Bradley Birge, Administrator of the Office of Planning and Economic Development