

# Saratoga Springs Preservation Foundation



July 24, 2024

Ms. Tamie Ehinger, Chair  
Design Review Board  
City of Saratoga Springs  
474 Broadway  
Saratoga Springs, NY 12866

RE: 33-35 Caroline Street – Demolition & New Construction

Dear Tamie,

The Saratoga Springs Preservation Foundation reviewed the application for the demolition and redevelopment of 33-35 Caroline Street.

Neither buildings at 33 Caroline Street nor 35 Caroline Street have architectural or historical significance. The three tax parcels proposed to be redeveloped are in the Architectural Review District and are immediately adjacent to the Broadway Historic District listed on the National Register of Historic Places. Unfortunately, this area was negatively impacted by Urban Renewal, removing a dense neighborhood of two- and three-story buildings.

The Foundation does not object to the removal of the two existing buildings nor to the site being redeveloped. However, it has significant concerns regarding the proposed design of the structure. The design does not adhere to the Architectural Review Approval Standards.

Per the UDO, Article 13 Section I:

## I. Architectural Review Approval Standards

The Design Review Board must evaluate whether the proposed alteration or construction is compatible with the subject structure, site, and neighboring properties in the architectural review overlay district with regard to:

### 1. Height

The Design Review Board must consider whether the height of the proposed structure is compatible with the historic form and context of the site and neighboring properties and with any specific zoning district intent.

### 2. Scale

The Design Review Board must consider whether the scale of the proposed structure is compatible with the relationship of the building and its architectural elements to neighboring structures and community character.

### 3. Mass and Open Space

The Design Review Board must consider whether the relationship of the dimension and mass of a building to the open space between it and adjoining buildings is compatible with the character of the neighboring area and with any specific zoning district intent.

### 4. Proportion

The Design Review Board must consider whether the proposed structure and its architectural elements, including front facades, windows, doors, and bays, are consistent with the dominant proportion of neighboring structures and site

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5. Directional Expression

The Design Review Board must consider whether the directional expression of a building and its architectural elements are compatible with the dominant horizontal or vertical expression of the neighboring buildings.

6. Architectural Rhythm

The Design Review Board must consider whether the architectural, rhythmic pattern resulting from repeated elements such as window and door openings, columns, arches, and other facade elements is consistent within the subject structure and consistent with neighboring structures.

7. Front Setback

The front setback for the building line of all new construction must be compatible with neighboring buildings and any specific zoning district intent.

Upon review, the proposed structure is not compatible with any of the Architectural Review Standards except for front setback. The height, scale, mass, proportion, and directional expression are not compatible with the historic form and context of the site and neighboring historic properties, which are predominantly narrow, vertical two- and three-story buildings. The architectural rhythmic pattern of the windows and lack of architectural façade elements are also inconsistent with the neighboring structures.


The Foundation has significant concerns about the height, scale, and mass of the proposed building. The building lacks any character to make it distinct, looking as though it could be located anywhere in the United States. The design does little to differentiate the elevations. The primary façade should face Caroline Street and be distinct from the secondary façade of Pavilion Place. The Foundation recommends that the applicant break the massing into smaller visual components consistent with the neighboring buildings. Also, the windows and doors should complement the window and door sizes, patterns, and rhythms of the neighboring buildings.

The Foundation is aware of the letter that the applicant provided from the State Historic Preservation Office. It should be noted that their review is limited to SEQRA and is not required to take into consideration the local Architectural Review Approval Standards.

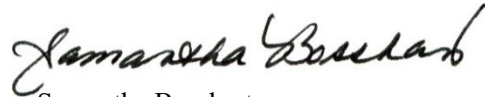
The Foundation appreciates the time and investment that the applicant is making to redevelop the property.

Thank you in advance for your thoughtful consideration.

Sincerely,



Michele Funicello  
President



Samantha Bosshart  
Executive Director

Cc: Oldest Lighthouse LLC, Applicant  
Burton Schwab and RSJATTOS, Owners  
John B. Cannie, Agent  
Beige Berryman, Administrator of OPED, City of Saratoga Springs