



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

November 20, 2017

Mr. Bradley Birge
Administrator of Planning and Economic Development
City of Saratoga Springs
474 Broadway
Saratoga Springs, NY 12866

Re: SEQRA
Rip Van Dam Proposed Expansion
353 Broadway, Saratoga Springs, NY
13PR02563

Dear Mr. Birge:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of the Division for Historic Preservation and relate only to Historic/ Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impact must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We have reviewed your recent submission dated October 23, 2017 for the Rip Van Dam Proposed Expansion project. This submission includes revised plans, elevations, and renderings for the proposed new construction along Washington Street. We note that the proposed project is located on a lot within the Broadway Historic District and that the small Candy Shop building at 5 Washington Street is a non-contributing element to the district.

The new design presents a significant improvement over the proposal previously reviewed by our office. In general, the revised design is compatible in terms of fenestration, set-back, and materials, however we still have concerns with the massing and scale of revised plans. In addition, we have a few comments on the design of the storefront (entrance) level:

Height: At six or seven stories, the new construction appears to overtake adjacent historic buildings on Washington Street, and would likely have a visual impact along Broadway as well. In order to fully access the visual impacts, we would recommend a visual sight line study be completed from various vantage points within the historic district. We also recommend reducing or de-emphasizing the building height, especially on the east elevation where the new construction would abut the Starbucks and Rip Van Dam buildings and would be visible from Broadway.

Bathesda Parish House and Adelphi Hotel project: A site plan and renderings illustrating the Adelphi Hotel project and the Parish House along with the Rip Van Dam project would be necessary for evaluating the cumulative impacts of the contiguous projects.

Vehicle garage entrance: We recommend seeking alternatives to the proposed garage entrance, which currently shows vehicles entering through the westernmost bay. Pulling the entrance away from the building would present a more traditional configuration that would complement the pedestrian friendly historic district. Consider enclosing the west bay to resemble a traditional storefront.

If this project will involve state or federal permitting, funding or licensing, it may require a more rigorous review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

We would appreciate the any further submissions be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/ Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,



Weston Davey
Historic Site Restoration Coordinator
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via e-mail only