

Saratoga Springs
Preservation Foundation

September 18, 2017

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FOR
PRESERVATION
FOR 40 YEARS



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Saratoga Spring, Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: RIP VAN DAM HOTEL, 353 Broadway

The Saratoga Springs Preservation Foundation has reviewed the revised plans for the proposed hotel addition at 353 Broadway.

The circa 1840 Rip Van Dam Hotel is a contributing building to the Broadway Historic District listed on the National Register of Historic Places.

The Foundation has several concerns about the proposed hotel addition. There is significant concern about its scale, mass, and height. It looms over the historic Rip Van Dam Hotel as well as the circa 1819 building at 351 Broadway, the oldest building on Broadway.

In addition, the Foundation has concerns about the architectural style of the proposed addition. The style appears to be taking cues from Congress Park Center when it should be taking cues from the adjacent historic structures on Broadway and Washington Street. The Foundation has concerns about the lack of fenestration and/or decorative detail of the east façade that will be visible from Broadway.


The Foundation recommends that there be a coordinated review with the adjacent proposed new construction project at 19 Washington Street so that the public and all of the City land use boards can have the best understanding how these two large projects will relate to one another as well as neighboring properties on Washington Street. Should both projects move forward they will permanently change the context of that portion of Washington Street.

The Foundation also recommends that the applicant be required to provide a 3-D model of the site that includes the adjacent structures – 351, 353 and 365 Broadway as well as the buildings on Washington Street. In addition to the 3-D model, the Foundation recommends that the applicant provide elevation drawings that include the adjacent structures.

Thank you in advance for your thoughtful consideration.

Sincerely,


Matthew E. Veitch
President


Samantha Bosshart
Executive Director

Cc: James Quinn, Applicant Project Manager
Bradley Birge, Administrator of Planning and Economic Development
Mike Torpey, Planning Board Chair
Kate Maynard, Senior Planner
Bill Moore, Zoning Board of Appeals Chair
Susan Barden, Senior Planner