

November 2, 2016

A Voice
FOR
PRESERVATION



Mr. Steve Rowland, Chair
Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: 147 Spring Street – Demolition of Accessory Structure and New Construction

Dear Mr. Rowland,

The Saratoga Springs Preservation Foundation has reviewed the ZBA application for variances to construct a new two-car garage at 147 Spring Street and the additional materials provided for the Design Review Commission.

The Queen Anne style house located at 147 Spring Street was constructed circa 1867. Research indicates that the house originally shared the lot with 143 Spring Street and had three accessory buildings, including a large stable. The structure that the applicant is proposing to demolish was constructed between 1876 and 1888 when it first appears on the 1888 Burleigh Bird's Eye View Map. Please see enclosed documentation. The accessory structure at 147 Spring Street is the *only one* of the accessory structures that remains from the two properties. Both the house and the accessory structure are "contributing buildings" to the East Side Historic District listed on the National Register of Historic Places.

The Foundation objects to the demolition of the historic accessory structure. Historic carriage houses, stables, and other accessory structures throughout Saratoga Springs are threatened with demolition-by-neglect and removal. They are important cultural resources of the history and development of our community and should be preserved to the fullest extent possible.

The documentation provided for demolition by the applicant is insufficient and does not meet the demolition requirements of a structure with architectural or historic significance as outlined in Section 7.4.11 B. of the Historic Review Ordinance:

1. The applicant shall document "good faith" efforts in seeking an alternative that will result in the preservation of the structure including consultation with the Commission and the Saratoga Springs Preservation Foundation. The relocation of structures may be permitted as an alternative to demolition;
2. The applicant shall document efforts to find a purchaser interested in acquiring and preserving the structure;
3. The applicant shall demonstrate that the structure cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
4. The applicant shall submit evidence that the property is not capable of earning a reasonable return regardless of whether that return represents the most profitable return possible. "Dollars and cents proof" shall be required to demonstrate such hardship.

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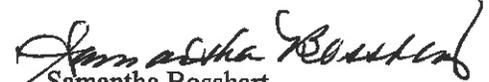
5. Application for demolition of a structure with historic or architectural significance shall include acceptable post-demolition plans for the site. Such plans shall include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project. The Commission may condition the issuance of a demolition approval on the applicant's receipt of all other necessary approvals and permits for the post demolition plan.

The Foundation strongly opposes the demolition of the historic accessory structure unless the applicant can meet all of the above requirements and encourages the Design Review Commission to not provide an advisory opinion to the Zoning Board of Appeals until all of the requirements of the Historic Review Ordinance have been met.

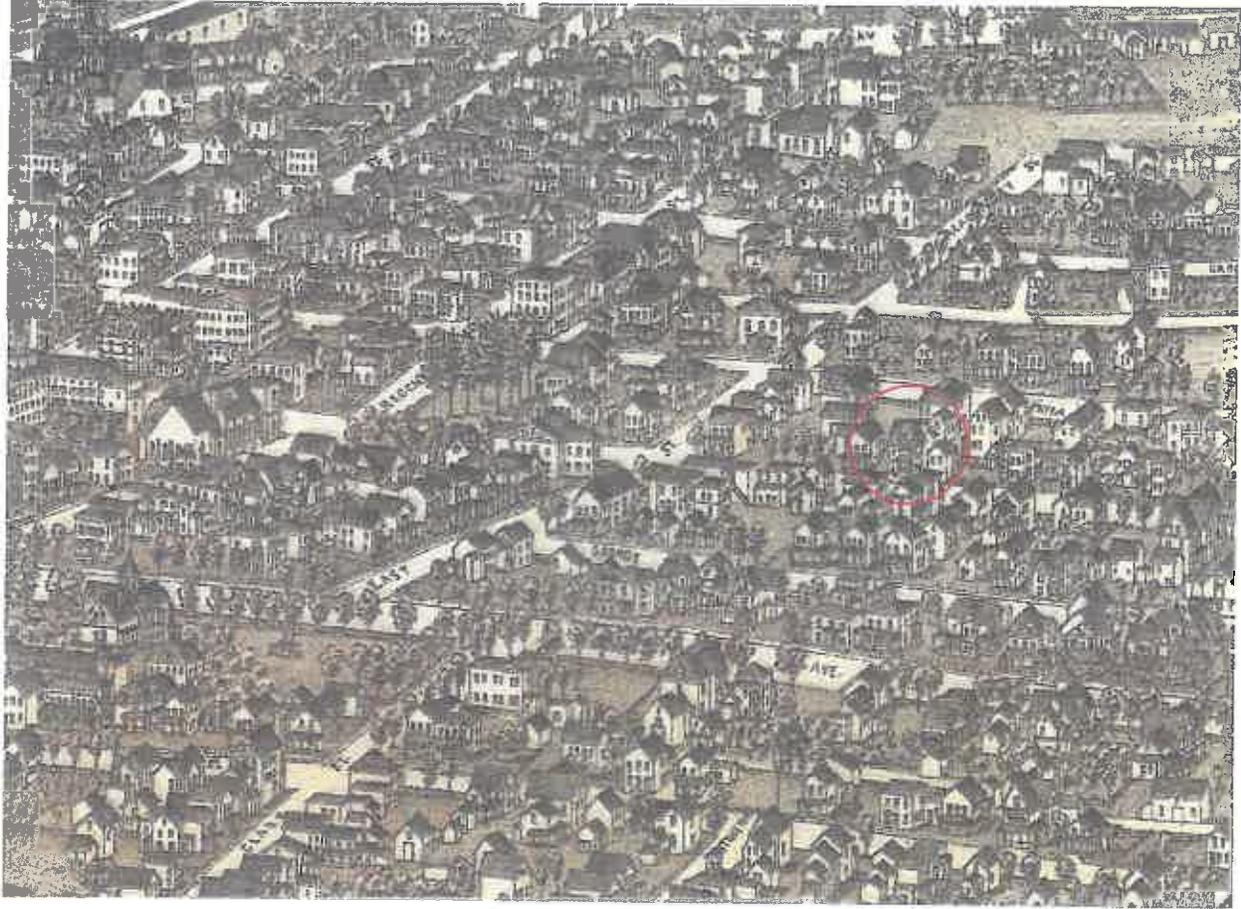
Thank you in advance for your thoughtful consideration.

Sincerely,


Linda Harvey-Opiteck
President

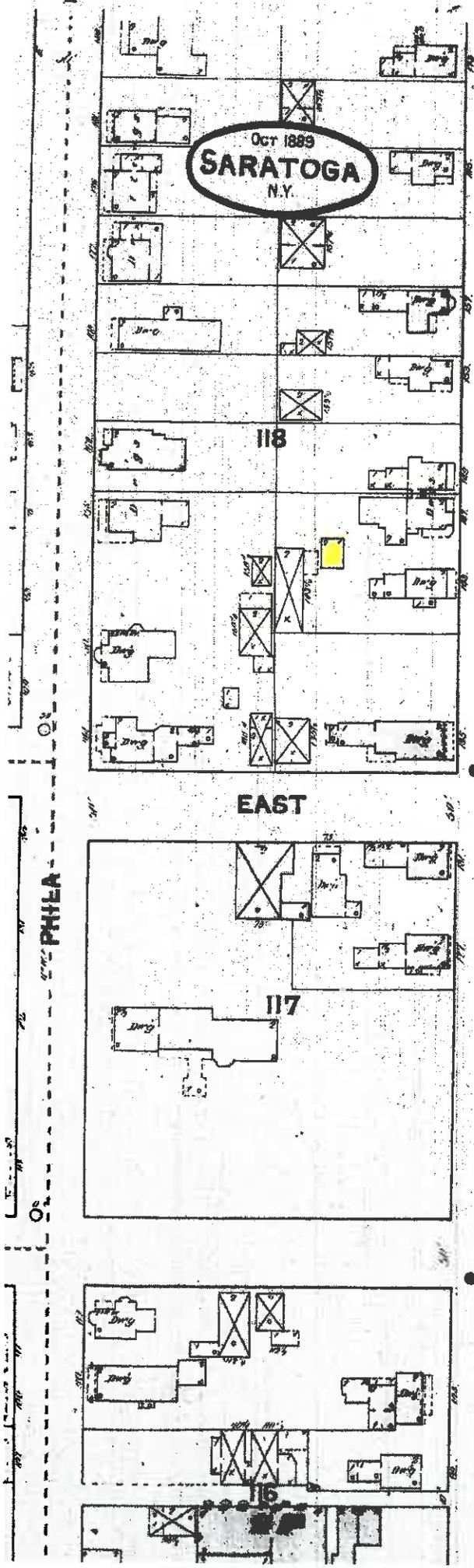

Samantha Bosshart
Executive Director

Cc: Chris Obstarczyk, Owner
Tonya Yasenchak, Agent
Susan Barden, Senior Planner
Bradley Birge, Administrator of the Office of Planning and Economic Development



147 Spring Street

1888 Burleigh Birdseye View



18

Oct 1889
SARATOGA
N.Y.

118

EAST

117

SPRING

SHEET

SEE

NR 18

SHEET

SEE

CV

1889 P. 18
SANBORN MAP

MAY 1895
SARATOGA
N.Y.

18

26

118

COURT (EAST)

117

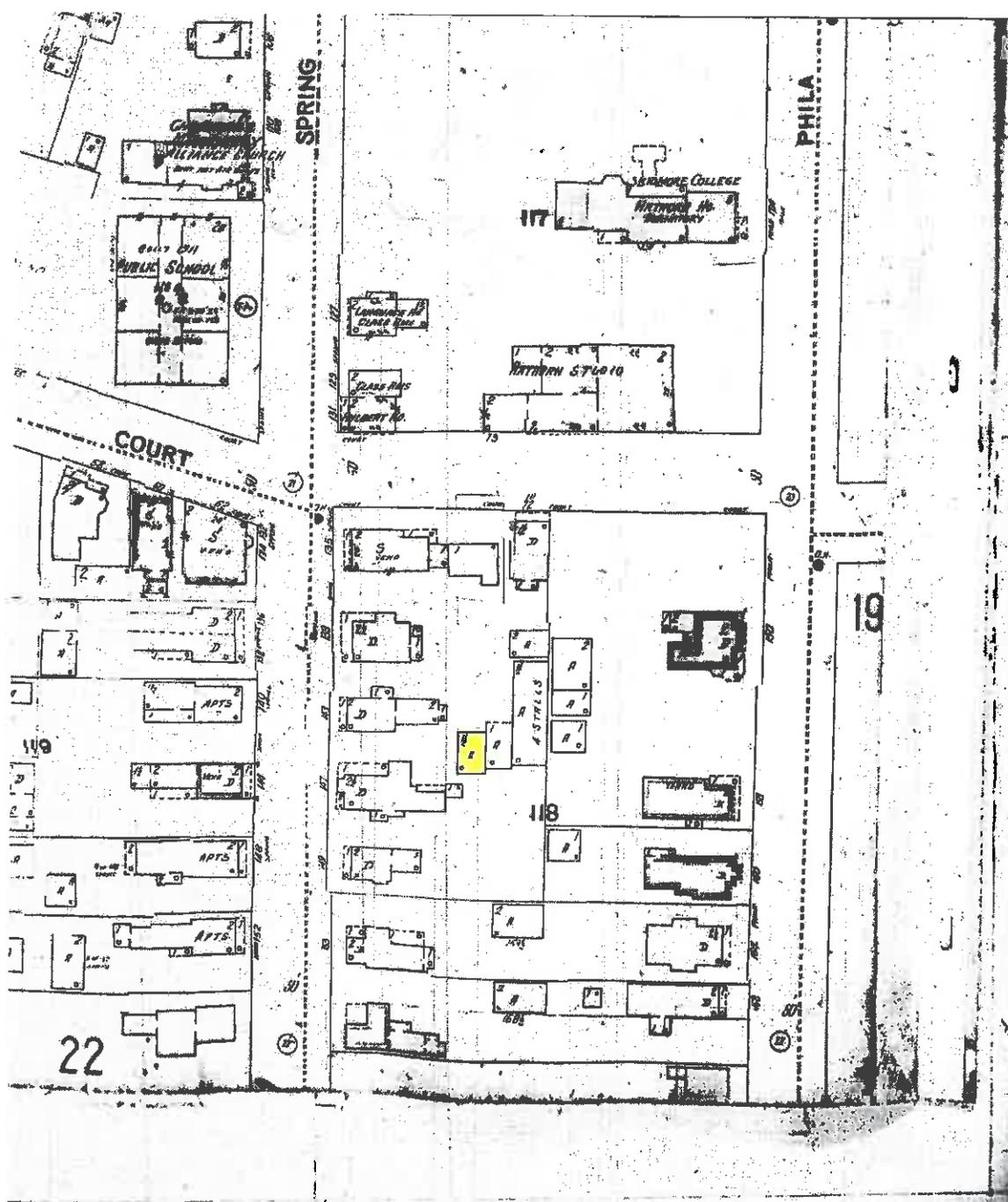
SPRING

19

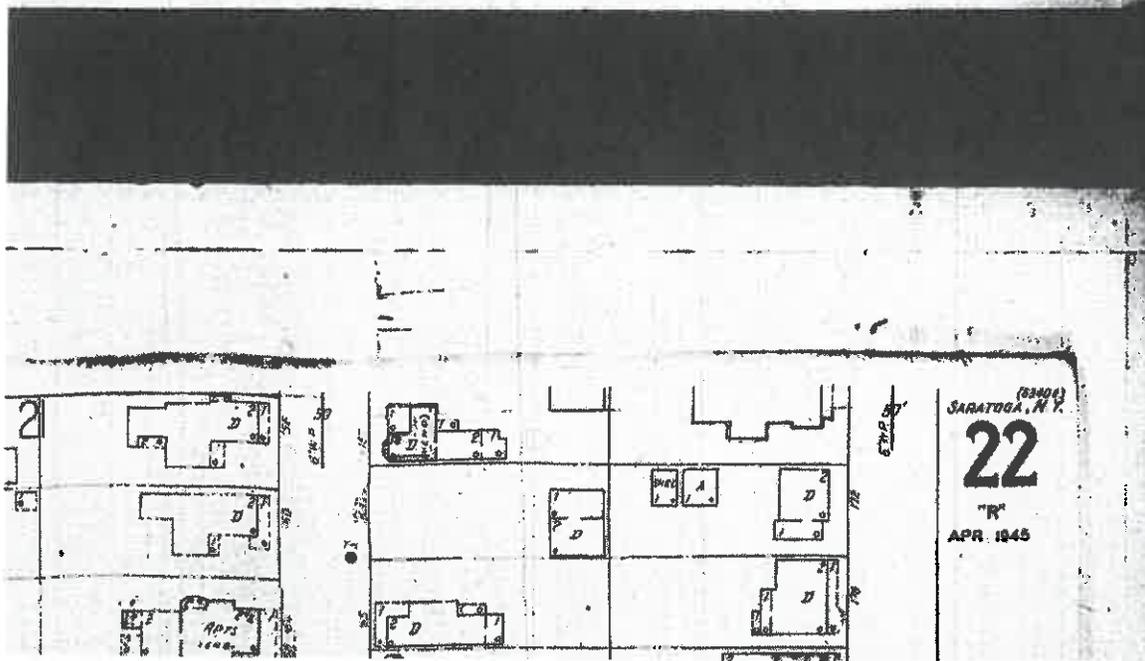
116

Var. (1895)

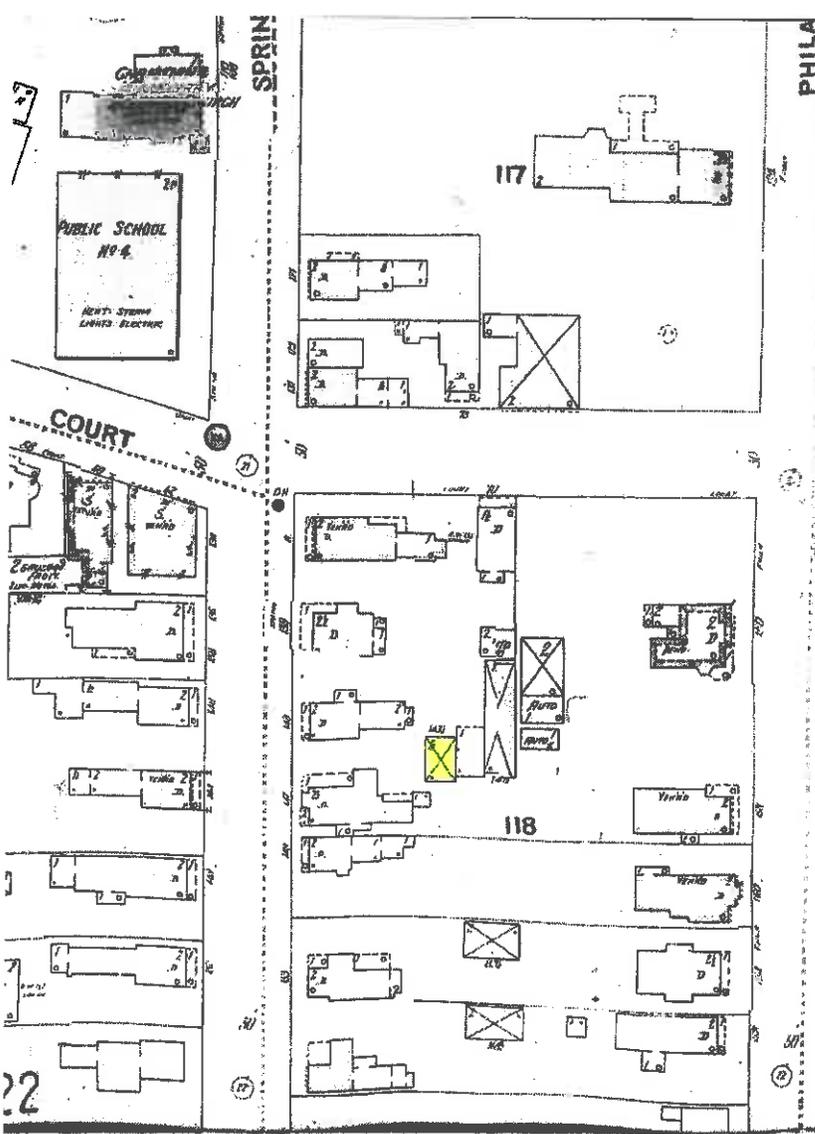
1895 18
SANBORN MAP



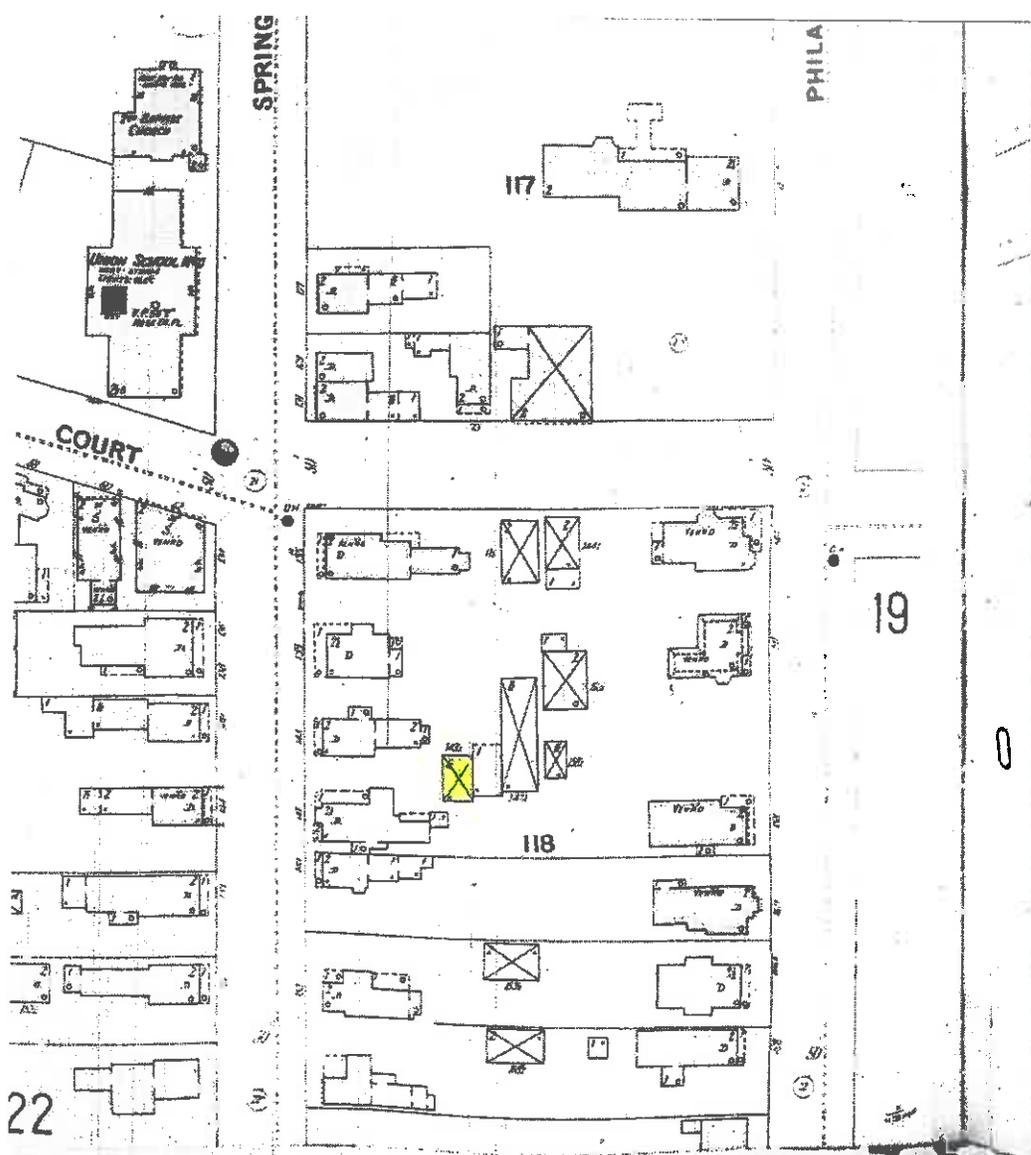
A - AUTO



SANBORN MAP
1900
21

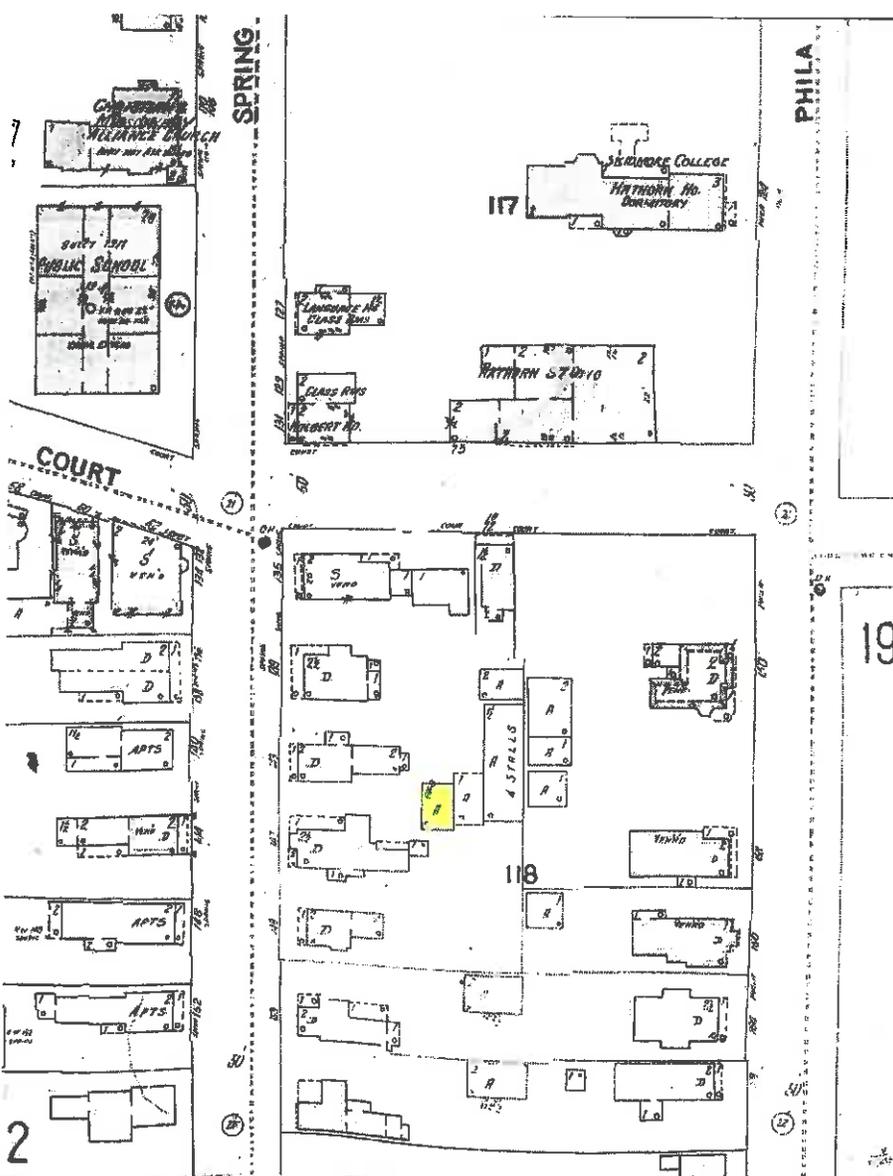


SANBORN MAP
1926 21



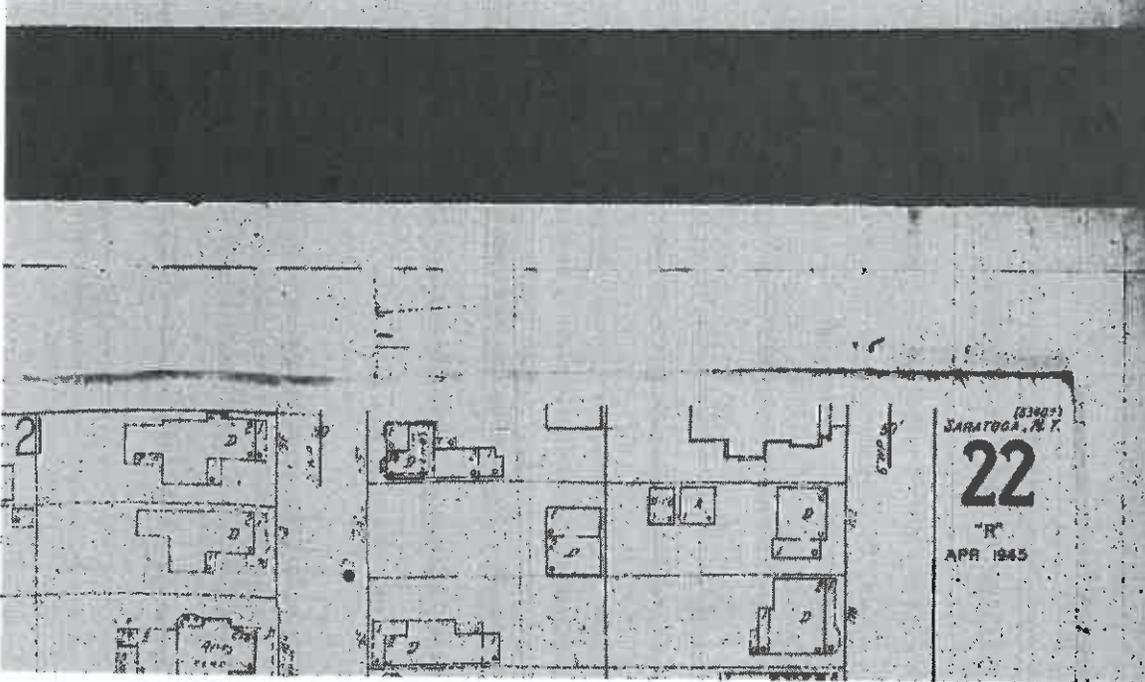
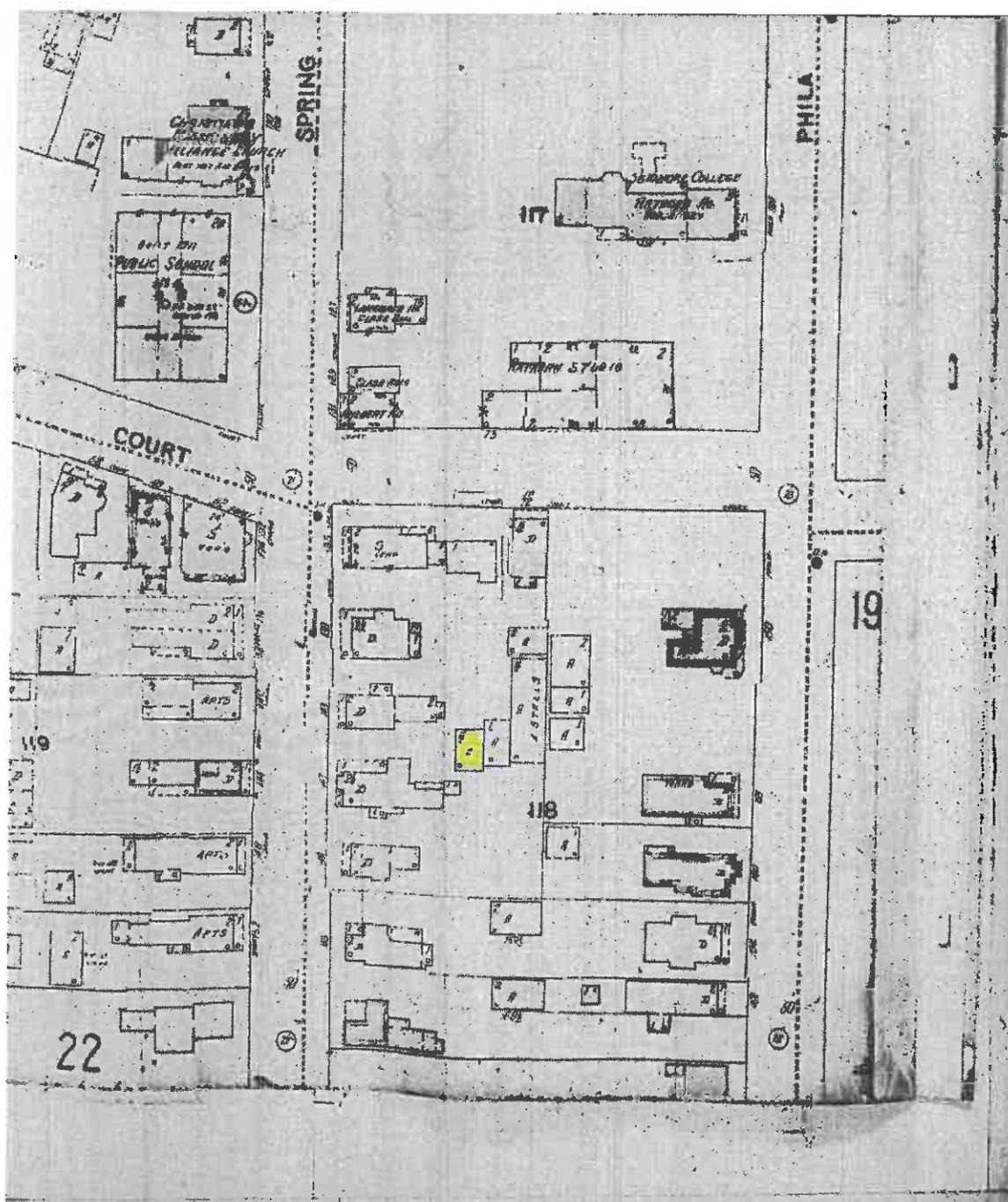
SANBORN MAP
1909

21



A = AUTO

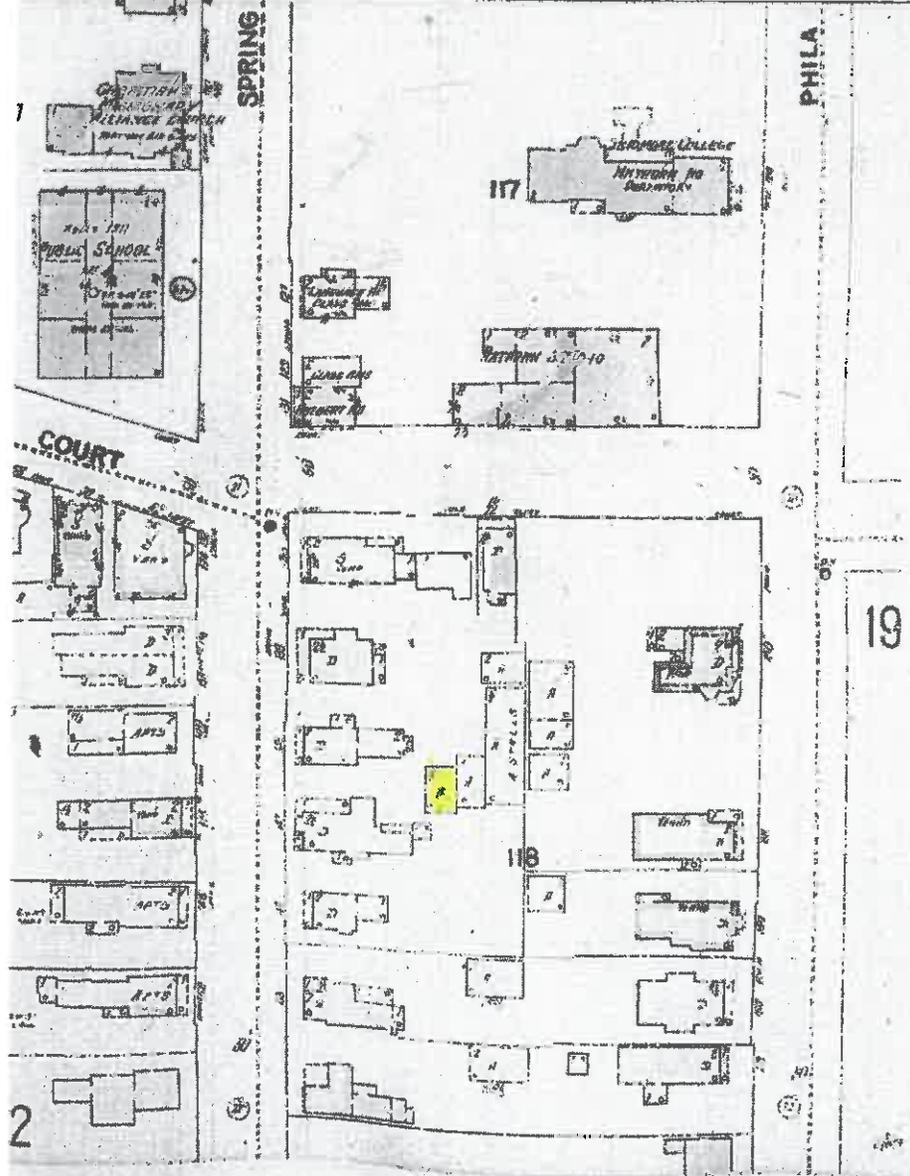
SANBORN MAP
1933 21



SANBORN MAP

1950

21



SANBORN MAP
C. 1964
1952