



HUDSON VALLEY

Cultural Resource Consultants, Ltd.
3 Lyons Drive Poughkeepsie, NY 12601
914-456-3698

June 8, 2020

Tyler G. Fronte
Stewarts Shops
PO Box 435
Saratoga Springs, NY
12866

Re: Visual Impact Review
Proposed Stewarts Shops
2 Colvin Avenue, Albany, New York

Dear Mr. Fronte,

Hudson Valley Cultural Resource Consultants (HVCRC) completed an assessment of the architectural character of the current streetscape at 2 Colvin Avenue, in Albany NY, for the proposed Stewarts Shops project. The proposed undertaking includes demolishing three existing structures, a former Key Bank, and two multi-family residences along Washington Avenue (1057-1061 Washington Ave). These structures will be replaced with a new convenience store and filling station.

The proposed project was reviewed by the New York State Historic Preservation Offices (Office of Parks, Recreation and Historic Preservation [OPRHP]) in March of 2020. The review determined that the structures located within the boundaries of the proposed project are not historically or architecturally significant. In addition the OPRHP found that no Historic Propertiesⁱ will be impacted by the proposed project. A review of the information housed in the OPRHP Cultural Resource Information System (CRIS), indicates that there are no National Register Eligible or Listed properties within proximity to the proposed undertaking.

Currently, the character of Colvin Avenue is primarily commercial. Residential structures are located on both sides of Washington Avenue. Residential structures are located to the northwest and southwest of the proposed undertaking, with commercial structures to the southeast and northeast. The commercial structures are not of a distinctive architectural or construction style. The residential structures along Washington Avenue vary in style, but are primarily American Vernacular.

The Stewarts Shop Convenience Store is proposed along Colvin Avenue, a street that currently contains a number of commercial structures. The filling station will be located to the northwest of the convenience store building. The design includes a number of measures to mitigate any potential visual impacts to the adjacent residential structure along Washington Avenue (1070 Washington Ave), including fencing and vegetative screening. Additional plantings are proposed along Colvin and Washington Avenues.

The proposed undertaking is located at the convergence of a commercial and a residential neighborhood. To mitigate any negative visual effects, the plan includes an architectural design and landscaping measures that will blend into the existing fabric of the neighborhood. The plantings proposed will replicate the existing fencing and tree screening that currently defines the boundary of the 2 Colvin Ave and 1057 Washington Ave parcels, as well maintain the parklike view along Washington Avenue. Currently, there is no such screening surrounding 1 Colvin Ave, a commercial structure and filling station which abuts a residential property directly across the street from the location of the proposed undertaking.

Based on the review of the correspondence from OPRHP dated March 2, 2020, and design plans dated March 12, 2020 provided by Stewarts Shops, it is HVCRC's opinion that the decision made by OPRHP is consistent with the parameters of Section 14.09 of the Parks, Recreation and Historic Preservation Law, which was enacted by the New York State Historic Preservation Act of 1980.

HVCRC further concurs that no historic properties will be impacted and that the character of these two neighborhoods will not be negatively affected by the proposed undertaking.

Sincerely,

A handwritten signature in blue ink that reads "Beth Selig". The signature is written in a cursive, flowing style.

Beth Selig
President, Hudson Valley Cultural Resource Consultants (HVCRC)

ⁱ Historic properties are any prehistoric or historic districts, sites, buildings, structures, or objects that are eligible for or already listed in the National Register of Historic Places