

Saratoga Springs
Preservation Foundation



HISTORIC PLAQUE PROGRAM
RED STONE VILLA
795 NORTH BROADWAY
SARATOGA SPRINGS, NEW YORK

Prepared by Joan Walter
June 2017

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RED STONE VILLA
795 NORTH BROADWAY, SARATOGA SPRINGS

PREPARED BY JOAN WALTER IN JUNE 2017

795 NORTH BROADWAY, CALLED RED STONE VILLA OR REDSTONE, IS A LARGE, THREE STORY, ROMANESQUE STYLE, PINK AND RED SANDSTONE HOUSE INFLUENCED BY THE QUEEN ANNE STYLE.¹ THE MATERIALS USED IN THE CONSTRUCTION OF THIS HOUSE ARE INTENTIONALLY RUSTIC AND SUGGEST AN APPRECIATION OF NATURE. 795 NORTH BROADWAY HAS DECORATIVE TERRA COTTA GABLES, CAST TERRA COTTA PORCH COLUMNS, A ROUGH-FACED STONE FOUNDATION WITH PINK MORTAR, WIDE ROUNDED ARCHES WITH SQUAT COLUMNS, DEEPLY RECESSED WINDOWS WITH DECORATIVE FLORAL DETAILS.

WELL KNOWN ARCHITECT, S. GIFFORD SLOCUM OF SARATOGA SPRINGS, DESIGNED REDSTONE. THE DESIGN OF REDSTONE APPEARS TO HAVE BEEN INFLUENCED BY FAMED ARCHITECT, HENRY HOBSON RICHARDSON. REDSTONE WAS BUILT IN 1886 FOR ELI CLINTON CLARK, A FINANCIER AND THE OWNER OF A SUCCESSFUL LUMBER BUSINESS AND THE CLARK MILLS.

795 NORTH BROADWAY IS A CONTRIBUTING BUILDING IN THE NORTH BROADWAY HISTORIC DISTRICT WHICH IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

THE EARLY HISTORY

PURSUANT TO THE KAYADEROSSERAS PATENT, WHICH WAS CONFIRMED IN 1771, LAND IN PLACES INCLUDING SARATOGA SPRINGS WAS DIVIDED AND DEVED TO MANY PERSONS. WALTER LIVINGSTON (1740–1795) ACQUIRED LAND ON THE WEST SIDE OF NORTH BROADWAY BETWEEN THE 1771 PATENT CONFIRMATION AND HIS PASSING IN 1795.

¹ FIELD HORNE, A NOTED SARATOGA SPRINGS HISTORIAN, PREPARED A TREATISE ON RED STONE AND ITS CARRIAGE HOUSE ON MAY 11, 2002. A COPY OF FIELD HORNE'S TREATISE IS ANNEXED AS ATTACHMENT A.

WALTER LIVINGSTON'S LAND PASSED BY INHERITANCE TO HIS CHILDREN, INCLUDING ROBERT L. LIVINGSTON (1775–1843) AND JOHN LIVINGSTON, AND WAS PARTITIONED BY THE DEVISEES AMONG THEMSELVES IN DEEDS OF PARTITION DATED DECEMBER 1, 1818.²

JOHN LIVINGSTON CONVEYED HIS LAND TO HIS BROTHER, ROBERT LIVINGSTON, ON OCTOBER 3, 1821.³ ROBERT LIVINGSTON HAD NINE CHILDREN, INCLUDING EUGENE A. LIVINGSTON (1813–1893) AND MONTGOMERY LIVINGSTON (1816–1855). MONTGOMERY LIVINGSTON, WHO LIVED IN THE TOWN OF CLERMONT IN COLUMBIA COUNTY, APPEARS TO HAVE ACQUIRED ROBERT LIVINGSTON'S PROPERTY THROUGH INHERITANCE. HE CONVEYED THIS LAND TO HIS BROTHER, EUGENE LIVINGSTON, WHO LIVED IN THE TOWN OF RED HOOK IN DUTCHESS COUNTY, ON DECEMBER 26, 1843.⁴

SHELEMIAM R. OSTRANDER DIVIDED EUGENE LIVINGSTON'S PROPERTY ON THE WEST SIDE OF NORTH BROADWAY, INTO LARGE LOTS WHICH HE MAPPED IN EARLY 1851.⁵ ACCORDING TO THE 1850 U.S. CENSUS, SHELEMIAM R. OSTRANDER (1803–1854) WAS A CIVIL ENGINEER. HE BECAME THE TOWN CLERK OF SARATOGA SPRINGS AND SERVED IN THAT CAPACITY IN 1841. HE ALSO SERVED AS A COMMISSIONER OF COMMON SCHOOLS IN SARATOGA SPRINGS. SHELEMIAM R. OSTRANDER WAS MARRIED TO MARY ANDREWS OSTRANDER. THE OSTRANDERS HAD THREE CHILDREN.

THE 1852 JOHN BEVAN MAP OF SARATOGA SPRINGS (ATTACHMENT C) SHOWS UNIMPROVED LAND ON BOTH SIDES SIDE OF NORTH BROADWAY NORTH OF GREENFIELD AVENUE AND ROCK STREET.

EUGENE LIVINGSTON CONVEYED PROPERTY THAT INCLUDED WHAT NOW IS 795 NORTH BROADWAY TO JOSEPH D. BRIGGS OF SARATOGA SPRINGS ON APRIL 5, 1851 FOR \$240.⁶ ACCORDING TO THE 1855 NEW YORK STATE CENSUS AND THE 1860 U.S. CENSUS, JOSEPH BRIGGS (1818–1878) WAS A LAWYER AND JUSTICE OF THE PEACE IN SARATOGA SPRINGS.

² *SEE* THE OCTOBER 3, 1821 DEED, BOOK P, PAGE 250, AND THE DECEMBER 26, 1843 DEED, BOOK RR, PAGE 196, BOTH LISTED IN ATTACHMENT B, THE CHAIN OF DEEDS FOR 795 NORTH BROADWAY. JOHN MAGUIRE OF SARATOGA SPRINGS MAPPED THE PARTITION ON NOVEMBER 1, 1819. THE 1819 LIVINGSTON MAP IS NOT ON FILE AT THE SARATOGA COUNTY CLERK'S OFFICE, AND IT HAS NOT BEEN LOCATED.

³ *SEE* THE OCTOBER 3, 1821 DEED, BOOK P, PAGE 250, LISTED IN ATTACHMENT B.

⁴ *SEE* THE DECEMBER 26, 1843 DEED, BOOK RR, PAGE 196, LISTED IN ATTACHMENT B.

⁵ THE 1851 LIVINGSTON MAP IS NOT ON FILE AT THE SARATOGA COUNTY CLERK'S OFFICE, AND IT HAS NOT BEEN LOCATED.

⁶ *SEE* THE APRIL 5, 1851 DEED, BOOK 60, PAGE 396, LISTED IN ATTACHMENT B.

JOSEPH BRIGGS, IN TURN, CONVEYED THAT PROPERTY TO BENJAMIN F. ALLEN OF NEW YORK CITY ON JUNE 14, 1853.⁷ AS CAN BE SEEN FROM A REVIEW OF THE NUMEROUS REAL ESTATE TRANSACTION RECORDS IN SARATOGA SPRINGS, BENJAMIN F. ALLEN WAS A REAL ESTATE SPECULATOR. FURTHER, THE 1855 SARATOGA SPRINGS TAX ROLLS SHOW THAT BENJAMIN ALLEN HAD ACQUIRED 25 ACRES OF LAND ON THE WEST SIDE OF BROADWAY NORTH OF GREENFIELD AVENUE BY THAT TIME.

BENJAMIN ALLEN HAD AN ENGRAVING OF SOME OF HIS PROPERTY ON THE WEST SIDE OF NORTH BROADWAY MADE IN OR ABOUT 1855. THE ENGRAVING, A COPY OF WHICH IS ANNEXED AS ATTACHMENT D, WAS ENTITLED "VIEW OF LAND BELONGING TO B. F. ALLEN ON BROADWAY, SARATOGA SPRINGS,"

THE 1858 RICHARD CLARK MAP OF THE VILLAGE OF SARATOGA SPRINGS,⁸ THE 1866 F.W. BEERS NEW TOPOGRAPHICAL ATLAS OF SARATOGA SPRINGS (ATTACHMENT E) AND THE 1876 F.W. BEERS & LOUIS CRAMER COMBINATION ATLAS OF SARATOGA SPRINGS AND BALLSTON SPA (ATTACHMENT F) ALL SHOW UNIMPROVED LAND AT WHAT NOW IS 795 NORTH BROADWAY.

BENJAMIN F. ALLEN PASSED AWAY IN OR ABOUT 1867.⁹ HIS HEIRS, GEORGE B. HOPKINS OF SAINT LOUIS, MISSOURI, AND HELEN E. ALLEN AND JANET BATES, BOTH OF GRANVILLE, NEW YORK, CONVEYED THEIR SHARES OF BENJAMIN F. ALLEN'S PROPERTY TO CHARLES A. ALLEN OF SARATOGA SPRINGS, WHO ALSO WAS ONE OF BENJAMIN F. ALLEN'S HEIRS, ON NOVEMBER 12, 1867.¹⁰

CHARLES A. AND FRANCES P. ALLEN CONVEYED PROPERTY THAT INCLUDED THE 795 NORTH BROADWAY PROPERTY TO JOHN A. BRYAN OF IRVINGTON, NEW YORK LESS THAN ONE YEAR LATER ON SEPTEMBER 9, 1868.¹¹ JOHN A. BRYAN (1825–1895) WAS A NEW YORK CITY ATTORNEY.

⁷ SEE THE JUNE 14, 1853 DEED, BOOK 65, PAGE 365, LISTED IN ATTACHMENT B.

⁸ THE 1858 RICHARD CLARK MAP OF SARATOGA SPRINGS, SURVEYED AND DRAWN BY FREDERICK CHAMBERS, P.E., IS ON VIEW AT THE SARATOGA SPRINGS CITY HISTORIAN'S OFFICE IN THE VISITORS' CENTER AT THE SOUTHWEST CORNER OF BROADWAY AND CONGRESS STREET IN SARATOGA SPRINGS.

⁹ SEE THE NOVEMBER 12, 1867 DEED, BOOK 109, PAGE 238, LISTED IN ATTACHMENT B.

¹⁰ SEE THE NOVEMBER 12, 1867 DEED, BOOK 109, PAGE 238, LISTED IN ATTACHMENT B.

¹¹ SEE THE SEPTEMBER 9, 1868 DEED, BOOK 111, PAGE 465, LISTED IN ATTACHMENT B.

JOHN A. AND SUSAN WARREN BRYAN CONVEYED THE 795 NORTH BROADWAY PROPERTY TO AUGUSTUS G. PAINE OF NEW YORK, NEW YORK ON JUNE 23, 1873.¹² ACCORDING TO WIKIPEDIA, AUGUSTUS G. PAINE SR. (1839–1915) WAS AN AMERICAN FINANCIER WHO MARRIED CHARLOTTE M. BEDELL (1840–1929) WITH WHOM HE HAD ONE SON, AUGUSTUS G. PAINE JR.

AUGUSTUS G. PAINE SR. CAME TO NEW YORK CITY IN 1862 WHERE HE WAS IN THE DRY GOODS COMMISSION BUSINESS FOR 22 YEARS. HE THEN EMBARKED ON VARIOUS ENTERPRISES, INCLUDING BECOMING A TRUSTEE OF THE NEW YORK LIFE INSURANCE COMPANY, AND PRESIDENT OF THE ARMSTRONG REAL ESTATE IMPROVEMENT COMPANY, THE JOHNSONBURG NATIONAL BANK AND THE HIGHLAND PAPER COMPANY.

AUGUSTUS G. PAINE OWNED THE VACANT 795 NORTH BROADWAY PROPERTY FOR TWELVE YEARS BETWEEN 1873 AND 1885.

ELI CLINTON CLARK (1885 TO 1911)

AUGUSTUS G. AND CHARLOTTE M. PAINE, WHO STILL RESIDED IN NEW YORK, NEW YORK, CONVEYED THE 795 NORTH BROADWAY PROPERTY TO ELI CLINTON CLARK OF MILTON IN SARATOGA COUNTY, NEW YORK ON SEPTEMBER 30, 1885.¹³ ELI CLINTON CLARK:

INITIALLY ACQUIRED HIS WEALTH FROM HIS FATHER'S LARGE LUMBER BUSINESS IN ALBANY, BUT APPARENTLY SUFFERED FINANCIAL LOSS AND WENT WEST TO REESTABLISH HIS LUMBER BUSINESS, WHERE HE ACCUMULATED A LARGE FORTUNE.

APPROXIMATELY 30 YEARS LATER [IN 1856], HE RETURNED TO BALLSTON SPA WHERE HE MARRIED HIS SECOND WIFE, MARY GORDON SCOTT.¹⁴

ELI CLINTON CLARK BUILT THE HOUSE THAT WAS REFERRED TO IN A 1913 ARTICLE IN THE SARATOGIAN AS "REDSTONE" AND ITS CARRIAGE HOUSE WHEN HE RETURNED TO BALLSTON SPA IN 1886. THAT DESIGN IS ATTRIBUTED TO PROMINENT LOCAL SARATOGA SPRINGS ARCHITECT S. GIFFORD SLOCUM.¹⁵ ELI CLINTON CLARK RESIDED AT REDSTONE WITH HIS WIFE AND CHILDREN AND, ACCORDING TO THE SARATOGIAN, HE WAS

¹² SEE THE JUNE 23, 1873 DEED, BOOK 127, PAGE 574, LISTED IN ATTACHMENT B.

¹³ SEE THE SEPTEMBER 30, 1885 DEED, BOOK 170, PAGE 451, LISTED IN ATTACHMENT B.

¹⁴ SEE WWW.PRESSREADER.COM.

¹⁵ SEE ID.

"'ACTIVELY INVOLVED WITH MANUFACTURING PROJECTS' BEFORE 'EXPERIENCING FINANCIAL REVERSES' WHEREUPON HE RESIDED IN NEW YORK CITY AND GALVESTON, TEXAS."¹⁶

THE 1888 L.R. BURLEIGH BIRD'S EYE VIEW OF SARATOGA SPRINGS (ATTACHMENT G) DEPICTS REDSTONE AT 795 NORTH BROADWAY.

IN 1908, ELI CLINTON CLARK AND HIS WIFE DEFAULTED ON A PAYMENT ON A \$16,000 MORTGAGE. THE COURT APPOINTED CHARLES C. LESTER AS REFEREE AND ORDERED THAT 795 NORTH BROADWAY BE SOLD AT PUBLIC AUCTION TO COVER THE DEFAULT. 795 NORTH BROADWAY WAS SOLD TO JESSE S. L'AMOREAUX OF BALLSTON SPA ON APRIL 7, 1911 FOR \$18,615. TWO YEARS LATER, CLARK, "PRACTICALLY A POOR MAN" DIED IN GALVESTON, TEXAS.¹⁷

ACCORDING TO THE SARATOGA SPRINGS DIRECTORIES (ATTACHMENT H),¹⁸ HOWARD M. DURANT (1859–1921) LIVED IN SARATOGA SPRINGS AND RESIDED AT 795 NORTH BROADWAY IN 1911. NO ADDITIONAL INFORMATION ON HOWARD M. DURANT WAS FOUND.

ANN E. NOLAN (A. ELISE HALIDAY) AND FAMILY (1912 TO 1948)

JESSE S. AND ELLEN S. L'AMOREAUX CONVEYED 795 NORTH BROADWAY TO ANN E. NOLAN OF ALBANY, NEW YORK ON MAY 7, 1912.¹⁹ FIELD HORNE'S TREATISE ON 795 NORTH BROADWAY (ATTACHMENT A) STATES THAT ANN E. NOLAN, THE WIDOW OF MICHAEL N. NOLAN, A TWO-TERM MAYOR OF ALBANY, WHO LIVED AT 24 CIRCULAR STREET, ACQUIRED 795 NORTH BROADWAY AS A RESIDENCE FOR HER SON, FRANCIS ("FRANK") J. NOLAN. FRANK NOLAN "WAS PRESIDENT OF THE BEVERWYCK BREWING COMPANY AND OF THE QUINN AND NOLAN ALE BREWING COMPANY, AND WAS WELL KNOWN AS AN OWNER OF FAMOUS RACE HORSES."

ACCORDING TO THE DIRECTORIES (ATTACHMENT H) AND FIELD HORNE'S TREATISE (ATTACHMENT A), FRANK NOLAN LIVED AT 795 NORTH BROADWAY BETWEEN 1912 AND 1914, 795 NORTH BROADWAY WAS LISTED AS VACANT BETWEEN 1915 AND 1928. THE DIRECTORIES ALSO INDICATE THAT FRANK NOLAN HAD MOVED BACK TO THE FAMILY HOME AT 24 CIRCULAR STREET BY 1915.

¹⁶ *SEE* ID.

¹⁷ *SEE* ID.

¹⁸ ATTACHMENT H CONTAINS RELEVANT EXCERPTS FROM THE SARATOGA SPRINGS DIRECTORIES.

¹⁹ *SEE* THE MAY 7, 1912 DEED, BOOK 280, PAGE 198, LISTED IN ATTACHMENT B.

THE NOVEMBER 5, 1948 DEED STATES THAT 795 NORTH BROADWAY WAS:

THE SAME PREMISES DESCRIBED IN A CERTAIN DEED DATED MAY 7, 1912 MADE BY JESSE S. L'AMOREAUX OF BALLSTON SPA, COUNTY OF SARATOGA AND STATE OF NEW YORK, AND ELLEN S. L'AMOREAUX, HIS WIFE, TO ANN E. NOLAN (NOW DECEASED) AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE MAY 14, 1912 IN BOOK NO. 280 OF DEEDS AT PAGE 198 AND DEVISED UNDER THE LAST WILL AND TESTAMENT OF SAID ANN E. NOLAN TO HER SON, FRANK J. NOLAN, FOR AND DURING THE PERIOD OF HIS NATURAL LIFE, AND UPON HIS DEATH, TO HER DAUGHTERS, JANE M. RIDDLE, A. ELISE HAUTOL WHOSE NAME WAS LATER CHANGED TO A. ELISE HALIDAY, AND BLANCHE M. NOLAN OR SUCH OF THEM AS MAY SURVIVE SAID SON, FRANK J. NOLAN, SHARE AND SHARE ALIKE, ALL OF WHOM SURVIVED HIM, AND ALSO BEING THE SAME PREMISES DESCRIBED IN THE QUITCLAIM DEED DATED APRIL 1, 1927 FROM THE SAID DAUGHTER, A. ELISE HALIDAY TO THE SAID BLANCHE M. NOLAN AND RECORDED IN THE OFFICE OF THE CLERK OF SARATOGA COUNTY NOVEMBER 5 1827 IN BOOK 347 OF DEEDS AT PAGE 358.

ACCORDING TO THE DIRECTORIES (ATTACHMENT H), BLANCHE M. NOLAN AND JANE M. RIDDLE, THE REMAINING TWO OWNERS OF 795 NORTH BROADWAY RENTED 795 NORTH BROADWAY TO JOHN P. WIDENER IN 1929 AND 1930 AND TO GEORGE D. WIDENER BETWEEN 1931 AND 1933. ACCORDING TO FIELD HORNE'S TREATISE (ATTACHMENT A), JOHN P. AND GEORGE D. WIDENER WERE "PROMINENT PHILADELPHIANS DOUBTLESS RENTING FOR THE SUMMER ONLY."

795 NORTH BROADWAY WAS LISTED AS VACANT THROUGH 1948 FOR THE REMAINING 14 YEARS THAT BLANCHE M. NOLAN AND JANE M. RIDDLE OWNED THE PROPERTY.²⁰ HOWEVER, IT IS POSSIBLE THAT PEOPLE WHO WERE NOT LISTED IN THE DIRECTORIES SOMETIMES SUMMERED THERE.

GUISEPPE AND FIORINA CATALDO (1948–1959)

BLANCHE M. NOLAN AND JANE M. RIDDLE CONVEYED 795 NORTH BROADWAY TO GUISEPPE AND FIORINA CATALDO OF STATEN ISLAND, NEW YORK ON NOVEMBER 5, 1948.²¹ ACCORDING TO THE DIRECTORIES (ATTACHMENT H), 795 NORTH BROADWAY ALSO WAS VACANT BETWEEN 1948 AND 1954. JOSEPH CATALDO, WHO THEN WAS LISTED AS RETIRED, AND HIS WIFE, FIORINA CATALDO, HAD MOVED TO AND BEGUN LIVING AT 795 NORTH BROADWAY BY 1956.

²⁰ THE DIRECTORIES WERE PUBLISHED ONCE EVERY TWO YEARS STARTING IN 1942.

²¹ *SEE* THE NOVEMBER 5, 1948 DEED, BOOK 491, PAGE 341, LISTED IN ATTACHMENT B.

THE CATALDOS SUBDIVIDED THE 795 NORTH BROADWAY PROPERTY INTO TWO PARCELS OF LAND. THE MAIN HOUSE WAS LOCATED ON ONE PARCEL, AND THE CARRIAGE HOUSE WAS LOCATED ON THE OTHER PARCEL. THE CATALDOS SOLD THE CARRIAGE HOUSE TO HARRY B. PULVER OF BALLSTON SPA, NEW YORK ON OCTOBER 1, 1957.

RECENT HISTORY

THE CATALDOS CONVEYED THE MAIN HOUSE AT 795 NORTH BROADWAY TO SAMUEL AND ROSE ORLOWSKY WHO LIVED IN SARATOGA SPRINGS ON JANUARY 23, 1959.²² THE DIRECTORIES (ATTACHMENT H) PROVIDE THAT SAMUEL AND ROSE ORLOWSKY MOVED TO 795 NORTH BROADWAY WHEN THEY ACQUIRED THE PROPERTY AND THAT THEY WERE OPERATING 795 NORTH BROADWAY AS "RED STONE VILLA," A SMALL HOTEL, AT THAT TIME.

ACCORDING TO THE DIRECTORIES (ATTACHMENT H), SAMUEL ORLOWSKY PASSED AWAY IN OR ABOUT 1963. ROSE ORLOWSKY CONTINUED TO RESIDE AT 795 NORTH BROADWAY AND OPERATE RED STONE VILLA DURING THE ELEVEN YEARS THAT SHE OWNED THE PROPERTY.

THE DIRECTORIES INDICATE THAT TIMOTHY H. HODGENS, WHO WAS IN THE U.S. NAVY, AND HIS WIFE, GLENNA V. HODGENS, RESIDED WITH ROSE ORLOWSKY AT RED STONE VILLA BETWEEN 1966 AND 1968.

ROSE ORLOWSKY CONVEYED RED STONE VILLA TO JOHN F. ("JACK") AND ALICE W. FLEMING ON JULY 17, 1970.²³ THE DIRECTORIES (ATTACHMENT H) SHOW THAT THE FLEMING FAMILY MOVED TO RED STONE VILLA AND LIVED THERE THROUGH 1984, THE YEAR OF THE LAST PUBLISHED DIRECTORY. THE SARATOGA SPRINGS TELEPHONE DIRECTORIES INDICATE THAT THE FLEMINGS CONTINUED TO RESIDE AT RED STONE VILLA AFTER 1984. ACCORDING TO THE MAY 14, 1999 DEED,²⁴ JACK FLEMING PASSED AWAY ON FEBRUARY 1, 1991.

ALICE W. FLEMING, WHO CONTINUED TO RESIDE AT RED STONE VILLA AFTER HER HUSBAND'S PASSING, CONVEYED RED STONE VILLA TO "THE PERENNIAL SARATOGA SPRINGS PERSONALITY"²⁵ MOLLIE WILMOT ON MAY 14, 1999.²⁶ ACCORDING TO FIELD HORNE'S TREATISE (ATTACHMENT

²² SEE THE JANUARY 23, 1959 DEED, BOOK 672, PAGE 299, LISTED IN ATTACHMENT B.

²³ SEE THE JULY 17, 1970 DEED, BOOK 875, PAGE 501, LISTED IN ATTACHMENT B.

²⁴ SEE THE MAY 14, 1999 DEED, BOOK 1518, PAGE 296, LISTED IN ATTACHMENT B.

²⁵ SEE FIELD HORNE'S TREATISE, *RED STONE AND ITS CARRIAGE HOUSE, 795 NORTH BROADWAY AND 598 WOODLAWN AVENUE, SARATOGA SPRINGS*, A COPY OF WHICH IS ANNEXED AS ATTACHMENT A, AT PAGE 8. ATTACHMENT I, THE NEW YORK TIMES SEPTEMBER 29, 2002 OBITUARY FOR MOLLIE WILMOT, CONTAINS ADDITIONAL INFORMATION ON MOLLIE WILMOT.

²⁶ SEE THE MAY 14, 1999 DEED, BOOK 1518, PAGE 296, LISTED IN ATTACHMENT B.

A, PAGE 8), MOLLIE WILMOT BEGAN RENOVATIONS ON 795 NORTH BROADWAY, BUT THEN SOLD THE PROPERTY TO STONEBRIDGE FARMS, LLC OF MISSION HILLS, KANSAS ON DECEMBER 7, 2000.²⁷

STONEBRIDGE FARMS, LLC, WHICH WAS THEN LOCATED AT 795 NORTH BROADWAY, CONVEYED RED STONE VILLA TO MILDRED RUTH MOORMAN, AS TRUSTEE OF THE JANUARY 30, 1981 MILDRED RUTH MOORMAN TRUST IN KANSAS CITY, MISSOURI.²⁸

MILDRED RUTH MOORMAN AND UMB BANK, THEN CO-TRUSTEES OF THE MILDRED RUTH MOORMAN TRUST, CONVEYED RED STONE VILLA TO THE CURRENT OWNER, REDSTONE SARATOGA, LLC OF SARATOGA SPRINGS, ON JULY 11, 2011.²⁹ ALYSA AND JAY ARNOLD, WHO CURRENTLY RESIDE AT RED STONE VILLA, ARE PRINCIPALS OF REDSTONE SARATOGA, LLC.

ALTERATIONS TO 795 NORTH BROADWAY

ACCORDING TO THE SARATOGA SPRINGS PRESERVATION FOUNDATION'S 1976 BUILDING INVENTORY FORM, PORCHES WERE REMOVED FROM THE REAR OF RED STONE VILLA IN THE 1950S. WITH THE EXCEPTION OF THE REMOVAL OF THE PORCHES, THE HOUSE AT RED STONE VILLA APPEARS TO BE IN SUBSTANTIALLY ORIGINAL CONDITION.

THE CURRENT OWNERS BUILT A NEW CARRIAGE HOUSE AT 795 NORTH BROADWAY IN A STYLE THAT IS IN KEEPING WITH THE STYLE OF THE MAIN HOUSE. THE NEW CARRIAGE HOUSE WAS DESIGNED BY TOM FROST, A NOTED SARATOGA SPRINGS ARCHITECT. IT RECEIVED A NEW CONTEXTUAL DESIGN AWARD FROM THE SARATOGA SPRINGS PRESERVATION FOUNDATION.

²⁷ *SEE* THE DECEMBER 7, 2000 DEED, BOOK 1569, PAGE 246, LISTED IN ATTACHMENT B.

²⁸ *SEE* THE FEBRUARY 21, 2006 DEED, BOOK 1751, PAGE 75, LISTED IN ATTACHMENT B.

²⁹ *SEE* THE JULY 11, 2011 DEED, INSTRUMENT NO. 2011023345, LISTED IN ATTACHMENT B.

SUGGESTED HISTORIC PLAQUE WORDING
FOR 795 NORTH BROADWAY

THERE ARE SEVERAL OPTIONS FOR AN HISTORIC PLAQUE. THE PLAQUE CAN COMMEMORATE THE PERSON WHO BUILT THE HOUSE OR THE FIRST OCCUPANT OF THE HOUSE – IF DIFFERENT FROM THE PERSON WHO BUILT THE HOUSE – OR THE MOST NOTED PERSON WHO LIVED IN THE HOUSE. SOMETIMES THE BEST OPTION CAN BE A COMBINATION OF THESE OPTIONS. THE SUGGESTED WORDING FOR THE HISTORIC PLAQUE FOR 795 NORTH BROADWAY IS:

RED STONE VILLA
ELI AND MARY G. CLINTON CLARK'S HOUSE
795 NORTH BROADWAY
1886

ATTACHMENT A

RED STONE AND ITS CARRIAGE HOUSE

• 795 North Broadway and 598 Woodlawn Avenue

Saratoga Springs

by

Field Horne

May 11, 2002

The title to the land on which 795 North Broadway stands goes back to the Kayaderosseras Patent, granted by Queen Anne through Governor Cornbury to a group of colonial speculators in 1708. It encompassed a large part of Saratoga County, including the present City of Saratoga Springs.

In 1762 the colonial legislature acted to partition the land; this was done in 1771. By the partition the heirs of Rip Van Dam acquired lot number 12 of general allotment 16, including most of our city. The last surviving executor of Van Dam sold lot 12 to Isaac Low, Jacob Walton and Anthony Van Dam; Walton left his portion to his son Henry Walton who lived at "Woodlawn," now Skidmore College.¹ The transfers of ownership until the 1825 acquisition of what has become North Broadway by John Bryan are difficult to follow and are outside the scope of this study.

John Bryan, builder of the Old Bryan Inn and son of Alexander Bryan, Saratoga Springs' first permanent settler, purchased 36-3/4 acres from the executors of Henry Livingston on October 24, 1825; it consisted of lot 14 of the smaller lots into which part of lot 11 of subdivision lot 12, referenced above, had been divided.²

Bryan's heirs deeded this to his son, John A. Bryan, a New York lawyer, on August 10, 1852.³ A year later, under the new owner's orders, surveyor Peckham H. Green prepared a survey, platting handsome 50 by 150 foot lots on both sides of Broadway.⁴

¹ Evelyn Barrett Britten, "Original owners' of city site," *Saratogian*, March 11, 1963.

² Saratoga County Deeds 66:170.

³ Recited in Deeds 124:241.

⁴ Map in County Clerk's Office; xerox attached to this report.

The initial sale of the lots at 795 North Broadway, numbers 183-188 inclusive was made by John A. Bryan and Susan Warren Bryan, his wife, of Irvington, Westchester County, to Augustus G. Paine, merchant of New York City, on 23 June 1873; the consideration was \$9,750.⁵ On the 1876 map of Saratoga Springs, the even-numbered lots, fronting Broadway, are shown with A.G. Paine as owner, while the odd-numbered lots, fronting Matilda Street (now Woodlawn Avenue) are marked J.A. Bryan. But Paine failed to pay the 1875 village tax; the village trustees sold the lots at auction on 24 March 1877 ^{to} Oscar A. Day for a term of 1000 years; Paine failed to redeem them within the year allotted, and a deed to Day was recorded 19 January 1881.⁶

On 30 September 1885, Augustus G. Paine and Charlotte M. Paine, his wife, of New York City, conveyed the eight lots to Eli Clinton Clark of Milton for \$8,500.⁷ On 1 October 1885, Clark paid \$48 to Oscar A. Day and Susan A. Day, his wife, for the same six lots, "situated on the northerly bounds of the village," bounded north by Bryan Boulevard [Fourth Street], east by Broadway, south by Hulbert and Olmstead [private owners], and west by Matilda Street.⁸

E. Clinton Clark is a man who has largely escaped documentation here. We know he was born in Essex County, "near Fort Ticonderoga," and was educated in Williamstown and Albany. He resided in Saratoga County beginning in 1856 [perhaps while still a child], and "was engaged in the lumber business in Albany for many years, but [had] been out of active business for some

⁵ Saratoga County Deeds 127:574.

⁶ Saratoga County Deeds 153:160.

⁷ Saratoga County Deeds 170:451.

⁸ Saratoga County Deeds 171:324.

time" [in 1899].⁹ Described as "of St. Louis, Mo.," he was married at Ballston Spa, 9 December 1880, Mary Gordon Scott.¹⁰ They were probably living at 20 Fifth Avenue, New York, in 1885, when a listing at that address appears for "E.C. Clark."¹¹ His children were Samuel C., Frederick G., Frank H., Marion Green and Helen Clinton; all may have been from an earlier marriage, as the last four were old enough to be listed in the directories in the last years of the century. Frank was listed as a "student" in 1889.

Clark was listed as resident at what is now designated 795 Broadway beginning with the 1887 directory.¹² These books were assembled in late spring; since housing starts were made in April, no one could complete a house of any size before the directory was published. Therefore, "Redstone," so called beginning in the 1894 directory, was probably built in the 1886 building season.

James Kettlewell, the preeminent scholar of Saratoga Springs architecture, assigns it that date in his book and credits the house, based on scholarly research not consulted by this writer, to S. Gifford Slocum, a local architect of considerable merit. The carriage house is believed to be contemporary with the main house.¹³

⁹ Saratogian, *Our County and its People* (Saratoga Springs: Saratogian, 1899), 171.

¹⁰ Henry C. Ritchie Papers, Saratoga County Historian's Office; "Married," *Ballston Journal*, 9 December 1880, 3..

¹¹ *Trow's New York City Directory* (New York: Trow, 1885), 318.

¹² *Kirwin's Saratoga Springs Directory 1887* (Lockport: Journal Book, 1887), 42. This directory carries a date of 15 June 1887.

¹³ James K. Kettlewell, *Saratoga Springs: An Architectural History* (Saratoga Springs: Lyrical Ballad, 1991), 94, and personal communication.

Clark remained a resident, according to the directories, though listed in 1906 as "of NY," through the 1910 directory. Fred, Frank, Helen and Marion are listed or omitted, year by year; in 1899, father, Frank and Marion were "travelling in Europe," and the two children were still travelling in 1900 while father was at home. In 1901 and 1902, all four children (omitting Samuel, who never appears in the directories) were home with their father. In a discussion of "the private turn outs to be seen enjoying the fine sleighing on Broadway," Cornelius E. Durkee notes, "E.C. Clark had three bays and a gray. Sometimes he drove four-in-hand before a spacious sleigh and at other times a single span contented himself and family."¹⁴

The house and carriage house first appear on insurance maps in 1900. The later rear porches and kitchen were not present at that time.¹⁵

In 1911 the directory tells us that E. Clinton Clark "removed to New York City," and number 795 was occupied by Howard M. Durant. Because the directory listings were "closed" in June, it often lists summer tenants; Durant was doubtless one of them.

In fact, Eli Clinton Clark and Mary G. Clark, his wife, had defaulted on a mortgage written to Alice Bullock Slingerland in the amount of \$16,000, dated 1 January 1908.¹⁶ Charles C. Lester, referee, sold the property for a bid of \$18,615.16 to Jesse S. L'Amoreaux of Ballston Spa on 7 April 1911.¹⁷

¹⁴ Cornelius E. Durkee, *Reminiscences of Saratoga* (The Saratogian, 1927-28), 84.

¹⁵ Sanborn-Perris Map Co., *Insurance Map of Saratoga, N.Y.* (New York, 1900), 36. Fourth Street is called "Woodlawn Place" on this map.

¹⁶ Saratoga County Mortgages 198:100. Mary Clark attested to her signature at the U.S. Consulate in Florence on 8 January 1908.

¹⁷ Saratoga County Deeds 276:178.

On 7 May 1912, L'Amoreaux, with his wife Ellen S., conveyed the property to Ann E. Nolan, widow of M.N. Nolan, two-term mayor of Albany.¹⁸ She apparently acquired the house as a residence for her son Frank, Francis Joseph Nolan. He was president of the Beverwyck Brewing Company and of the Quinn and Nolan Ale Brewing Company, and was well known as an owner of famous race horses. He was a member of the Fort Orange Club and of the Saratoga Club. He lived at the house through 1914, but in 1915 number 795 was vacant, and Frank Nolan was again living at the family home, 24 Circular Street. Frank Nolan, "in frail health for a number of years," died at age 44 at his farm west of Saratoga Springs on 14 November 1921.¹⁹ He left a widow, Elsie L. Nolan, and three sisters: Blanche M. Nolan, A. Elise Haliday, and Jane N. Riddle.

His personal estate – and remember he had three sisters who were presumably co-heirs of the parental estate – totalled \$351,653, and his real estate included the family home at 53 Ten Broeck Street, Albany; a one-third interest in 140 East 72 Street, New York; lots with a racing stable on the west side of East Avenue between Madison and George Streets; and his farm, 126 acres on both sides of the state road from Saratoga Springs to Greenfield Centre, including "an old-fashioned 2½ story frame dwelling," known as Beverwyck Farms.²⁰

A complete inventory was taken on 8 February 1922, including a room-by-room listing of Red Stone. It enumerates the rooms on the first floor: Main Hall, Drawing Room, Dining Room,

¹⁸ Saratoga County Deeds 280:198.

¹⁹ "Frank J. Nolan Died Last Night," *Saratogian*, 15 November 1921, 7.

²⁰ Saratoga County Surrogate File 563:19. The farm was described as one mile west of city hall, 86 acres on the north side and 40 acres on the south side. Real estate was valued at \$52,478.

Library, Office, Inner Hall, Butler's Pantry and Kitchen. The upper floors had a number of bedrooms and bathrooms, three maid's rooms, and a bedroom "unfurnished." Unfortunately, the carriage house belonging to Red Stone was not mentioned, let alone itemized.

By Ann Nolan's will Red Stone became the property of Frank during his lifetime, but upon his death it went to his sisters, Jane, Elise and Blanche. Elise A. Haliday quitclaimed her share on 1 April 1927 to Blanche.²¹

Blanche Nolan, "a leader among the summer social set of Saratoga Springs,"²² was listed alternately in the directories at 795 Broadway and 24 Circular Street from 1923 through 1927, and sometimes at both addresses, but beginning in 1928 Red Stone is listed as "vacant" through 1954. In 1929 and 1930, John P. Widener is listed, and in 1931 and 1932 George D. Widener is listed, but these were prominent Philadelphians doubtless renting for the summer only. Oddly, it was between 1925 and 1933 that a kitchen on the southwest corner of the house, and a porch on the west side, were added.²³

On 5 November 1948, Blanche and her sister Jane Riddle sold the property to Giuseppe and Pierina Cataldo of 31 Hastings Street, Arrochar, Staten Island; they are not listed in the directory, however, except in 1956 and 1958 when he is termed "retired." According to the Building Inventory Form prepared in 1976, porches were removed from the rear of the house during the 1950s.²⁴ On 1 October 1957 the Cataldos conveyed part of the odd lots measuring 100

²¹ Saratoga County Deeds 347:358.

²² "Miss Blanche Nolan Dead; Philanthropist, City Leader," *Saratogian*, 13 January 1965.

²³ Sanborn Map Co., *Insurance Map of Saratoga, N.Y.*, 1925 and 1933.

²⁴ Building Inventory Form, April 1976, Saratoga Springs Preservation Foundation.

feet on Fourth Street and 150 feet on Woodlawn Avenue to Harry Pulver.²⁵ He never appeared in the directories, but when he sold the carriage house property on 16 May 1963 to Helen B. and Joseph Hennessey of RD 1, Selkirk, he was called "of Woodlawn Avenue."²⁶

Meanwhile, the Cataldos sold their main house to Samuel and Rose Orłowsky on 23 January 1959;²⁷ by 1960 they were operating "Red Stone Villa," a small hotel, presumably catering to a Jewish clientele. He died, "a resident of Albany County," on 22 February 1964, and Rose was listed in the 1964 directory as a widow. In 1966 and 1968 she had Navy tenants, Timothy H. Hodgens and his wife Glenna V. Hodgens. The apartment was vacant in 1969.

On 17 July 1970 she sold it to John F. "Jack" Fleming, a New York Telephone employee, and his wife Alice W. Fleming.²⁸ Rose Orłowsky, a resident of 306 Nelson Avenue, died in Scottsdale, Arizona, on 29 December 1988, leaving a daughter Lillian Freed of New York City and a son David Orłofsky of the home address.²⁹

Joseph P. Hennessey (born New York City, 20 November 1896, died Bennington, 27 April 1994) was retired by the time they acquired the carriage house; with his wife, Helen Burt Hennessey (born Vermont, 18 April 1910, died Saratoga Springs, 22 October 1997) he operated

²⁵ Saratoga County Deeds 651:309.

²⁶ Saratoga County Deeds 736:47.

²⁷ Saratoga County Deeds 672:299.

²⁸ Saratoga County Deeds 875:501.

²⁹ Saratoga County Surrogate Files 1742:22.

Hennessey Books in their home.³⁰

When Helen Hennessey died she left an estate of \$931,126, including a 1989 Jaguar; after small bequests to three close relatives, she left everything to Bard College in memory of her daughter, Sherri Burt Hennessey, who died 11 July 1984.

On 22 July 1997 Helen conveyed the property to Julia A. VanHall, who undertook considerable renovation of a high quality; she sold it to Marc R. Woodworth on 7 July 1999.³¹

Meanwhile, John and Alice Fleming had puttered away on the main house, unable to tackle the large, costly deferred maintenance. On 17 May 1999 Alice W. Fleming conveyed it to perennial Saratoga Springs personality Mollie Wilmot, who began renovations, but sold it to Stonebridge Farm L.L.C. on 19 December 2000.³²

³⁰ "Joseph Hennessey," *Saratogian*, 28 April 1994, 5A; Saratoga County Surrogate File 1826:6.

³¹ Saratoga County Deeds 1466:606, 1522:728.

³² Saratoga County Deeds 1518:296, 1569:246.

ATTACHMENT B

CHAIN OF DEEDS FOR 795 NORTH BROADWAY, SARATOGA SPRINGS, NY

GRANTOR: MILDRED RUTH MOORMAN, AS CO-TRUSTEE OF THE MILDRED RUTH MOORMAN TRUST, 2510 GRAND BLVD., #3001, KANSAS CITY, MO; AND UMB BANK, N.A., AS CO-TRUSTEE OF THE MILDRED RUTH MOORMAN TRUST, 4900 MAIN STREET, SUITE 100, KANSAS CITY, MO

GRANTEE: REDSTONE SARATOGA, LLC, 245 NELSON AVENUE, SARATOGA SPRINGS, NY

INSTRUMENT NO.: 2011023345

DATE: JULY 11, 2011

DATE RECORDED: JULY 18, 2011

NOTE: ALYSA AND JAY ARNOLD, WHO RESIDE AT 795 NORTH BROADWAY, ARE PRINCIPALS OF REDSTONE SARATOGA, LLC.

GRANTOR: STONEBRIDGE FARMS, LLC, 795 NORTH BROADWAY, SARATOGA SPRINGS, NY

GRANTEE: MILDRED RUTH MOORMAN, AS TRUSTEE OF THE MILDRED RUTH MOORMAN TRUST, DATED JANUARY 30, 1981, 2510 GRAND BLVD., #3001, KANSAS CITY, MO

BOOK/PAGE: BOOK 1751, PAGE 75

DATE: FEBRUARY 21, 2006

DATE RECORDED: MARCH 14, 2006

GRANTOR: MOLLIE WILMOT, 1075 NORTH OCEAN BOULEVARD, WEST PALM BEACH, FL

GRANTEE: STONEBRIDGE FARMS, LLC, WENONGA DRIVE, MISSION HILLS, KANSAS

BOOK/PAGE: BOOK 1569, PAGE 246

DATE: DECEMBER 7, 2000

DATE RECORDED: DECEMBER 19, 2000

GRANTOR: ALICE W. FLEMING, 9 LAKEVIEW DRIVE, WILTON, NY

GRANTEE: MOLLIE WILMOT, 2 EAST 61 STREET, NEW YORK, NY

BOOK/PAGE: BOOK 1518, PAGE 296

DATE: MAY 14, 1999

DATE RECORDED: MAY 17, 1999

NOTE: THIS DEED STATES THAT JOHN FLEMING DIED ON FEBRUARY 1, 1991.

GRANTOR: ROSE ORLOWSKY, 795 BROADWAY. SARATOGA SPRINGS. NY

GRANTEE: JOHN F. ("JACK") AND ALICE W. FLEMING, 397 MAPLE AVENUE, SARATOGA SPRINGS, NY

BOOK/PAGE: BOOK 875, PAGE 501

DATE: JULY 17, 1970

DATE RECORDED: JULY 20, 1970

GRANTOR: GUISEPPE AND PIERINA CATALDO, 795 BROADWAY, SARATOGA SPRINGS, NY

GRANTEE: SAMUEL AND ROSE ORLOWSKY, 306 NELSON AVENUE, SARATOGA SPRINGS, NY

BOOK/PAGE: BOOK 672, PAGE 299

DATE: JANUARY 23, 1959

DATE RECORDED: APRIL 22, 1959

GRANTOR: BLANCHE M. NOLAN AND JANE M. RIDDLE, EACH OF WHOM RESIDES IN SARATOGA SPRINGS, AND WHOSE POST-OFFICE ADDRESS IS 90 STATE STREET, ALBANY, NY

GRANTEE: GUISEPPE AND FIORINA CATALDO, 31 HASTINGS STREET, ARROCHAR, STATEN ISLAND, NY

BOOK/PAGE: BOOK 491, PAGE 341

DATE: NOVEMBER 5, 1948

DATE RECORDED: NOVEMBER 9, 1948

GRANTOR: A. ELISE HALIDAY, MANHATTAN, NEW YORK, NY

GRANTEE: BLANCHE M. NOLAN, SARATOGA SPRINGS, NY

BOOK/PAGE: BOOK 347, PAGE 358

DATE: APRIL 1, 1927

DATE RECORDED: NOVEMBER 5, 1927

NOTE: A. ELISE HALIDAY APPEARS TO BE ANN E. NOLAN.

GRANTOR: JESSE S. AND ELLEN S. L'AMOREAUX, BALLSTON SPA, NY

GRANTEE: ANN E. NOLAN, ALBANY, NY

BOOK/PAGE: BOOK 280, PAGE 198

DATE: MAY 7, 1912

DATE RECORDED: MAY 14, 1912

GRANTOR: CHARLES C. LESTER, REFEREE, SARATOGA SPRINGS, NY

GRANTEE: JESSE S. L'AMOREAUX, BALLSTON SPA, NY

BOOK/PAGE: BOOK 276, PAGE 278

DATE: APRIL 7, 1911

DATE RECORDED: APRIL 8, 1911

NOTE: CHARLES C. LESTER WAS APPOINTED REFEREE BY THE COURT IN A PENDING ACTION BETWEEN ALICE BULLOCK SLINGERLAND, PLAINTIFF, AND ELI CLINTON CLARK AND MARY G. CLARK; JESSE S. L'AMOREAUX

AND JOSEPH J. SLOCUM, DEFENDANTS, THAT 795 NORTH BROADWAY, THE PREMISES DESCRIBED IN A MORTGAGE IN DEFAULT EXECUTED BY ELI CLINTON CLARK TO ALICE BULLOCK SLINGERLAND, BE SOLD AT PUBLIC AUCTION. JESSE S. L'AMOREAUX OF BALLSTON SPA WAS THE HIGH BIDDER AT THE PUBLIC AUCTION.

GRANTOR: AUGUST G. AND CHARLOTTE M. PAINE, NEW YORK, NY
GRANTEE: ELI CLINTON CLARK, MILTON, SARATOGA COUNTY, NY
BOOK/PAGE: BOOK 170, PAGE 451
DATE: SEPTEMBER 30, 1885
DATE RECORDED: OCTOBER 3, 1885

GRANTOR: JOHN A. AND SUSAN WARREN BRYAN, IRVINGTON, WESTCHESTER COUNTY, NY
GRANTEE: AUGUSTUS G. PAINE, NEW YORK, NY
BOOK/PAGE: BOOK 127, PAGE 574
DATE: JUNE 23, 1873
DATE RECORDED: AUGUST 16, 1873

GRANTOR: CHARLES A. AND FRANCES P. ALLEN, SARATOGA SPRINGS, NY
GRANTEE: JOHN A. BRYAN, IRVINGTON, NY
BOOK/PAGE: BOOK 111, PAGE 465
DATE: SEPTEMBER 9, 1868
DATE RECORDED: SEPTEMBER 15, 1868

GRANTOR: GEORGE B. HOPKINS, ST. LOUIS, MO; WILLIAM H. AND HELEN E. ALLEN AND JANET BATES, MIDDLE GRANVILLE, NY
GRANTEE: CHARLES A. ALLEN, SARATOGA SPRINGS, NY
BOOK/PAGE: BOOK 109, PAGE 238
DATE: NOVEMBER 12, 1867
DATE RECORDED: JANUARY 8, 1868
NOTE: THIS DEED PROVIDES THAT BENJAMIN F. ALLEN DIED. THE GRANTORS AND GRANTEE ARE HIS HEIRS.

GRANTOR: JOSEPH D. BRIGGS, SARATOGA SPRINGS, NY
GRANTEE: BENJAMIN F. ALLEN
BOOK/PAGE: BOOK 65, PAGE 365
DATE: JUNE 14, 1853
DATE RECORDED: JUNE 15, 1853

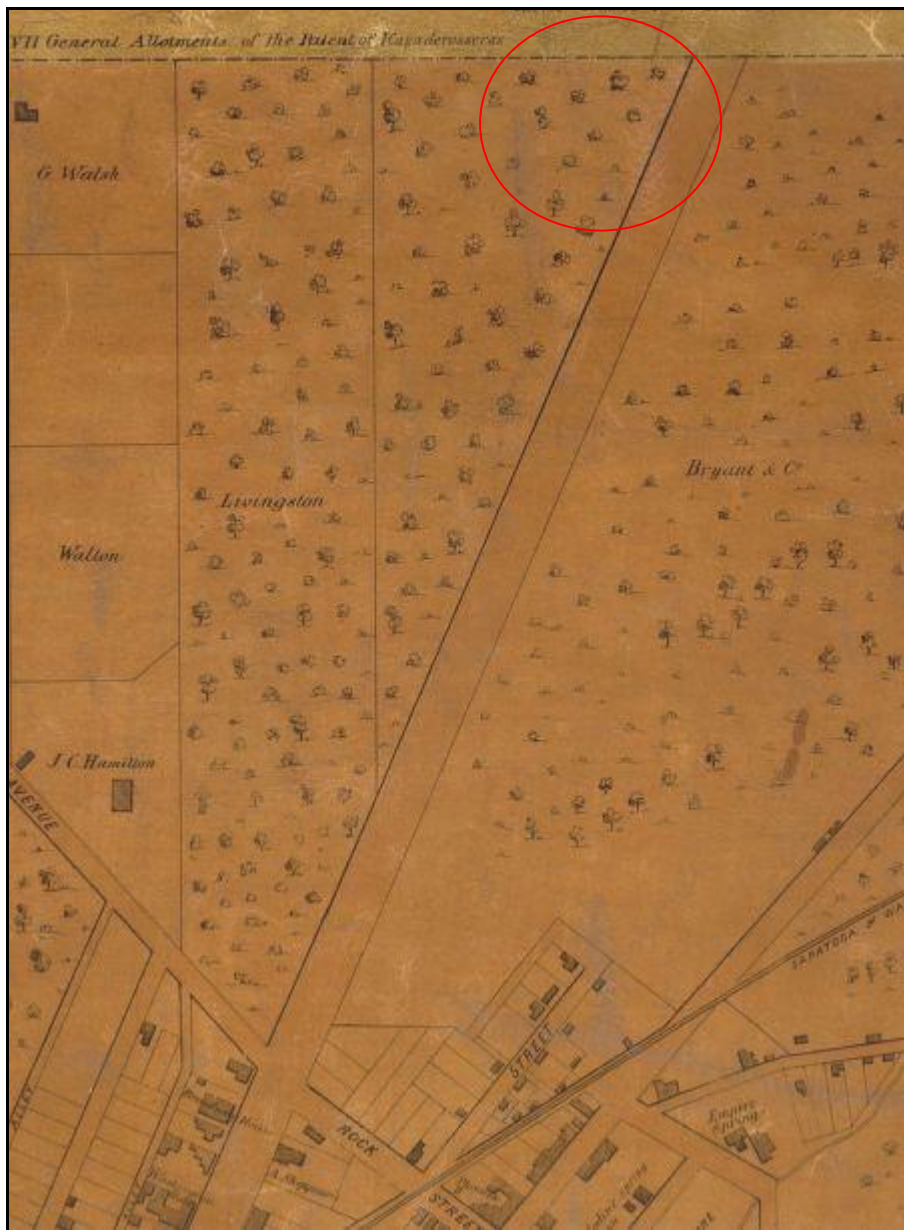
GRANTOR: EUGENE A. LIVINGSTON, DUTCHESS COUNTY, NY
GRANTEE: JOSEPH D. BRIGGS, SARATOGA COUNTY, NY
BOOK/PAGE: BOOK 60, PAGE 396
DATE: SEPTEMBER 26, 1851
DATE RECORDED: OCTOBER 7, 1851

GRANTOR: MONTGOMERY & MARY C. LIVINGSTON, CLERMONT,
COLUMBIA COUNTY, NY
GRANTEE: EUGENE A. LIVINGSTON, RED HOOK, DUTCHESS
COUNTY, NY
BOOK/PAGE: BOOK RR, PAGE 196
DATE: DECEMBER 26, 1843
DATE RECORDED: FEBRUARY 2, 1844
NOTE: ROBERT L. LIVINGSTON HAD NINE CHILDREN,
INCLUDING EUGENE A. LIVINGSTON (1813-1893) AND
MONTGOMERY LIVINGSTON (1816-1855).
MONTGOMERY LIVINGSTON APPEARS TO HAVE
ACQUIRED ROBERT L. LIVINGSTON'S PROPERTY
THROUGH INHERITANCE. THIS DEED CONVEYS
MONTGOMERY LIVINGSTON'S LAND TO HIS BROTHER,
EUGENE A. LIVINGSTON.

GRANTOR: JOHN LIVINGSTON, NEW YORK, NY
GRANTEE: ROBERT L. LIVINGSTON, CLERMONT, NY
BOOK/PAGE: BOOK P, PAGE 250
DATE: OCTOBER 3, 1821
DATE RECORDED: AUGUST 9, 1827
NOTE: WALTER LIVINGSTON (1740-1795) ACQUIRED LAND
IN SARATOGA SPRINGS PURSUANT TO THE
KAYADEROSSERAS PATENT, WHICH WAS CONFIRMED IN
1771. THE WHOLE OF THAT LAND PASSED BY
INHERITANCE TO HIS CHILDREN, INCLUDING ROBERT L.
LIVINGSTON (1775-1843) AND JOHN LIVINGSTON.
THE PROPRIETORS IN COMMON PARTITIONED THE LAND
AMONG THEMSELVES IN DEEDS OF PARTITION DATED
DECEMBER 1, 1818 AS DESCRIBED IN A MAP OF THE
PARTITION MADE BY JOHN MAGUIRE OF SARATOGA
SPRINGS ON NOVEMBER 1, 1819. THIS DEED
CONVEYS JOHN LIVINGSTON'S PART OF THAT LAND TO
HIS BROTHER, ROBERT L. LIVINGSTON.

ATTACHMENT C

DETAIL OF THE 1852 JOHN BEVAN MAP OF SARATOGA SPRINGS



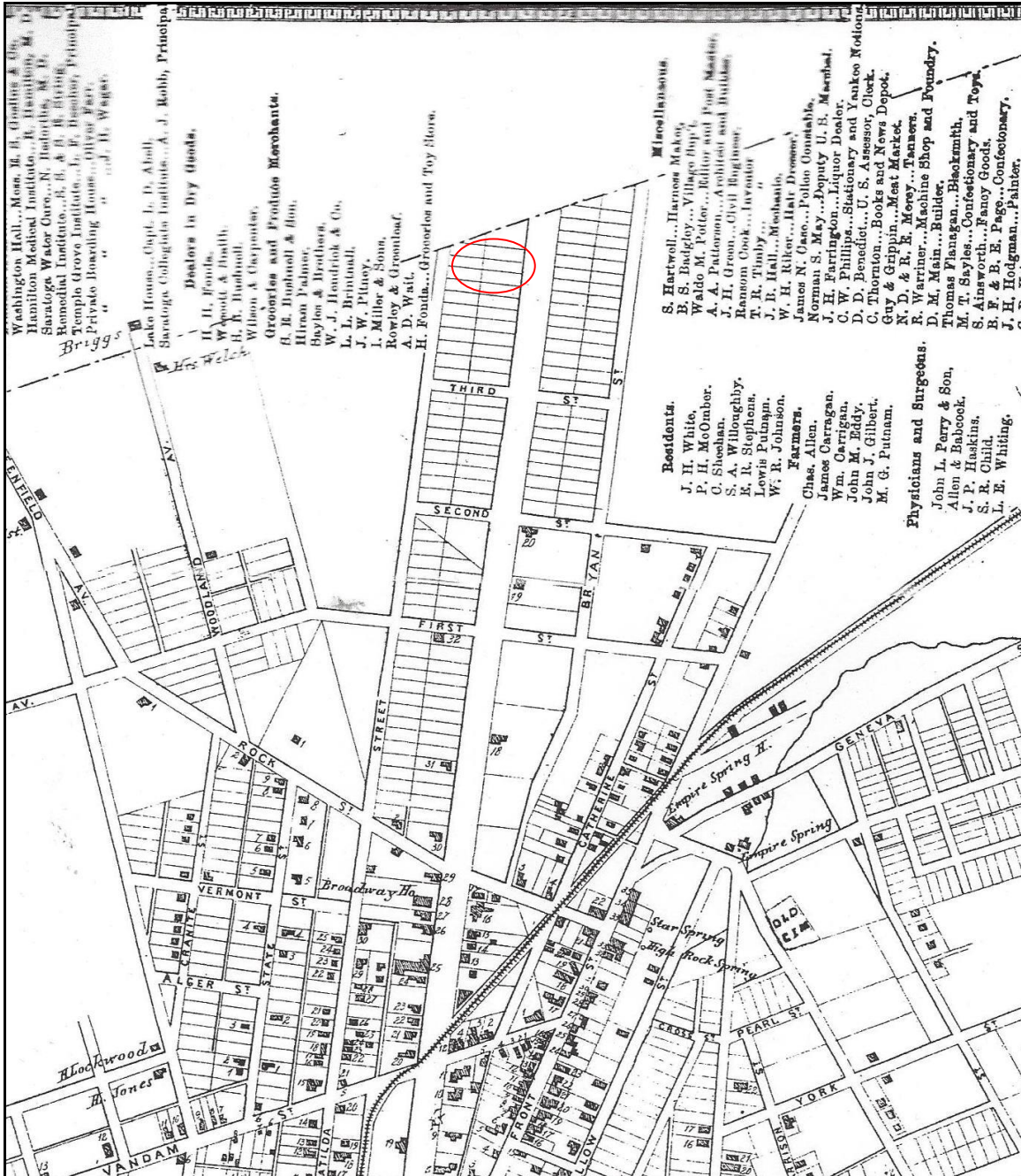
ATTACHMENT D

UNDATED ENGRAVING ENTITLED "VIEW OF LAND BELONGING TO B. F. ALLEN
ON BROADWAY, SARATOGA SPRINGS," CIRCA 1855



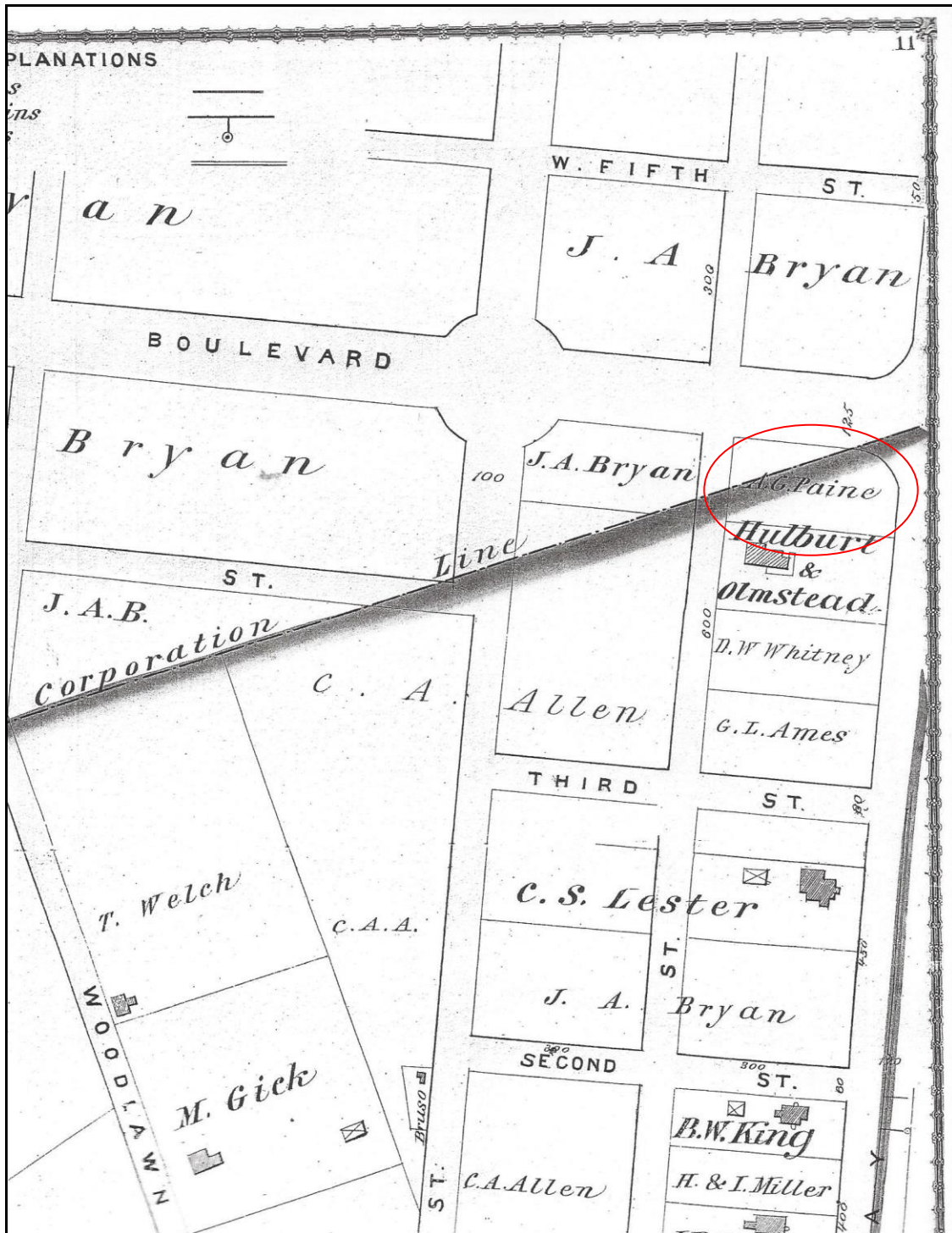
ATTACHMENT E

DETAIL OF THE 1866 F. W. BEERS NEW TOPOGRAPHICAL ATLAS
OF SARATOGA SPRINGS



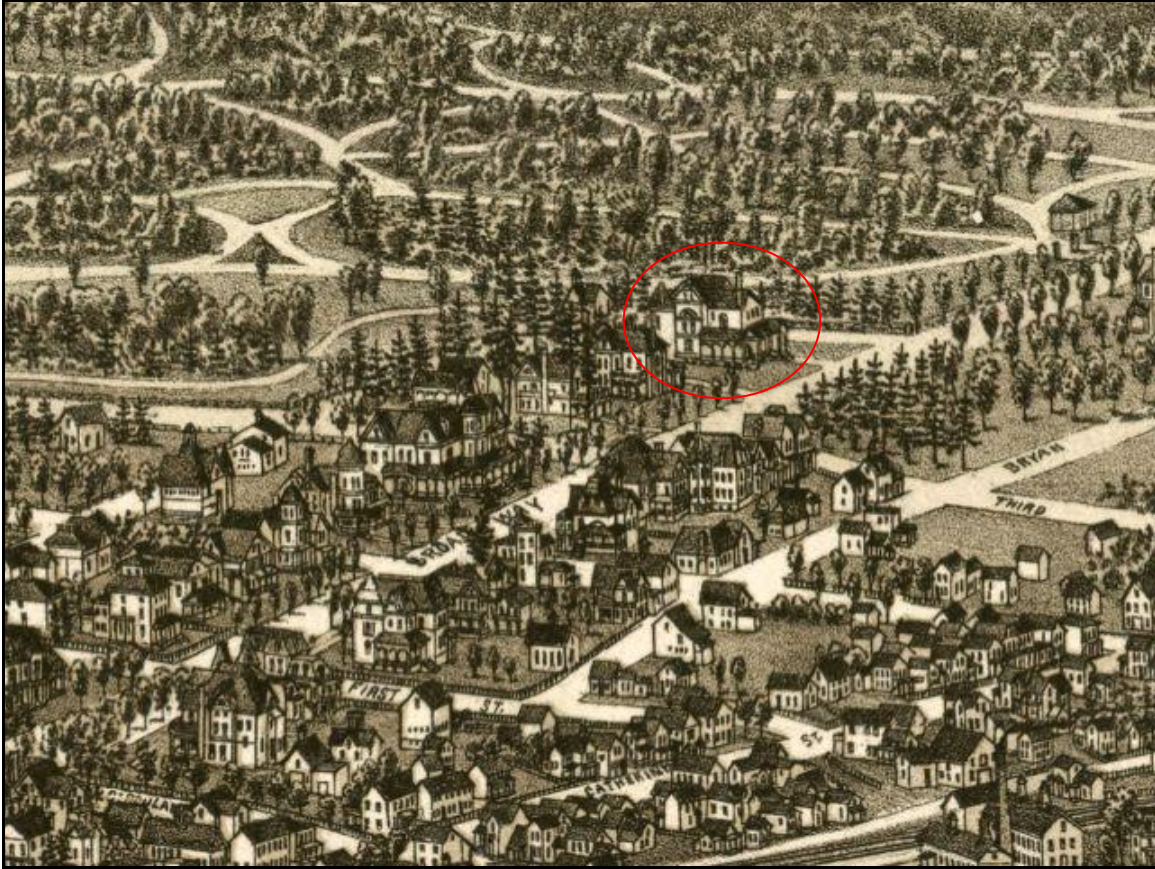
ATTACHMENT F

DETAIL OF THE 1876 F.W. BEERS & LOUIS CRAMER
COMBINATION ATLAS OF SARATOGA SPRINGS AND BALLSTON SPA



ATTACHMENT G

DETAIL OF THE 1888 L.R. BURLEIGH BIRD'S EYE VIEW



ATTACHMENT H

EXCERPTS FROM THE SARATOGA SPRINGS DIRECTORIES
FOR 795 NORTH BROADWAY, SARATOGA SPRINGS, NY

- 1872-73³⁰ DIRECTORY
BRYAN, JOHN A., IS NOT LISTED IN THE DIRECTORY
PAINE, AUGUSTUS G., IS NOT LISTED IN THE DIRECTORY
- 1874-81 DIRECTORY
PAINE, AUGUSTUS G., IS NOT LISTED IN THE DIRECTORY
- 1874-81 DIRECTORY
PAINE, AUGUSTUS G., IS NOT LISTED IN THE DIRECTORY
- 1882-83 REVERSE DIRECTORY
THIRD STREET INTERSECTS
JOHN S. LEAKE
WM B. GAGE
WOODLAWN PARK
- DIRECTORY
PAINE, AUGUSTUS G., IS NOT LISTED IN THE DIRECTORY
- 1884 REVERSE DIRECTORY
THIRD STREET INTERSECTS
JOHN S. LEAKE
WM B. GAGE
VACANT HOUSE
WOODLAWN PARK
GLEN MITCHELL
- DIRECTORY
PAINE, AUGUSTUS G., IS NOT LISTED IN THE DIRECTORY
- 1885 REVERSE DIRECTORY
THIRD STREET CROSSES
J. S. LEAKE
WILLIAM B. GAGE
VACANT
VACANT
WOODLAWN PARK
GLEN MITCHELL

³⁰ THE FIRST SARATOGA SPRINGS DIRECTORY WAS THE 1868-1869 DIRECTORY. THE FIRST DIRECTORY TO CONTAIN A REVERSE DIRECTORY WAS THE 1882-83 DIRECTORY.

DIRECTORY

CLARK, ELI CLINTON, IS NOT LISTED IN THE DIRECTORY
PAINE, AUGUSTUS G., IS NOT LISTED IN THE DIRECTORY

1886

REVERSE DIRECTORY

THIRD STREET INTERSECTS

JOHN S. LEAKE

WM B. GAGE

WOODLAWN PARK (RESIDENCE OF HON HENRY HILTON)

GLEN MITCHELL

CLARK, E.C. OF NY, H. WHEELER COTTAGE, N. BROADWAY

DIRECTORY

CLARK, ELI CLINTON, IS NOT LISTED IN THE DIRECTORY
PAINE, AUGUSTUS G., IS NOT LISTED IN THE DIRECTORY

1887-88

REVERSE DIRECTORY

THIRD STREET INTERSECTS

767 NORTH BROADWAY JOHN S. LEAKE

WM B. GAGE

E. CLINTON CLARK

WOODLAWN PARK

GLEN MITCHELL

DIRECTORY

CLARK, E. CLINTON, H. END N. BROADWAY

CLARK, FRED G., H. END N. BROADWAY

1889

REVERSE DIRECTORY

THIRD STREET INTERSECTS

767 NORTH BROADWAY JOHN S. LEAKE

WM B. GAGE

E. CLINTON CLARK

WOODLAWN PARK

GLEN MITCHELL

DIRECTORY

CLARK, E. CLINTON, H. END N. BROADWAY

CLARK, FRANK H., STUDENT, BDS END N. BROADWAY

CLARK, FRED G., H. END N. BROADWAY

CLARK MARION H., BDS END N. BROADWAY

1890

REVERSE DIRECTORY

THIRD STREET INTERSECTS

767 NORTH BROADWAY JOHN S. LEAKE

WM B. GAGE

E. CLINTON CLARK

WOODLAWN PARK

DIRECTORY

CLARK, E. CLINTON, H. END N. BROADWAY

CLARK, FRANK H., BDS END N. BROADWAY

CLARK, FRED G., H. END N. BROADWAY

1891

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

JOHN S. LEAKE

WILLIAM B. GAGE

E. CLINTON CLARK

WOODLAWN PARK (RESIDENCE

OF HENRY HILTON)

DIRECTORY

CLARK, E. CLINTON, H. END N. BROADWAY

CLARK, FRANK H., BDS END N. BROADWAY

CLARK, FRED G., BDS END N. BROADWAY

1892

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

JOHN S. LEAKE

WILLIAM B. GAGE

E. CLINTON CLARK

WOODLAWN PARK (RESIDENCE

OF HENRY HILTON)

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, END N. BROADWAY

CLARK, FRANK H., BDS REDSTONE, END N. BROADWAY

CLARK, FRED G., BDS REDSTONE, END N. BROADWAY

1893

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

JENNIE O. LEAKE

WILLIAM B. GAGE

E. CLINTON CLARK

WOODLAWN PARK (RESIDENCE

OF HENRY HILTON)

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY

CLARK, FRANK H., BDS REDSTONE, N. BROADWAY

1894

REVERSE DIRECTORY
THIRD ST INTERSECTS
767 NORTH BROADWAY

JENNIE O. LEAKE
WM B. GAGE
E. CLINTON CLARK
WOODLAWN PARK
HENRY HILTON

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY
CLARK, FRANK H., BDS REDSTONE, N. BROADWAY

1895

REVERSE DIRECTORY
THIRD ST INTERSECTS
767 NORTH BROADWAY
767 NORTH BROADWAY

JENNIE O. LEAKE
S. W. GLAZIER OF N Y
WM B. GAGE
E. CLINTON CLARK
WOODLAWN PARK
HENRY HILTON

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY
CLARK, FRANK H., BDS REDSTONE, N. BROADWAY

1896

REVERSE DIRECTORY
THIRD ST INTERSECTS
767 NORTH BROADWAY
767 NORTH BROADWAY

JENNIE O. LEAKE
MRS. JOSEPH F. KNAPP
WM B. GAGE
E. CLINTON CLARK
WOODLAWN PARK
HENRY HILTON

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY
CLARK, FRANK H., BDS REDSTONE, N. BROADWAY
CLARK, HELEN, BDS REDSTONE, N. BROADWAY
CLARK, MARION, BDS REDSTONE, N. BROADWAY

1897

REVERSE DIRECTORY
THIRD ST INTERSECTS
767 NORTH BROADWAY

791 NORTH BROADWAY

JENNIE O. LEAKE
WM B. GAGE
WALTER H. BRYANT
E. CLINTON CLARK
WOODLAWN PARK
HENRY HILTON

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY
CLARK, FRANK H., BDS REDSTONE, N. BROADWAY
CLARK, HELEN, BDS REDSTONE, N. BROADWAY
CLARK, MARION, BDS REDSTONE, N. BROADWAY

1898

REVERSE DIRECTORY

THIRD ST CROSSES

767 NORTH BROADWAY	JENNIE O. LEAKE
767 NORTH BROADWAY	JOHN CHATSWORTHY WM B. GAGE
791 NORTH BROADWAY SCRIBNER,	VACANT, MRS. J. BLAIR

OWNER

E. CLINTON CLARK
WOODLAWN PARK
HENRY HILTON
ALBERT B. HILTON
L. HOE OF NEW YORK

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY
CLARK, FRANK H., BDS REDSTONE, N. BROADWAY
CLARK, HELEN C., BDS REDSTONE, N. BROADWAY
CLARK, MARION G., BDS REDSTONE, N. BROADWAY

1899

REVERSE DIRECTORY

THIRD ST CROSSES

767 NORTH BROADWAY	JENNIE O. LEAKE
767 NORTH BROADWAY	HELEN L. DEAS OF N Y WM B. GAGE
791 NORTH BROADWAY	MRS. J. BLAIR SCRIBNER E. CLINTON CLARK WOODLAWN PARK HENRY HILTON ALBERT B. HILTON

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY,
TRAVELING IN EUROPE
CLARK, FRANK H., BDS REDSTONE, N. BROADWAY,
TRAVELING IN EUROPE
CLARK, MARION G., BDS REDSTONE, N. BROADWAY,
TRAVELING IN EUROPE

1900

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY
767 NORTH BROADWAY

MISS JENNIE O. LEAKE
HENRY B. HYDE OF NY
WM B. GAGE, PARKEDGE
MRS. LUCY C. SCRIBNER OF
NY
REDSTONE
MRS. WILLIAM C. HILL OF NY
CLINTON CLARK
MRS. CAROLINE F. ROSS OF
NY
WOODLAWN PARK
ALBERT B. HILTON OF NY
HORACE RUSSELL OF NY

791 NORTH BROADWAY

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, H. REDSTONE, NORTH
BROADWAY

CLARK, FRANK H., REMOVED TO SAVANNAH GEORGIA

CLARK, HELEN C., BDS REDSTONE, N. BROADWAY,
TRAVELING IN EUROPE

CLARK, MARION C., BDS REDSTONE, N. BROADWAY,
TRAVELING IN EUROPE

1901

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY
767 NORTH BROADWAY

MISS JENNIE O. LEAKE
MRS. HENRY B. HYDE OF NY
PARK EDGE
WILLIAM B. GAGE
MRS. LUCY C. SCRIBNER OF
NY
REDSTONE
E. CLINTON CLARK
MRS. CAROLINE F. ROSS OF
NY
WOODLAWN PARK
ALBERT B. HILTON OF NY
HORACE RUSSELL OF NY

791 NORTH BROADWAY

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, H. REDSTONE, N.
BROADWAY

CLARK, FRANK H., BDS REDSTONE, N. BROADWAY

CLARK, FREDERICK G., BDS REDSTONE, N. BROADWAY

CLARK, HELEN C., BDS REDSTONE, N. BROADWAY

CLARK, MARION G., BDS REDSTONE, N. BROADWAY

1902

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

MISS JEANIE O. LEAKE
PARK EDGE

WILLIAM B. GAGE

791 NORTH BROADWAY

MRS. LUCY B. SCRIBNER OF
NY

REDSTONE

E. CLINTON CLARK

MRS. CAROLINE F. ROSS OF
NY

WOODLAWN PARK

ALBERT B. HILTON OF NY

HORACE RUSSELL OF NY

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY

CLARK, FRANK H., RES REDSTONE, N. BROADWAY

CLARK, FREDERICK G., RES REDSTONE, N. BROADWAY

CLARK, HELEN C., RES REDSTONE, N. BROADWAY

CLARK, MARION G., RES REDSTONE, N. BROADWAY

1903

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

MISS JEANIE O. LEAKE

WILLIAM B. GAGE

791 NORTH BROADWAY

MRS. LUCY B. SCRIBNER OF
NY

E. CLINTON CLARK

WOODLAWN PARK

ALBERT B. HILTON OF NY

HORACE RUSSELL OF NY

DIRECTORY

CLARK, E. CLINTON, H. REDSTONE, N. BROADWAY

CLARK, HELEN C., RES REDSTONE, N. BROADWAY

CLARK, MARION GREENE, RES REDSTONE, N. BROADWAY

1904

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

MISS JEANIE O. LEAKE

WILLIAM B. GAGE

791 NORTH BROADWAY

MRS. LUCY B. SCRIBNER OF
NY

E. CLINTON CLARK

WOODLAWN PARK

ALBERT B. HILTON OF NY

HORACE RUSSELL OF NY

DIRECTORY

CLARK, E. CLINTON, REDSTONE, N. BROADWAY
CLARK, FRANK H., H. REDSTONE, NORTH BROADWAY
CLARK, FREDERICK G., H. REDSTONE, NORTH BROADWAY
CLARK, HELEN C., RES REDSTONE, N. BROADWAY
CLARK, MARION GREENE, BDS REDSTONE, N. BROADWAY

1905

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

MISS JEANIE O. LEAKE

MRS. H. B. HYDE

WILLIAM B. GAGE

791 NORTH BROADWAY

MRS. LUCY C. SCRIBNER OF
NY

E. CLINTON CLARK

ANDREW R. CULVER OF NY

WOODLAWN PARK

MR. KNAPP OF NY

DIRECTORY

CLARK, E. CLINTON, REDSTONE, NORTH BROADWAY
CLARK, FREDERICK G., H. REDSTONE, NORTH BROADWAY
CLARK, HELEN CLINTON, RES REDSTONE, NORTH
BROADWAY
CLARK, MARION GREENE, BDS REDSTONE, NORTH
BROADWAY

1906

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

MISS JEANIE O. LEAKE

779 NORTH BROADWAY

WILLIAM B. GAGE

791 NORTH BROADWAY

MRS. LUCY C. SCRIBNER

E. CLINTON CLARK

WOODLAWN PARK

DIRECTORY

CLARK, E. CLINTON, "REDSTONE," OF NY, 797 BROADWAY
CLARK, HELEN CLINTON, RES REDSTONE, 797 BROADWAY
CLARK, MARION G., RES REDSTONE, 797 NORTH BROADWAY

1907

REVERSE DIRECTORY

THIRD ST INTERSECTS

767 NORTH BROADWAY

MRS. HENRY B. HYDE

767 NORTH BROADWAY

MISS JEANIE O. LEAKE

779 NORTH BROADWAY

WILLIAM B. GAGE

791 NORTH BROADWAY

MRS. J. BLAIR SCRIBNER

E. CLINTON CLARK

WOODLAWN PARK

DIRECTORY

CLARK, E. CLINTON, IS NOT LISTED IN THE DIRECTORY

1908-10

REVERSE DIRECTORY

795 NORTH BROADWAY E. CLINTON CLARK

DIRECTORY

CLARK, E. CLINTON, 795 BROADWAY

1911

REVERSE DIRECTORY

795 NORTH BROADWAY HOWARD M. DURANT

DIRECTORY

CLARK, E. CLINTON, REMOVED TO NEW YORK CITY
DURANT, HOWARD M., H. 795 BROADWAY

1912-13

REVERSE DIRECTORY

795 NORTH BROADWAY FRANK J. NOLAN

DIRECTORY

NOLAN, BLANCHE M., RES 24 CIRCULAR
NOLAN, FRANK J., H. 795 BROADWAY

1914

REVERSE DIRECTORY

795 NORTH BROADWAY FRANK J. NOLAN

DIRECTORY

NOLAN, BLANCHE M., RES 24 CIRCULAR
NOLAN, FRANK J., RES 24 CIRCULAR

1915-16

REVERSE DIRECTORY

795 NORTH BROADWAY VACANT

DIRECTORY

NOLAN, BLANCHE M., RES 24 CIRCULAR
NOLAN, FRANK J., RES 24 CIRCULAR

1917

REVERSE DIRECTORY

795 NORTH BROADWAY VACANT

DIRECTORY

NOLAN, ANN E. MRS., H. 24 CIRCULAR
NOLAN, BLANCHE M., RES 24 CIRCULAR
NOLAN, FRANK J., PROP BEVERWYCK BREWING CO.,
ALBANY, RES 24 CIRCULAR

1918-19

REVERSE DIRECTORY

795 NORTH BROADWAY VACANT

DIRECTORY

NOLAN, BLANCHE M., RES 24 CIRCULAR

NOLAN, FRANK J., PROP BEVERWYCK BREWING CO.,
ALBANY, RES 24 CIRCULAR

1920

REVERSE DIRECTORY

795 NORTH BROADWAY VACANT

DIRECTORY

NOLAN, BLANCHE M., H. 24 CIRCULAR

NOLAN, FRANK J., PRES BEVERWYCK BREWING CO., ALBANY,
RES 24 CIRCULAR

1921

REVERSE DIRECTORY

795 NORTH BROADWAY VACANT

DIRECTORY

NOLAN, BLANCHE, H. 24 CIRCULAR

NOLAN, FRANK J., PROP BEVERWYCK FARMS OUT CHURCH

1922

REVERSE DIRECTORY

795 NORTH BROADWAY VACANT

DIRECTORY

NOLAN, BLANCHE, H. 24 CIRCULAR

NOLAN, FRANCIS JOSEPH, DIED NOVEMBER 4, 1921

1923-27³¹

REVERSE DIRECTORY

795 NORTH BROADWAY BLANCHE M. NOLAN

DIRECTORY

NOLAN, BLANCHE M., H. 24 CIRCULAR

1928

REVERSE DIRECTORY

795 NORTH BROADWAY VACANT

DIRECTORY

NOLAN, BLANCHE M., H. 24 CIRCULAR

1929-30

REVERSE DIRECTORY

795 NORTH BROADWAY JOHN P. WIDENER

³¹ NAMES OF WIVES WERE INCLUDED IN PARENTHESES IN THE SARATOGA SPRINGS DIRECTORIES STARTING IN 1924.

DIRECTORY
NOLAN, BLANCHE M., H. 24 CIRCULAR
WIDENER, JOHN P., H. 795 BROADWAY

1931-33 REVERSE DIRECTORY
795 NORTH BROADWAY GEORGE D. WIDENER

DIRECTORY
NOLAN, BLANCHE M., H. 24 CIRCULAR
WIDENER, GEORGE D., H. 795 BROADWAY

1934-48³² REVERSE DIRECTORY
795 NORTH BROADWAY VACANT

DIRECTORY
NOLAN, BLANCHE M., H. 24 CIRCULAR
CATALDO, GUISEPPE AND FIORINA, ARE NOT LISTED IN THE
DIRECTORY

1950-54 REVERSE DIRECTORY
795 NORTH BROADWAY VACANT

DIRECTORY
CATALDO, GUISEPPE AND FIORINA, ARE NOT LISTED IN THE
DIRECTORY

1956-58 REVERSE DIRECTORY
795 NORTH BROADWAY JOSEPH CATALDO

DIRECTORY
CATALDA, JOSEPH (PERINA), RETIRED, H. 795 BROADWAY

1960 REVERSE DIRECTORY
795 NORTH BROADWAY SAMUEL ORLOWSKY

DIRECTORY
ORLOWSKY, SAMUEL (ROSE), PROP RED STONE VILLA, H.
795
BROADWAY

1962 REVERSE DIRECTORY
795 NORTH BROADWAY SAML ORLOWSKY

³² THE DIRECTORIES WERE PUBLISHED EVERY OTHER YEAR STARTING IN 1942.

DIRECTORY

ORLOWSKY, SAMUEL (ROSE), PROP RED STONE VILLA, H.
795 BROADWAY

1964

REVERSE DIRECTORY

795 NORTH BROADWAY RED STONE VILLA

DIRECTORY

ORLOWSKY, ROSE, WID SAMUEL, H. 795 BROADWAY
RED STONE VILLA, MRS. ROSE ORLOWSKY, PROP, 795
BROADWAY

1966-68

REVERSE DIRECTORY

795 NORTH BROADWAY MRS. ORLOWSKY
795 NORTH BROADWAY TIMOTHY H. HODGENS

DIRECTORY

HODGENS, TIMOTHY H. (GLENN V.), USN, H. 795
BROADWAY
ORLOWSKY, ROSE, WID SAMUEL, PROP RED STONE VILLA, H.
795 BROADWAY
RED STONE VILLA, MRS. ROSE ORLOWSKY, PROP, 795
BROADWAY

1969-70

REVERSE DIRECTORY

795 NORTH BROADWAY RED STONE VILLA
795 NORTH BROADWAY ORLOWSKY, ROSE
795 NORTH BROADWAY VACANT

DIRECTORY

ORLOWSKY, ROSE, WID SAMUEL, PROP RED STONE VILLA, H.
795 BROADWAY
RED STONE VILLA, MRS. ROSE ORLOWSKY, PROP, 795
BROADWAY

1971-74

REVERSE DIRECTORY

795 NORTH BROADWAY FLEMING, JOHN F.

DIRECTORY

FLEMING, JOHN F. (ALICE), EMP NY TEL CO., H. 795
BROADWAY
FLEMING, SANDRA ANN, STU, R. 795 BROADWAY

1976-78

REVERSE DIRECTORY

795 NORTH BROADWAY CLEMENTS, DONALD
795 NORTH BROADWAY FLEMING, JOHN F.
795 NORTH BROADWAY FLEMING, SANDRA ANN

DIRECTORY

FLEMING, JOHN F. (ALICE), EMP NY TEL Co., H. 795
BROADWAY

FLEMING, SANDRA ANN, STU, R. 795 BROADWAY

1979

REVERSE DIRECTORY

795 NORTH BROADWAY

FLEMING, BETSY

795 NORTH BROADWAY

FLEMING, JOHN F. JR.

795 NORTH BROADWAY

FLEMING, SANDRA ANN

DIRECTORY

FLEMING, BETSY, EMP Sk C, 795 BROADWAY

FLEMING, JOHN F. JR. (ALICE), EMP NY TEL Co., H. 795
BROADWAY

FLEMING, SANDRA ANN, STU, R. 795 BROADWAY

1981

REVERSE DIRECTORY

795 NORTH BROADWAY

FLEMING, BETSY

795 NORTH BROADWAY

FLEMING, JOHN F. JR.

795 NORTH BROADWAY

FLEMING, MARY

795 NORTH BROADWAY

FLEMING, SANDRA ANN

DIRECTORY

FLEMING, BETSY, EMP Sk C, 795 BROADWAY

FLEMING, JOHN F. JR. (ALICE), EMP NY TEL Co., H. 795
BROADWAY

FLEMING, MARY, STU, Sk C, 795 BROADWAY

FLEMING, SANDRA ANN, STU, R. 795 BROADWAY

1982-84³³

REVERSE DIRECTORY

795 NORTH BROADWAY

FLEMING, JOHN F. JR.

795 NORTH BROADWAY

FLEMING, MARY

DIRECTORY

FLEMING, JOHN F. JR. (ALICE), EMP NY TEL Co, 795
BROADWAY

FLEMING, MARY, STU, 795 BROADWAY

³³ THE LAST SARATOGA SPRINGS DIRECTORY THAT IS AVAILABLE FOR REVIEW WAS
PUBLISHED IN 1984.

ATTACHMENT I

THE NEW YORK TIMES
SEPTEMBER 29, 2002

Mollie Wilmot Dies; Socialite Played Host to a Freighter

By DOUGLAS MARTIN SEPT. 29, 2002

Mollie Wilmot, the socialite with the oversize white sunglasses who rose to celebrity in 1984 when a tanker ran aground at her Palm Beach, Fla., mansion, died on Sept. 17 at her apartment in Manhattan.

She was always reluctant to give her age, and ages from 73 to 78 have been reported. The Times Union of Albany, which regularly noted her attendance -- and choice of jewels -- at horse races in Saratoga Springs, N.Y., said longtime friends estimated that she was in her early 80's.

Paul Wilmot, a former husband, guessed 73 was closer. At least that is what she told him.

The cause of death was not disclosed.

Mrs. Wilmot had no children, and her sole immediate survivor is her sister, Francice Bushkin, of Santa Barbara, Calif.

Mrs. Wilmot rose to prominence the day after Thanksgiving in 1984, when a maid awakened her. Madame had callers to her one-acre oceanfront estate, next door to the estate of Rose Kennedy on North Ocean Boulevard Drive.

"I thought it was the man who was coming to photograph my home for Town and Country," she said in an interview in The New York Times.

Instead, in a town that reveres privacy, it was visitors who arrived unannounced -- something frequent visitors like the Duke and Duchess of Windsor just would not do.

"Let's have coffee first," Mrs. Wilmot said with a sigh.

She finally padded out to the patio in her dressing gown to find a 197-foot Venezuelan freighter pounding her seawall into concrete chips. A freak tropical storm had driven the ship, a rust bucket named the Mercedes, hard against her wall.

She overcame her dread of escaping Venezuelan rats and served finger sandwiches, caviar and coffee to the crew of 10, and martinis to the journalists who showed up.

She also fed the ship's cat, which the crew later gave to her. The cat, by then known as Mollie Mercedes, was passed on to her neighbors, the Pulitzer family, who sent it to the beauty parlor for a thorough fluffing and then outfitted it in velvet collars decorated with gold.

Such trappings were typical of the Palm Beach way of life that Mrs. Wilmot had known since she bought her mansion in the early 1960's. She brought her touch to the house, covering the walls of the grand drawing room with leopard-print fabric and laying the skins of lions and zebras on the gleaming floors. She displayed oceans of flowers, always white. Her own elegant, sometimes ostentatious, costumes also had a decidedly personal signature, particularly those sunglasses.

Soon after her purchase, Mrs. Wilmot was forced to put up with Secret Service agents who overran her property to protect her neighbor, President John F. Kennedy. The agents were less of a bother than a large boat in the backyard. But still.

Mollie Netcher was born in Chicago. She was named after her grandmother, who began as a clerk and underwear buyer in the family store and became known as "the merchant princess of State Street." Her parents, Charles and Gladys, inherited the business, the Boston Store.

Mrs. Wilmot graduated from the Foxcroft School. She was married to and divorced from Eddie Bragno, a wine merchant who is now dead; Albert Bostwick, of the polo family; and Mr. Wilmot, a fashion publicity agent.

She exuberantly moved from charities, particularly ones related to dancing and horses, to art auctions. Her philanthropy included the New York City Ballet, the National Museum of Racing, the National Museum of Dance and equine research at the Veterinary College of Cornell University.

Her most dramatic moment occurred when the ramshackle freighter visited her. Helicopters carrying cameramen buzzed overhead for months, after it turned out that the ship's owner was bankrupt and it was stuck.

Palm Beach residents became nightly visitors, sipping cocktails and offering tongue-in-cheek suggestions on what Mrs. Wilmot might do about her problem. A bar had Mollie Wilmot look-alike contests, and many customers wore blond wigs and large white-framed sunglasses. Mrs. Wilmot judged.

After she had waited more than a month for the Mercedes to be removed, which turned out to be just a third of its stay, Mrs. Wilmot was convinced of one thing.

"There's a strong possibility," she said, "that if the boat had washed up on the Kennedy property, it would be gone already."

If it all sounded like a movie, that is exactly what the Walt Disney Company thought. For 10 years, it tried to make a film, "Palm Beached," that was supposed to star Melanie Griffith or Bette Midler. It languished in development and died.

Mrs. Wilmot came out strongly against having Ms. Midler portray her. The actress had just appeared in "Down and Out in Beverly Hills."

"Disney wants to be flamboyant, to turn Palm Beach into a Beverly Hills," Mrs. Wilmot said. "And I don't think that's fair."

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