



Saratoga Springs
Preservation Foundation

A VOICE FOR PRESERVATION

Saratoga Springs Preservation Foundation

Researching the History of a Property/House

Mitch Cohen
Volunteer

Saratoga Springs Preservation Foundation
October 1, 2020

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www.saratogapreservation.org

Overview of the Research Process

- Maps of Saratoga Springs
 - Gain a visual context of the property through the ages (beginning with the present and back as far as the late 18th century)
- Deeds
 - Document the “chain” of Grantors (Sellers) and Grantees (Buyers) beginning with the current owner
- Saratoga Springs City Directories
 - Gather a list of all the occupants of the house (owners and/or “boarders”)
- The People and Their Stories
 - “Everyone is the star of their own soap opera” - Barbara N. Cohen (my mother)
- Saratoga Springs Tax Rolls
 - Determine the year that the property (“Lot”) was first assessed for the existence of a House.



Maps of Saratoga Springs

- Begin your map research with “today”
 - [Saratoga County Parcel Viewer](#) – “Find address or place”
 - Notate the “OWNER” (First owner on deed) and “PRINT_KEY” (Tax ID)
- Go to the [Harvard WorldMap](#) website
 - Provides map overlays to a base street map of historic maps from 1793 – 1945
- Go to the Library of Congress – Saratoga Springs maps (download TIFF)
 - Circa 1850 - [John Bevan](#), surveyor - a highly detailed city map
 - 1888 - [Lucien R. Burleigh Bird's-eye-view](#) – high detail of the south and east elevations of many of the city’s buildings
- Go to the [Library of Congress Sanborn Fire Insurance Maps](#)
- The Saratoga Room in the Saratoga Springs Public Library has historic maps

NOTES: Some deeds reference maps that can be found in hardcopy either at the office of the Saratoga County Clerk in Ballston Spa or in the Saratoga Springs Visitors’ Center’s Archives of the City Historian (the Saratoga Springs Visitors’ Center is currently closed and the public library is closed to researchers)

Archives of the City Historian (Visitors’ Center):
Saratoga County Clerk (Saratoga County Offices):

297 Broadway, Saratoga Springs, NY 12866
40 McMaster St, Ballston Spa, NY 12020



Saratoga County Parcel Viewer

308 Nelson Ave, Saratoga

Parcels: Saratoga Springs	
PRINT_KEY	166.37-3-4
EASTING	685,188
NORTHING	1,550,276
MUNI	Saratoga Springs
SBL	16603700030040000000
PROP_ADDR	308 NELSON AVE
ROLL_YEAR	2019
OWNER	GODETTE, DAVID P
MAIL_ADDR	308 Nelson Ave

Image Mate... Zoom to 1 of 3



Harvard
WorldMap
Default screen
No maps checked
(Base map only)
Mouse around
to find the location

- ✓ 1852 Bevan
- ✓ 1858 Chambers
- ✓ 1876 Cramer



WorldMap Historic Saratoga Springs maps

Overlays

Place Locations

- Early Churches
- Early Springs
- Early Hotels
- Early Schools
- 1793 Livingston
- 1810 Gideon Putnam Property
- 1822 Livingston Property
- 1839 Walton
- 1841 Ellsworth Property
- 1845 Putnam and Stafford
- Saratoga Springs 1852 Bevan Map
- 1851 J. Clarke
- 1853 Alger
- 1853 Bockes property
- 1853 Cox
- 1855 Waterbury
- 1856 George B Clarke property
- 1856 Geil Map
- 1858 Chambers
- 1876 Cramer Map
- 1876 Saratoga Springs and Surroundings
- 1879 Cramer & Mott
- 1881 Jumel Sections 2 and 3
- 1881_Jumel_S4
- 1881 Lawrence map
- 1901 Robson Adee map
- 1903 Lester Brothers map
- 1907 GAR Parade map
- 1909 Hill Springs and Wells
- 1923 Ritchie
- 1926 Voting Districts
- 1932 Mott
- 1939 Mott

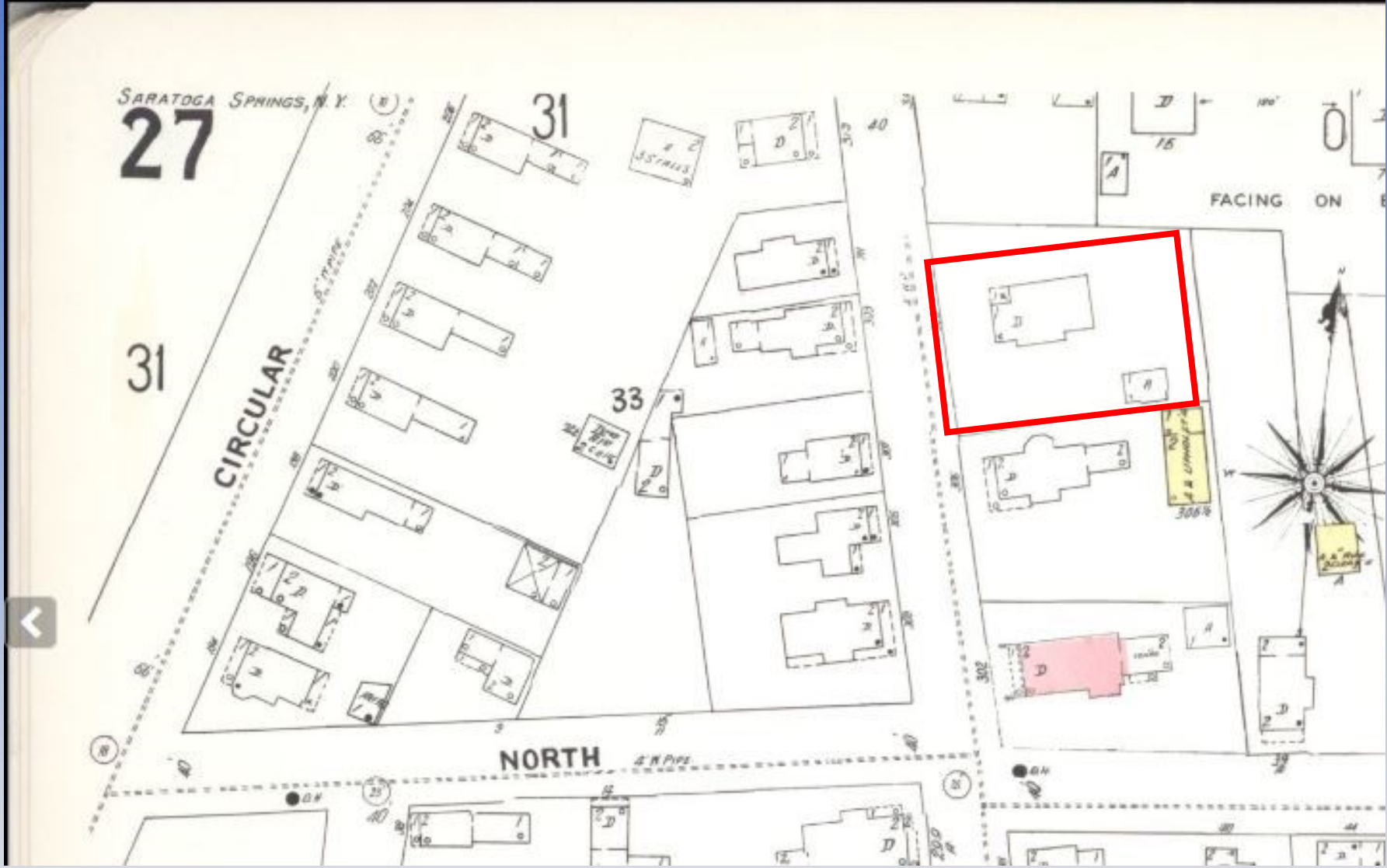
Enter search...

Data CC-BY-SA by [OpenStreetMap](#)

1954 Map

Sanborn
Maps

Map Detail



Deeds – Saratoga County Clerk’s IQS System

- Deed research must be traced in ***reverse date order***. The goal: the Seller (Grantor) in a deed is often the Buyer (Grantee) previously*
- Filed date of 1985 to present – Use [Search](#)
- Filed date between 1770-1985 – Use “[INDEXBOOKS](#)”
 - “Select Volume” – use the Grantee (Buyer) for the Deed filed year range
 - “Find Name” (Last First) – Enter the last name of the Grantee
- Much of the research requires reading through handwritten INDEXBOOKS until you find the deed where the property description matches the property being researched
 - **Common exceptions:**
 - Mortgage defaults were common – often a “Referee” is named by the court to sell the property at a public auction. In these cases, the Referee is the Grantor.
 - Death of the owner(s) generally find the property passing to one or more heirs who eventually are Grantors



Deeds – INDEXBOOKS (demands patience)

INDEX TO GRANTEES – SARATOGA COUNTY, N. Y.

923

(/)

DATE			AB CD	EF GH	IJ	KLM NOP	QRSTU VWXYZ	Second Initial	GRANTEE	GRANTOR	BOOK	PAGE	INSTRUMENT OR LOCALITY
Year	Month	Day											
1981	May	4	Deborah		John			H.	Bocha and	John H. Bocha and	1053	831	Ballston
	"	16	Daniel		Kristen			L.	Godfrey	Judith A. Wolfe, Esq.	1054	103	Malta
	Aug	17		Elaine				F.	Godlewski	Mary Godlewski	1051	630	Parson & 8th
	Sept	6	David					P.	Godette				
	"	"	Carol					S.	"	Richard J. Stone & wife	1064	311	Saratoga Springs



Return to the IQS website under INDEXBOOKS and choose
Go To Document, Book Type: Deeds, Book 1064, Page 311

Book 1064
Page 311

Note: Some deeds include the Book and Page of *prior/earlier* deeds (found as "Being the same premises conveyed ...") – make note of these as they will save you time!



Deeds – The official document

FORM 5301 – Warranty Deed with Lien Covenant

NATIONAL LEGAL SUPPLY, INC.
66 Beaver St., Albany, N.Y. 12207

This Indenture

Made the *31st day of*
August *Nineteen Hundred and Eighty-Four*
Between RICHARD D. STONE and BARBARA STONE, husband and wife, residing at
628 North Broadway, Saratoga Springs, New York,

BEGINNING at the southwest corner of the burying ground on Nelson Street (now Nelson Avenue) and thence southerly one hundred feet on Nelson Avenue; thence easterly along the north bounds of lands formerly owned by Michael Cogan, two hundred and fifty-two feet; thence northerly eighty-seven feet to the aforesaid burying ground; thence westerly two hundred and fifty-two feet to the place of beginning.

DESCRIBED BY REFERENCE

BEGINNING at the southwest corner of the burying ground on Nelson Street (now Nelson Avenue) and thence southerly one hundred feet on Nelson Avenue; thence easterly along the north bounds of lands formerly owned by Michael Cogan, two hundred and fifty-two feet; thence northerly eighty-seven feet to the aforesaid burying ground; thence westerly two hundred and fifty-two feet to the place of beginning.

SUBJECT to any enforceable easements, restrictions and covenants of record.

BEING the same premises conveyed by John J. Sexton and Mildred R. Sexton to Richard D. Stone and Barbara Stone by deed dated October 17, 1964, and recorded in the Saratoga County Clerk's Office on October 20, 1964, in Book 762 of Deeds at page 108.



Saratoga Springs City Directories

- Many are available in the Saratoga Room at the Saratoga Springs Public Library[±] (between 1868-1980s)
- Many are available (and easily searchable) using [ancestry.com](https://www.ancestry.com) (52 volumes representing years between 1868-1960)*
- Ancestry.com: to find inhabitants, use [Search](#)
 - **Keyword:** “308 Nelson” (use the double quotes!) and check “Exact”
 - **Place your ancestor might have lived:** Saratoga Springs, Saratoga, New York, USA (exactly as written here) and check “Exact to...”
 - “View Image” allows you to view the image of the directory and even download the page to your device.



* Monthly subscription is required. An option is to purchase a subscription, do your research and download your “facts” and then cancel when complete.

[±] The Saratoga Springs Public Library is currently closed to researchers

Saratoga Springs City Directories

Alphabetical
Directory
Directory
("Reverse
Directory")

1936—SAR
Marion), lab

CARROLL BROS. - PACKARD SALES & SERVICE
30 HIGH ROCK AVE. Phone 284 Night Phone 216-7

212 1936—SARATOGA SPRINGS DIRECTORY—1936

Middle av (continued)

Right
— E Harrison crosses
44 William H Jackson
44 Vacant
44 Charles E Bonds
— Nelson av crosses
68 Marie L. White
72 Mrs Lilli
86 C Rollin
88 James E
90 Patrick J
92 Joseph A
94 Charles
— Warren
104 Christoph
110 Joseph H
114 Middle A
118 Michael
120 Burton
122 George J
144 Vacant
146 Christian
148 Truman

MITI
From 10 Mari
K-6
16 Mrs Est
22 Nichols

MITC
From opposit
East s

Left
10 Evenson
37 Alphonse
37 Allan C
45 William
— Case beg

Right
4 Frederick
6 William
14 Mrs Ann
14½ Mrs B
14½ Robert
20 Mrs Minnie M Porter
— Ludlow intersects
20 Edward Corlee
74 H Raymond Lawton
74 Walter I Dillabough
78 Vacant

MONROE STREET
From opposite 127 Lincoln av to
south of Crescent. K-8

Right
— Crescent intersects
1 Clayton A Belden
3 Milton T Porter

Left
4 Gordon Benson
— Webster crosses
24 Otto Ernst
29 Anthony Matrasso
29 rear George L Banks
61 Clarence H Traver

MORGAN STREET
From Seward byd St Faith's School
west to Myrtle. G-4

Right
4 John Helmeck

Left
3 Mrs Mary Vogel

— **North crosses**
302 Herman Vogel
302 Herman Peskofsky
306 Byron A Williamson
306 Byron A Williamson, upholsterer
308 John J Sexton
314 Andrew Novak
— **Elbern begins**
320 Jacob Goodhart
**324-326 G N Montayne & Son, coal,
wood**

92 Frank R. Hodge
94 Henry E Ryall
— **Wright crosses**
102 Benjamin Ryall, Jr
104 William T Schrade
110 Henry J Schrade, Sr
110 H Schrade & Sons, greenhouses
122 William A Sempie
125 Mrs Anna L. King
130 John C Proper
132 Robert E Harrington
132 Robert E Harrington, physician
134 Charles H Claydon
136 J Moylan Johnson
138 Helen A Bowen
— **Lincoln av crosses**
140 James C Pennell
142 Craig H. More
144 Samuel Lavine
146 James H. Allen
146 William P. Bassell

**FLOORINGS Milliman & Hall SHEETROCK
MOULDINGS PLASTER BOARD**

1936—SARATOGA SPRINGS DIRECTORY—1936 213

Nelson av (continued)

148 Lawson W Mosher
150 Dwight P Emery
152 John R Ritchie
— **Union av crosses**
— **Morton pi begins**
164 Mrs Susan M Evans
166 Vacant

Left
37 Mrs Mary Malone
39 John P Malone
41 Milo E Elwell
41 Little Club Restaurant
53 Peter T Malone, restaurant
53 Peter T Malone
— **Gridley av begins**
David J Scott
Race Track Valet
Sernb Doyle
Mrs Rilla S Bradley
Crescent ends
Race View
James Morrissey
Mrs Lillian Russell
Carl C Brown
Martin W Van Steele
Joseph Bush
Harold C Remington
H Schrade & Sons Inc
Wright crosses
H Schrade's Nurseries
Vacant
Charles W Stickle
Philip S Wakeley
Mrs Mary Ferguson
John P Doherty
Webster ends
Alfred J Burns
Cullen B Meader, Jr
Albert A Trim
Cullen B Meader
Francis E Dorsey
Charles C Zelisko
Lincoln av crosses
J Walter Long
White ends
Mrs Caroline M Guiler
Louis M Reiper
North Lane intersects
Union av intersects
George crosses
Mrs Jennie M Bennett
Mary A Swan
William H Carragan
— **Spring ends**
— **Phila ends**
207 Isaac J Bardick
206 Joseph Noonan
206 Joseph Noonan, cont
— **Talford pi ends**
215 Vacant
216 George Grippen
Caroline crosses
225 John McNaughton
227 Herbert M Assman
— **Mitchell alley ends**
231 Theodore L Washburn
235 Charles H Hutchins
235 John H Fitzpatrick
235 Saratoga Decorating Co
— **Diamond ends**
241 Joseph J Sovich
241 Harry E Chase
243 William M Curtis
243 Raymond H Curtis

149
Sar-
av



The People and Their Stories

- The directories (especially on [ancestry.com](https://www.ancestry.com)) gives you easy access to finding the people who inhabited the address (the owners, their children, tenants and, often, their occupations)
- Use the names you find to [search](#) for details about the people
 - Ancestry.com – First (Middle) and Last Name, Place your ancestor might have lived ... same as before (with or without the “Exact to...”)
 - You will get directories, all available census data, military records (Revolutionary War, Civil War, WWI, WWII) and often family trees constructed by their living descendants
- [Fulton History](#) (NY historic newspapers, including The Saratogian)
- [NYS Historic Newspapers](#)
- [Google](#) – Always helpful and includes scanned books on Saratoga County history



Saratoga Springs Tax Rolls

- Tax Rolls, handwritten books, document tax assessments against the owner of the property.
- The best source for determining the year that the lot ceased to be taxed as a “Lot” only and was taxed with a “House & Lot”
- Found Saratoga Springs Visitors’ Center in the City Historian’s Archives
- Access is limited in normal times because the documents are fragile and critical historic documents



Upcoming Events

Historic Congress Park & Canfield Casino Tour

Sunday, October 4, 2020 at 10:30 AM

LIMITED TICKETS REMAIN – Tickets [here](#)

Wealth & Wellness: Franklin Square Tour

Saturday, October 10, 2020 at 10:30 AM (NEW DATE)

Tickets [here](#)

Saratoga's Historic West Side Tour

Sunday, October 18, 2020 at 10:30 AM

LIMITED TICKETS REMAIN – Tickets [here](#)

“Women’s Suffrage in Saratoga Springs” with Nancy Brown

Tuesday, October 27 at 7:00 PM

FREE - Zoom / Facebook Live Program –
Register [here](#)

Twilight Cemetery Tour

“Madness, Murder, Untimely Deaths, and Strange Coincidences”

Friday, October 30 at 5:00 PM

Tickets [here](#)



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