Saratoga Springs Preservation Foundation

A Voice For Preservation

Annual Report

2020-2021
Founded in 1977, the Saratoga Springs Preservation Foundation is a not-for-profit organization that promotes preservation and enhancement of the architectural, cultural and landscaped heritage of Saratoga Springs.
2020 BOARD OF DIRECTORS

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Executive Director

Nicole Babie
Membership & Programs Director

Patty Herrick
Bookkeeper

Anne McDonough
Administrative Assistant

Saratoga Springs Preservation Foundation
112 Spring Street, Suite 203
Saratoga Springs, NY 12866
Phone: (518) 587-5030
Letter from the President

Dear Members and Friends,

It is an honor to serve as the president of the Saratoga Springs Preservation Foundation. During my tenure on the board, my passion for its mission to preserve the architectural, cultural, and landscaped heritage of Saratoga Springs has only grown.

I am proud of how the Foundation not only navigated its way through the challenges of COVID, but thrived. While many things stopped, construction did not. The Foundation continued to be an advocate for best preservation practices and remained a resource for many as they stayed home and prioritized maintaining their houses and adapting to lifestyle changes that resulted from COVID. The Foundation also quickly pivoted to offer programs virtually and safely offer in-person walking tours.

This past year, thanks to our many loyal members, donors, and volunteers, the Foundation:

- Assisted the First Baptist Church successfully exceed their initial goal of $50k for the restoration of their most endangered stained glass windows.
- Provided comments on capital improvement projects at the Saratoga Race Course, the oldest extant sports venue in the country, to ensure its unique character is retained through a balanced approach of preservation and modernization.
- Hosted 12 Summer Sunday Strolls and due to their popularity, an Autumn Stroll Series of walking tours was offered.
- Brought visitors from across the country to the Saratoga Race Course with a virtual Travers Day Tour since the race course was closed to the public in 2020.
- Maintained the Foundation’s presence within the community by offering virtual programs including “Hidden Histories” with Carol Godette, “Women’s Suffrage in Saratoga” with Nancy Brown, “Saratoga Soul: Brandtville Blues” with Carol Daggs, and “Take a Bite Out of History: From Saratoga Chip to Potato Chip” with Alan Richer.
- Produced a Holiday Homes Tour featuring two homes on Union Avenue – thank you to The McKrells and Cassandra Kubinski for providing the music!
- Hosted “Architecturally Speaking” with the Preservation League of New York State for local realtors and design professionals to earn continuing education credits and learn about marketing historic properties.
- Offered the Historic Homes Tour virtually, with a tour produced by Green River Pictures, and held an in-person tour of Rehab-in-Progress home at 687 North Broadway, the former Masonic Lodge, as well as in-person Breakfast & Buildings and Lunch & Learn programs at Anne’s Washington Inn.
- Worked with our community partners and the City of Saratoga Springs to place picnic tables donated by the New York Racing Association in Congress Park to provide additional outdoor dining to help support local restaurants.
- Reviewed more than 50 projects and provided 35 written comments to various land use boards to advocate for best preservation practices, ensuring the historic character of our downtown and neighborhoods is retained.
- Rallied members and friends to vocally oppose the proposed demolition of the intentionally-neglected houses located at 65 and 69 Phila Street, resulting in a denial from the Design Review Commission.
- Purchased 65 Phila Street to preserve it!
This year, more than any other, the staff showed their true dedication to the Foundation’s mission and excelled during an unprecedented time. I extend my sincere thanks to Samantha Bosshart, our Executive Director, who during her tenure of leadership has changed the trajectory of the Foundation. Nicole Babie, our Membership & Programs Director, deserves special recognition for her continued enthusiasm and endurance over the past year. I also thank Anne McDonough, our Administrative Assistant; and Patty Herrick, Bookkeeper, for their work.

I extend a thank you to our Board of Directors who dedicated their time, expertise, and knowledge to the Foundation. I thank our outgoing board member, Brennan Drake, for his service. I welcome members Jaime Butler-Binley, Steven Dodds, Stephen Kyne, Dorothy Rogers-Bullis, and William McCarthy as well as our new mayoral appointment, Jason Thomas. I look forward to serving with you and the rest of our board in advancing the mission of our organization.

This past year demonstrated how important our surroundings are and that places not only connect us to one another, but also to our history. I am grateful for everyone who continued to support our mission during such a difficult time, allowing us to preserve the places that connect us to one another and to our history, giving comfort during a challenging year.

The Foundation looks forward to celebrating its 45th anniversary with you in 2022!

Thank you,

[Signature]

Adam N. Favro
President

Adam Favro, President, and Samantha Bosshart, Executive Director at the 2021 Historic Homes Tour Porch Party
Treasurer’s Report

Dear Members,

The following report provides a summary of the Saratoga Springs Preservation Foundation’s fiscal year July 1, 2020 - June 30, 2021.

Operating Overview
The Saratoga Springs Preservation Foundation, Inc. is a not-for-profit corporation that is an exempt organization under Section 501(C)3 of the Internal Revenue Service Code. The finances of the Foundation are managed day-to-day by the Executive Director, who serves as the chief financial officer, and the bookkeeper inputs transactions into QuickBook. Oversight is provided by the Treasurer and the Board of Directors. Controls for day-to-day financial operations are in accordance with the organization’s bylaws and a system of checks and balances is in place. The Treasurer conducts a review of prepared profit and loss statements and balance sheets and reports to the Board of Directors on a monthly basis. Donor advised funds are identified as “Restricted Funds” in the accounting ledger.

Audit
Unless required by New York State, the Foundation undertakes a financial review by an independent accountant each fiscal year and an independent audit at a minimum of every seven years per the bylaws. Last year, Marvin and Company performed an independent audit. This year they completed a financial review of the fiscal year ending June 30, 2021. The financial review dated December 15, 2021 indicated that financial statements fairly present the financial position of the Foundation. The auditor reported that the Foundation operates with an appropriate division among staff receiving and recording financial transactions.

Foundation Income
The Foundation’s annual operations are funded through a combination of membership dues, contributions, fundraising events, contract services, in-kind contributions, and various grants. Prior to June 30, 2020, the Foundation received a federal Payroll Protection Program (PPP) loan in the amount of $28,600. This fiscal year those funds were forgiven. The Foundation also applied for a $70,000 Federal Economic Injury Disaster Loan (FEIDL) prior to June 30, 2020 due to the uncertainty of COVID. The Foundation was fortunate to not need to draw on the loan and in February 2021 it repaid the full amount of the principal as well as the accrued interest of $1,193. This fiscal year the Foundation applied and received a second round PPP loan in the amount of $33,617, which is anticipated to be forgiven the following year.

Building Held for Investment & Long-Term Debt
In May 2021, the Foundation purchased 65 Phila Street. It signed a promissory note in the amount $485,000 of which $235,237 was used to purchase the building and the remaining amount will be used to cover rehabilitation costs. Interest on the note accrues at .17% and is due and payable in a single installment at maturity, which is initially November 20, 2023.

Summary
With the continued attention of the Executive Director and the Board of Directors, the Foundation ended the year with an approximate net operating income less donor restricted funds was $50,954. Approximate net income less donor restricted funds was $219,837. The Foundation total assets increased from $744,503 in 2020 to $991,070 in 2021 for a total change of $246,567. This was a result of the following: PPP loan forgiveness; a significant donation made in memory of Cheryl Gold, emeritus member of the Board, to an investment account that is earmarked to grow the principal to provide operating funds in the future; other received unrestricted and temporarily restricted donations; and the market performing well. The Board continues to pursue its goal of increasing revenues through growing membership, creating partnerships, seeking grants, and hosting fundraising events and monitoring operating expenses.

Respectfully submitted by,

Dmitriy Yermolayev
## Financial Statements
### Statements of Financial Position
June 30, 2021 and June 30, 2020
Marvin and Company

### ASSETS

<table>
<thead>
<tr>
<th></th>
<th>2021 (Unaudited)</th>
<th>2020 (Audited)</th>
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</thead>
<tbody>
<tr>
<td><strong>Current Assets</strong></td>
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<tr>
<td>Cash and cash equivalents</td>
<td>$316,557</td>
<td>$90,267</td>
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<td>Contributions receivable</td>
<td>1,068</td>
<td>912</td>
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<td>Prepaid expenses</td>
<td>213</td>
<td>213</td>
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<td>Book and artwork inventory</td>
<td>5,920</td>
<td>5,920</td>
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<td>Investments</td>
<td>658,128</td>
<td>691,441</td>
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<td><strong>Total Current Assets</strong></td>
<td>$1,281,886</td>
<td>$788,753</td>
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<td><strong>Property and Equipment, net</strong></td>
<td>460</td>
<td>1,150</td>
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<td><strong>Other Assets</strong></td>
<td></td>
<td></td>
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<tr>
<td>Building hold for investment</td>
<td>235,237</td>
<td>-</td>
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<tr>
<td>Security deposit</td>
<td>2,202</td>
<td>2,202</td>
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<td><strong>Total Other Assets</strong></td>
<td>237,439</td>
<td>2,202</td>
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<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td>$1,519,785</td>
<td>$792,105</td>
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### LIABILITIES AND NET ASSETS

<table>
<thead>
<tr>
<th></th>
<th>2021 (Unaudited)</th>
<th>2020 (Audited)</th>
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</thead>
<tbody>
<tr>
<td><strong>Current Liabilities</strong></td>
<td></td>
<td></td>
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<tr>
<td>Accounts payable and accrued expenses</td>
<td>$9,098</td>
<td>$8,567</td>
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<tr>
<td>Deferred revenue</td>
<td>1,000</td>
<td>10,435</td>
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<tr>
<td>Paycheck Protection Program loan</td>
<td>93,617</td>
<td>28,800</td>
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<td><strong>Total Current Liabilities</strong></td>
<td>43,715</td>
<td>47,602</td>
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<tr>
<td><strong>Long-term Liabilities</strong></td>
<td></td>
<td></td>
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<tr>
<td>Notes payable</td>
<td>485,000</td>
<td>-</td>
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<tr>
<td><strong>Total Long-term Liabilities</strong></td>
<td>485,000</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Liabilities</strong></td>
<td>528,715</td>
<td>47,602</td>
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<tr>
<td><strong>Net Assets</strong></td>
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<td></td>
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<tr>
<td>Without Donor Restrictions</td>
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<tr>
<td>Unrestricted</td>
<td>170,199</td>
<td>114,888</td>
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<td>Board Designated</td>
<td>758,822</td>
<td>581,414</td>
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<tr>
<td>With Donor Restrictions</td>
<td>62,049</td>
<td>48,200</td>
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<tr>
<td><strong>Total Net Assets</strong></td>
<td>991,070</td>
<td>744,503</td>
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<tr>
<td><strong>TOTAL LIABILITIES AND NET ASSETS</strong></td>
<td>$1,519,785</td>
<td>$792,105</td>
</tr>
</tbody>
</table>
## Financial Statements

### Statement of Activities

June 30, 2021  
Marvin and Company

<table>
<thead>
<tr>
<th></th>
<th>Without Donor Restrictions</th>
<th>With Donor Restrictions</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Support and Revenue</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Contributions</td>
<td>$ 69,714</td>
<td>$ 45,956</td>
<td>$ 115,670</td>
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<tr>
<td>Donated services and items</td>
<td>9,841</td>
<td>-</td>
<td>9,841</td>
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<tr>
<td>Government and foundation grants</td>
<td>52,045</td>
<td>-</td>
<td>52,045</td>
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<tr>
<td>Membership</td>
<td>44,388</td>
<td>-</td>
<td>44,388</td>
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<tr>
<td>Contract service revenue</td>
<td>9,000</td>
<td>-</td>
<td>9,000</td>
</tr>
<tr>
<td>Merchandise sales net of costs of $804</td>
<td>6,998</td>
<td>-</td>
<td>6,998</td>
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<tr>
<td>Fundraising events net of related expenses of $10,907</td>
<td>39,877</td>
<td>-</td>
<td>39,877</td>
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<tr>
<td>Education programs</td>
<td>24,205</td>
<td>-</td>
<td>24,205</td>
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<tr>
<td>Interest income</td>
<td>30</td>
<td>-</td>
<td>30</td>
</tr>
<tr>
<td>Miscellaneous income</td>
<td>288</td>
<td>-</td>
<td>288</td>
</tr>
<tr>
<td>Forgiveness of debt - Paycheck Protection Program Loan</td>
<td>28,600</td>
<td>-</td>
<td>28,600</td>
</tr>
<tr>
<td>Investment income, net of related expenses of $5,372</td>
<td>185,687</td>
<td>-</td>
<td>185,687</td>
</tr>
<tr>
<td><strong>Net assets released from restriction</strong></td>
<td>32,107</td>
<td>(32,107)</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Support and Revenue</strong></td>
<td><strong>502,780</strong></td>
<td>13,849</td>
<td><strong>516,629</strong></td>
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</tbody>
</table>

| **Expenses**                |                             |                         |        |
| Program services            | 164,518                     | -                       | 164,518 |
| Management and general      | 46,453                      | -                       | 46,453 |
| Fundraising                 | 59,091                      | -                       | 59,091 |
| **Total Expenses**          | **270,062**                 | -                       | **270,062** |

| **Change in Net Assets**    |                             |                         |        |
|                            | 232,718                     | 13,849                  | 246,567 |

| **Net Assets, Beginning of Year** | | | |
|-----------------------------------|-------------------------|
|                                  | 696,903                 | 48,200                  | 744,503 |

| **Net Assets, End of Year**      | **929,021**              | **62,049**              | **991,070** |


MISSION
The Saratoga Springs Preservation Foundation promotes preservation and enhancement of the architectural, cultural, and landscaped heritage of Saratoga Springs. The Foundation carries out its mission through advocacy, technical assistance, education and restoration.

ADVOCACY

Best Historic Preservation Practices
This past year the Foundation continued to be a vocal advocate for best historic preservation practices in the city by monitoring proposed changes that may impact our community’s historic resources. The Foundation reviewed and provided advisory opinions to the City of Saratoga Springs land use boards: Design Review Commission, Planning Board, and Zoning Board of Appeals. This included promoting the Secretary of Interior’s Standards for Rehabilitation as well as the City of Saratoga Springs Historic Architectural and Historic District Standards and Design Guidelines. The Foundation reviewed more than 50 projects and submitted 35 written advisory comments to discourage demolition, inappropriate exterior changes, additions, and new construction.

The Foundation regularly commented on smaller projects such as proposed replacement of historic windows, porch restorations, roof modifications, and additions. It also provided comments on large scale new development such as the proposed expansion of the Adelphi Hotel and new construction at 269 Broadway. Over the years, the Foundation has reviewed numerous proposals at the site on Washington Street. The Foundation consistently advocated for the mass and scale to be reduced and greater setbacks to minimize the impacts on the adjacent historic structures including: 351 Broadway, the oldest commercial building in Saratoga Springs constructed circa 1815 by Joseph Wescott; 353 Broadway, built by George Wilcox in circa 1840 and originally named the American Hotel; 19 Washington Street, built circa 1850 to serve as the parsonage for Bethesda Episcopal Church; and 25 Washington Street, the former church that was built in 1871 that today is known as Universal Preservation Hall. The project that received approval by the Design Review Commission resulted in significant rehabilitations of 351 and 353 Broadway as well as the proposed addition had varying setbacks and heights to reduce the overall mass and scale of the building, helping to mitigate the negative impacts to the historic buildings listed above.

The proposal presented in 2017, which changed significantly through the design review process, but was never built (left two renderings) The proposal submitted in 2020 and approved by the Design Review Commission (right two renderings).
The Foundation also reviewed the application for the proposed mixed-use development at 269 Broadway. The project site is located in the local historic district and is immediately adjacent to the Broadway Historic District listed on the National Register of Historic Places. The Foundation was pleased that there was a plan to redevelop the vacant parcel. While the architectural design of the building was a statement of its own time, the Foundation had significant concerns about height, scale, and mass of the proposed structure. While the proposed development may relate to Park Place, there are extreme differences in height, scale, and mass of the buildings located on the same side of the street - the historic Spa Catholic High School, St. Peter’s Catholic Church, NBT Bank building, and the Local Landmark, Drink Hall. In addition, the Foundation expressed concerns that the primary entrance that will be used for the majority of the building will be located on the south elevation, not on the primary façade, and the ground floor commercial entrance on the primary facade will be hidden from view.

Endangered Buildings

The Foundation continued to monitor and advocate for buildings that are deteriorating and threatened by demolition. For 20 years the Foundation has periodically updated its endangered properties list.

Preliminary reports by members of the Advocacy Committee indicate that approximately 250 buildings have notable exterior maintenance or structural issues. Over 150 buildings are primary structures with approximately 50 that appear to be vacant or abandoned. The remaining buildings are accessory structures: barns, carriage houses, and garages. Buildings are evaluated on several different criteria.

There are several buildings that have been on the Foundation’s endangered building list since its inception- 65 Phila Street, 69 Phila Street, and 166 Excelsior Avenue. In 2017, the Foundation paid, through its Special Project Fund, to have nationally recognized historic building structural engineer, Don Friedman of Old Structures Engineering, do a structural assessment of 65 and 69 Phila Street on behalf of a potential buyer. Unfortunately, that potential buyer and others have not been able to negotiate with the owners to purchase the buildings. In 2012, the Foundation worked with the City of Saratoga Springs to establish a Vacant Building Registry as a result of the demolition of 66 Franklin Street. In 2019, in partnership with the Foundation, the City adopted changes to strengthen the ordinance by providing specific guidance for buildings located in local historic districts. The Foundation continues to advocate for better enforcement of the Vacant Building Registry.
Saratoga Race Course
The Foundation remains actively involved with ensuring there is a balanced approach to preservation and modernization of the oldest sports venue in the United States as the New York Racing Association (NYRA) makes capital improvements. The Foundation has regularly provided comments on proposed plans since 2009. In 2016, the Foundation was officially designated by the State of New York to be the only entity to provide required local advisory opinions on proposed capital improvements. This past year, the Foundation reviewed and provided comments to NYRA and the State Historic Preservation Office on several projects— the new 4,300-square-foot childcare facility named Faith’s House; the Post Bar, a permanent structure that will replace the tent near the Paddock; the 5,000-square-foot Mary Lou Whitney Pavilion that serves the backstretch workers; a permanent medical facility, replacing a tractor trailer; and the rehabilitation of Cottage #7, an original structure of August Belmont Jr.’s private property.

Unauthorized Work
The Foundation continues to monitor unauthorized work in the local historic districts and advocate for owners to correct work for which they did not receive approval - 184 Phila Street, 40 George Street, and 208 Nelson Avenue. The Foundation continues to recommended to the City that an anonymous telephone number be provided to allow people to report unauthorized work.
EDUCATION & EVENTS

In 2020, the Foundation increased its educational programming and outreach, while remaining cautious of COVID restrictions, to promote historic Saratoga Springs throughout the year.

**Summer Sunday Strolls**
The Foundation offered safe, socially distanced Summer Sunday Strolls to 20 people every Sunday morning from June through early September. The walking tours are designed to educate residents and visitors about the architectural and cultural heritage of Saratoga Springs as well as the importance of preservation. Over 260 people attended the strolls that sold out each week. The strolls were conducted by volunteers and Foundation staff and highlighted historic districts and landmarks including; Greenridge Cemetery, Union Avenue featuring the former Skidmore Campus, North Broadway, Franklin Square, the West Side, neighbourhood surrounding Saratoga Race Course, Congress Park, Broadway, and the National Historic Landmark Saratoga Spa State Park.

**Virtual Tour of Saratoga Race Course**
In 2020, the Foundation gave an exclusive virtual tour of the historic Saratoga Race Course on the morning of the Travers Stakes Day when no fans were allowed. The tour, viewed over 4,000 times, included interviews with NYRA CEO David O’Rourke, architect Matt Hurff, and Jack Knowlton, the Operating Manager of Sackatoga Stables owner of Tiz the Law, winner of the 2020 Belmont & Travers Stakes. This program is available to view on Facebook at bit.ly/3RO0rvC.

**Autumn Stroll Series**
Due to overwhelming popularity of the Summer Sunday Strolls, the Foundation offered its first Autumn Stroll Series. Five tours were offered from early September through October. The strolls continued to sell out. Over 80 people toured various historic areas of the city—North Broadway, Congress Park, Franklin Square, and the West Side. The Foundation is extremely grateful for all of the volunteer docents who enable it to offer strolls throughout the summer and fall.
Bike Tours of Saratoga Spa State Park
The Foundation continued to offer its exclusive bike tour of the historic Saratoga Spa State Park. On July 11, August 22, and September 27, 2020 Linda Harvey-Opiteck took people on a tour that explores the historic development of the National Historic Landmark Saratoga Spa State Park from 1910 to the present, highlighting its significant architecture, springs, and landscape.

Twilight Cemetery Tour
The annual “Twilight Cemetery Tour: Madness, Murder, Untimely Deaths, and Strange Coincidences” was held on Tuesday, October 30, 2020. Attended by 35 people, volunteer docent Gloria May navigated the tombs and monuments of Greenridge Cemetery, discussing the historical and architectural background of the American rural cemetery movement while unearthing tales of Saratoga’s most notable residents during this rare opportunity to tour the cemetery at dusk.

Hidden Histories
Inspired by her "On This Spot" series in Simply Saratoga magazine, Carol Godette explored several sites throughout Saratoga Springs during a virtual presentation “Hidden Histories” on October 1, 2020. Carol unearthed the history of her Nelson Avenue home, Ben & Jerry’s, the former Convention Hall, and 395 Broadway. Carol, with the help of Mitch Cohen, also briefly discussed the research process so those interested in learning more about the history of a property can start on their own. This program is available to view on YouTube at bit.ly/3RvO4Ve.

Women’s Suffrage in Saratoga Springs
Nancy Brown, a local educator who serves on the board of The National Collaborative for Women’s History Sites and Chair of The National Votes for Women Trail, presented via Zoom about the pivotal role Saratoga Springs played in the women’s suffrage movement and the history of women’s rights conventions. This program is available to view on YouTube at bit.ly/3RKfTJq.

Holiday Homes Tour
For twenty-five years the Foundation hosted the highly anticipated Candlelight House Tour, which highlighted our community’s rich architectural heritage. On Friday, December 11, 2020 the Foundation revived the spirit of that event with a Holiday Homes Tour. This exclusive opportunity allowed people to virtually tour two historic private residences on Union Avenue. The program featured holiday music by The McKrells, one of the Capital District's most well-known Irish and bluegrass acts, and Saratogian Cassandra Kubinski, a multi Billboard Heatseekers charting singer/songwriter who has performed internationally and collaborated with artists like Goo Goo Dolls, Chris Botti, and 10,000 Maniacs, among others. The Foundation was honored to be joined by these impressive artists during the Holiday Homes Tour.
Heart Bomb Campaign

The Foundation celebrated architecture in Saratoga Springs during its Heart Bomb Campaign in February. The campaign helps to raise awareness about preservation by highlighting the historic buildings that people love, including those buildings that need love. This year the Foundation called upon the community to support 65 and 69 Phila Street which was featured by CBS6 News. Additional members of the community featured their home on North Broadway, the Saratoga Race Course, and the Saratoga Spa State Park.

Brandtville Blues

In honor of Black History Month, author Carol R. Daggs presented via Zoom about the "Brandtville" neighborhood on the east side of Saratoga Springs, her family’s rich history in this neighborhood, and how it has changed over the last 120 years. The presentation, with over 400 views, was based on her book Saratoga Soul: Brandtville Blues where each chapter relates to Daggs family’s 19th and 20th century life experience in Saratoga Springs’ Brandtville: a predominantly African American farming community. This program is available to view on YouTube at bit.ly/3d0DzKJ.

Take a Bite Out of History: From Saratoga Chip to Potato Chip

In honor of National Potato Chip Day - celebrated on March 14 - renowned potato chip historian, Alan Richer, joined the Foundation for virtual program “Take a Bite Out of History: From Saratoga Chip to Potato Chip” on March 25, 2021. Attendees learned about the alternative origins of the chip - including the players, facts, myths, and mystery.

“My Community” with Children’s Museum at Saratoga

In 2019, the Foundation, in partnership with the Children’s Museum at Saratoga, hosted “My Community” programs for local second graders at various Saratoga Springs School District schools reaching over 100 Saratoga Springs students. The Foundation gave students, teachers, and parents a guided tour of the Franklin Square neighbourhood and Broadway highlighting the historic architecture in regards to the zone it plays in the community: commercial, industrial, institutional, residential, and green space. This program was unfortunately paused for the 2020 and 2021 school years, so the Foundation hosted a Family Tour of Congress Park in July 2020 as a way to continue to teach younger generations about the importance of historic preservation.
Architecturally Speaking

In May 2021, the Saratoga Springs Preservation Foundation and the Preservation League of New York State offered local real estate and design professionals an exclusive virtual opportunity to learn about marketing historic properties while earning three continuing education credits. “Architecturally Speaking for Professionals” was presented on May 21 on Zoom to 70 participants. Professionals learned about listing, buying, selling, or rehabilitating older properties. Representatives from the Saratoga Springs Preservation Foundation, Preservation League of New York State, New York State Historic Preservation Office, and the Adirondack Trust Company shared their knowledge and resources. In addition, a local realtor well-versed in rehabilitating historic properties spoke about her experience.

The Saratoga Springs track featured two speakers from the City of Saratoga Springs Planning Department, Susan Barden and Amanda Tucker, and the SSPF Executive Director Samantha Bosshart. The class also explored what “historic” means, highlighted architectural styles and features, debunked myths about preservation, explained the City of Saratoga Springs zoning regulations as well as discussed how historic tax credits and financing can increase the marketability of older homes. The knowledge gained gave attendees greater confidence when working with historic properties, helping to attract new clients, and the Foundation received positive feedback about the program. This program was made possible, in part, by The Saratoga Foundation.

Preserving Saratoga

The Foundation retained its visibility in the community through a series of “Preserving Saratoga” articles in Simply Saratoga magazine. Articles highlight the Foundation’s preservation efforts and make the history of buildings and homes in Saratoga Springs accessible to the community. Many of the articles focus on restoration and rehabilitation success stories throughout the city and also highlight the Foundation’s educational programming and events such as the Historic Homes Tour. The partnership between the Foundation and Simply Saratoga has been collaborative and greatly benefits the Foundation’s educational and preservation efforts.
Historic Homes Tour

The popular Historic Homes Tour thankfully returned in May 2021 after it was cancelled due to COVID the previous year. The tour was reimagined as a virtual event which provided an exclusive opportunity to see interiors of beautiful private homes and buildings. The professionally produced video by Green River Pictures included spectacular aerial views of the city and typically inaccessible spaces that are not possible with an in-person tour. Featured homes on the tour included 605 North Broadway, including the Coach House which has not been highlighted on previous tours; 748 North Broadway; 154 Woodlawn Avenue; 199 Woodlawn Avenue; and 181 Phila Street. The tradition of featuring a “Rehab-in-Progress” continues this year with 687 North Broadway, the former Masonic Lodge, which was available to view virtually as well as in-person. The Foundation is grateful to the owners who graciously opened their homes for the tour.

Carol Godette presented “Inside Anne’s Washington Inn” as the Breakfast & Buildings lecture. Guests learned about this historic hotel that has been owner-operated for three generations since 1943 and heard stories of those who have visited over the decades. Charlie Kuenzel presented Lunch & Learn “North Broadway and the Evolution of Saratoga Springs.” Guests learned about how North Broadway became the “address of status” and grew after the Civil War. Breakfast and lunch were provided by the newly opened The Little Market at Five Points.

The Foundation offers a special thank you to the 2021 Historic Homes Tour Honorary Co-Chairs, Giovanna D’Orazio and Scott Peterson, and the many Honorary Committee members. The event would have not been possible without the generous support of our sponsors. Corinthian Level Sponsor, Green River Pictures, LLC.; Ionic Level Sponsors – Adirondack Trust Company, Bonacio Construction, and Julie & Co. Realty; Doric Level Sponsors – DeCrescente Distributing Company, Miller Printing, New York Racing Association, Roohan Realty, and Saratoga Today; and Tuscan Level Sponsors – Allerdice Ace Hardware, Burns Management, D’Orazio Peterson, Discover Saratoga, Engineering America Co., Fingerpaint, Hoffman Car Wash, Life & Love Events, LISABATES DESIGN, Marshall & Sterling Insurance, PaperDolls of Saratoga, Phinney Design Group, Saratoga Dermatology & Medical Spa, Sensory Six, Sterling Manor Financial, LLC., Stewart’s Shops, Teakwood, and Turning Point Chiropractic.
Historic Homes Tour—Porch Party

In years past the Foundation hosted a Porch Party to kick-off the Historic Homes Tour. On May 9, 2020, due to COVID the Porch Party was held virtually on the porch of 748 North Broadway. Local musician Rich Ortiz played music remotely while Samantha Bosshart, Executive Director, shared about the architecture and history of the 1877 Edward R. Stevens Jr. house. People were asked to support local restaurants by ordering food and beverages to enjoy on their own porches while viewing remotely. People were asked to send pictures of themselves to win gift certificates from local businesses that members of the Board of Directors of the Foundation purchased as a way to support them during a difficult time. While it was anticipated that the weather would cooperate, it did not. Samantha and others dressed in their winter coats, hats, and mittens as it snowed!

Since the Porch Party had to be held virtually that year, in 2021 the Foundation returned to 748 North Broadway to host its first in-person event since COVID. The response was so overwhelming that the Foundation secured an additional porch at 740 North Broadway, the 1884 Frank & Kate Hathorn House. The party was held in June rather than May in hopes that people could safely gather and that there would be no snow. Rich Ortiz played great music to make for a festive atmosphere. The sold-out event that was attended by 175 people was catered by Longfellows Hotel & Restaurant and DeCrescente Distributing generously provided the wine and beer. Everyone enjoyed seeing friends and familiar faces for the first time in a long time while being treated to a beautiful sunset.
Annual Preservation Recognition Awards

Each year the Foundation recognizes preservation projects and thanks the property owners who invest their money, time and effort to preserve our community’s historic resources. The 2021 Preservation Recognition Awards took place in conjunction with the Annual Meeting at the newly renovated Music Hall at City Hall, 474 Broadway.

2021 Preservation Recognition Awards

- **Adaptive Reuse Award**
  - 20 Lake Avenue

- **Cupola & Cornice Restoration Award**
  - 66 White Street

- **Exterior Rehabilitation Award**
  - 24 Circular Street

- **Porch Restoration Award**
  - 203 Church Street

- **Exterior Rehabilitation Award**
  - 203 Church Street

- **New Contextual Design Award**
  - 124 State Street

- **Window Restoration Award**
  - 472 Broadway

- **Porch Restoration Award**
  - 127 Circular Street

- **New Contextual Design Award**
  - 124 State Street

- **New Contextual Design Award**
  - 65 Beekman Street

- **Roof Restoration Initiative Award**
  - 107 Union Avenue

- **New Contextual Design Award**
  - 97, 99, 101 West Circular Street
Plaque Program
While the Plaque Program grew in popularity throughout 2020, the Foundation had to take a break from research due to COVID and the Saratoga Room as well as the City Historian’s Office being closed for part of the pandemic. Thank you to Mitch Cohen, Jim Gold, Hannah Miller, and Joan Walter for assisting with house history research when it could resume. Each house history provides homeowners with a written narrative including maps, chain of title and city directory listings, and other images. The plaques educate the public about significant buildings in Saratoga Springs.

Technical Assistance
The Foundation continued to assist property owners seeking technical assistance and guidance with proposed projects and the Design Review process. The “Resources” page on the Foundation’s website includes the “Wait Before You Renovate Brochure” and Historic District Design Guidelines as well as information about the New York State Historic Homeowner Tax Credit, the State Commercial Tax Credit, and Federal Rehabilitation Tax Credit. The Foundation assisted the building owner of 186 Circular Street, secure state and federal tax credits. Without the credits, this rehabilitation project would have not been possible.

Archives
The Foundation maintains over 1,200 files on historic buildings in Saratoga Springs. The Foundation on an ongoing basis adds articles, land use board applications, and photographs to property files. The archives are a key resource not only for historic building owners who are interested in the history of their building or are planning to complete a rehabilitation, but are also a great resource for City of Saratoga Springs and Foundation staff. The Foundation is awarded a contract each year by the City of Saratoga Springs to maintain the archives. This financial support enables the Foundation to continue to provide this wonderful resource to the community. The Foundation also maintains publications related to architectural styles, rehabilitation, historic preservation, history, and maps.

Giving Tuesday
The Foundation continued to celebrate Giving Tuesday, an international day of giving that takes place on the Tuesday after Thanksgiving. Unfortunately, an in-person event was not possible this year. However, thanks to the support of board members and staff who created Facebook fundraisers more than $4,000 was raised from those who donated from near and far.

Pints for Preservation Pub Crawl
This popular, fun event involves visiting local drinking establishments to raise funds to help underwrite the Foundation’s efforts to preserve Saratoga Springs. Each year there is an architectural scavenger hunt that provides the opportunity for people to win a “Major Award.” Unfortunately, the 10th anniversary of this event had to be postponed due to COVID.
On May 27, 2021, in front of 65 Phila Street with members, friends, and neighbors gathered, Samantha Bosshart, Executive Director of the Saratoga Springs Preservation Foundation, proclaimed that the Foundation purchased 65 Phila Street and that the building would finally be preserved! Community members and press gathered to hear the announcement that the long intentionally neglected building will be revived.

The Foundation has advocated for the preservation of 65 & 69 Phila Street since the inception of its endangered buildings list in 1998. The 1851 Italianate style house clad with wood clapboard located at 65 Phila Street was constructed by Alexander A. Patterson, an architect and builder. That same year the brick Italianate style house located at 69 Phila Street was constructed by mason Robert Hunter. Both houses are listed as contributing buildings to the East Side Historic District listed on the National Register of Historic Places.

The prior owners purchased 69 Phila Street in 1994 for $41,000 and 65 Phila Street for $125,000 in 2002. Not only did those owners fail to maintain the structures and removed architectural features and portions of the buildings as they deteriorated, they also made inappropriate “temporary” repairs that have now been in place for several years. Although they were unwilling to invest in preserving the buildings during their ownership, they paid fees as well as hired legal counsel and design professionals to represent them in court and before the city’s land use boards.

This year the Foundation vocally opposed the owner’s proposals to demolish both buildings to construct new buildings. At the Design Review Commission meeting on March 24, 2021, the owners withdrew their application to demolish 69 Phila Street because it had been sold to owners who plan to restore it. The Foundation is pleased that the new owners contacted the Foundation to share that they are excited to own an important piece of Saratoga Springs’ history and look forward to preserving the house and transforming it into a home for their family.

At that same meeting, the Design Review Commission, which is charged with preserving the historic, architectural, and cultural resources of Saratoga Springs, unanimously denied the proposal to demolish 65 Phila Street.

While the proposed demolitions were being reviewed by the Design Review Commission, the Foundation received widespread support throughout the community to preserve the two buildings – many placing “Save Our Historic Buildings” signs in their yards.
Mark Haworth, an investor and a member of the Foundation, had an interest in preserving the buildings. Many years ago, he attempted to purchase 65 and 69 Phila Street, but was unsuccessful in negotiating a reasonable price with the owners. He believes in the mission of the Foundation and with the reduced price he thought it would be a wonderful opportunity for the Foundation to take the lead in preserving the property. He graciously provided the necessary low-interest financing to allow the Foundation to acquire the property for $235,000, a price that was well below the list price of years ago.

The Foundation regularly provides advisory opinions to the Design Review Commission as well as provides the only required local advisory opinions for capital improvements at Saratoga Race Course to New York State Historic Preservation Office. In addition, it offers guidance and technical assistance to property owners who are undertaking projects. The purchase of 65 Phila Street provides an exciting opportunity for the Foundation to once again take on a challenging rehabilitation and follow the guidance that it often provides to others. The Foundation will develop plans working with local architects, present to the Design Review Commission, and hire contractors.

The immediate task is to do a complete evaluation of the condition of the building since the last time Samantha was inside was in 2017 when the Foundation attempted to assist a potential buyer by underwriting a structural report. Since that time the owners would not allow her to enter the buildings with other potential buyers.

The goal is to make the structure safe for future owners and the neighborhood, which is long overdue. This project will not only preserve our historic architecture and history, but will improve the neighborhood by removing blight; increase property tax revenue that provides support for police, fire, schools, and infrastructure improvements; create jobs; and, most importantly, demonstrate the importance of preservation to our community.

The Foundation plans to start with environmental remediation, necessary structural repairs, and a new roof. Construction costs have risen significantly in the last 18 months so the Foundation will lean on the community for financial and in-kind support in addition to utilizing funds they have raised over the past few years to undertake a special project such as this.

The Foundation is confident that with the community’s generosity, it will be able to complete the exterior rehabilitation – including repairing and painting the clapboard and restoring windows and the front porch – before listing the property for sale. The plan is to remove the challenges associated with this property and sell it to someone who will complete the interior and be a good steward for years to come.

The Foundation’s initial goal is to raise $250,000, the preliminary estimated cost to complete the identified scope of work. However, that number could change once the Foundation has the opportunity to thoroughly inspect the building and get cost estimates. Any net proceeds from the future sale of the house will support the and will be reinvested into another community preservation project. In addition to its fundraising efforts, the Foundation will host a series of educational programs to educate the public about rehabilitating a historic house.
First Baptist Church

The Foundation continued to assist the small congregation of the First Baptist Church, established in 1793, to raise funds to undertake the first phase of restoration of the most deteriorated stained glass windows of their 1855 Greek Revival Church at 45 Washington Street. The project benefits are not only to preserve this beautiful sanctuary for current and future First Baptist and Terra Nova congregations, but also to preserve the exterior of this historic landmark for the greater community of Saratoga Springs. In addition, the local community benefits from the mission and social service activities of these two churches.

The stained glass windows that were added in 1906 are in need of repair. Since 2018, the Foundation has provided assistance to the First Baptist Church. This included securing a $5,000 Sacred Sites grant from the New York Landmarks Conservancy and a $25,000 grant from the Alfred Z. Solomon Charitable Trust. The Foundation also awarded a $1,000 grant towards the project and solicited contributions from members of the community at-large. With the Foundation’s guidance, the First Baptist Church successfully raised more than $50,000 which paid to re-lead and repair five stained glass windows, including the most deteriorated Granger and Hewitt windows as well as the Good Shepherd and two Lady in Aid windows located on the primary facade. In addition, the windows received new vented glass protection. As of June 30, 2021, the fund has a balance of $5,864. This project continues the Foundation’s efforts to assist the oldest congregation in Saratoga Springs preserve their landmark building.

Spirit of Life & Spencer Trask Memorial

In 1983, the Foundation, in partnership with the City of Saratoga Springs undertook a restoration of the Spirit of Life & Spencer Trask Memorial in Congress Park. Thirty years later, the Foundation again partnered with the City to undertake an extensive $750,000 restoration of the site. Since that restoration was completed in 2015, the Foundation has remained committed to preserving this nationally and locally significant landmark. On May 18, 2021, the Foundation participated in United Way's 518 Day, joining hundreds of people across the Capital Region take action to participate in a community service projects. Volunteers were invited to gather at the memorial to help maintain the extensive landscape. The Foundation continued to organize volunteers throughout the summer to assist the City of Saratoga Springs with caring for the geraniums, weeding, and spreading mulch, contributing 257 hours.

Special Projects Fund

The Foundation maintained a Revolving Loan/Grant Fund for a number of years to provide property owners with short-term, low-interest loans/grants to restore and rehabilitate historic buildings. In 2015, the Foundation received a generous $25,000 gift from Cheryl and James Gold to establish a Special Projects Fund. Since the purpose of the Special Project Fund and the Revolving Loan/Grant Fund were similar, the Board of Directors agreed to move the balance of the Revolving Loan/Grant Fund to the Special Projects Fund. Since 2015, the Special Project Fund has paid for a structural engineer’s report for 26 Caroline Street, which was badly damaged by fire and later demolished; structural engineer’s reports for 65 & 69 Phila Street; geraniums at the Spirit of Life & Spencer Trask Memorial; and provided funding for the restoration of the stained glass windows at the First Baptist Church. At the end of this fiscal year, the fund balance was $44,502.
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Thank you to our members for their continued support of the Foundation and its mission.

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