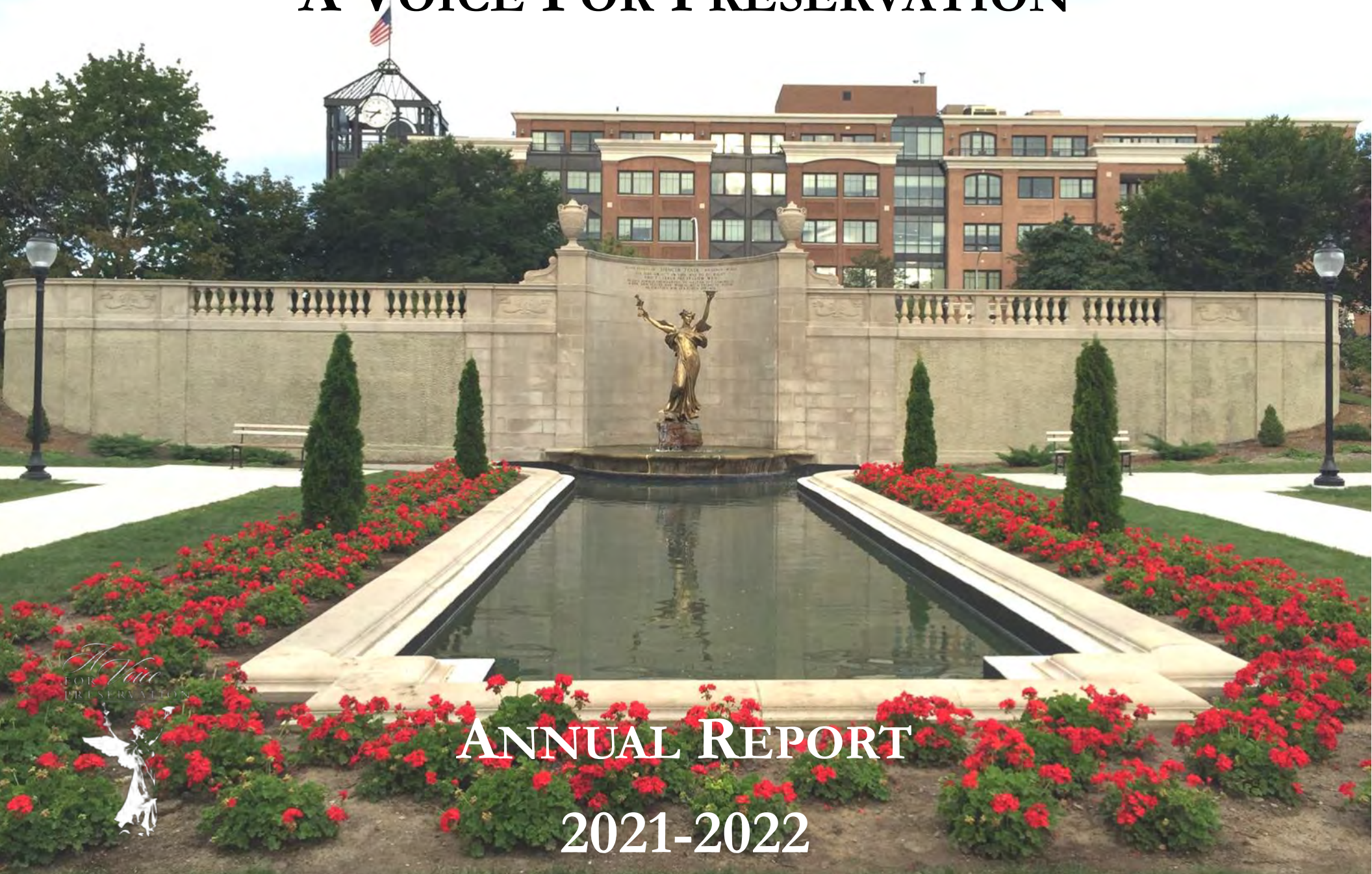


SARATOGA SPRINGS PRESERVATION FOUNDATION

A VOICE FOR PRESERVATION



ANNUAL REPORT
2021-2022

A Voice
FOR
PRESERVATION



Saratoga Springs Preservation Foundation



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.



**Council on
the Arts**

This report is made possible by the
New York State Council on the Arts
with support of Governor Kathy Hochul
and the New York State Legislature.

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Saratoga Springs Preservation Foundation



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,

Being president for the last three years has been an amazing experience. The Saratoga Springs Preservation Foundation has grown and accomplished so much during this time. It was an honor to play a role in this success. From navigating the challenges of changing the Foundation's events and programs during COVID to purchasing 65 Phila Street, a building that had been on the endangered list for more than 20 years, to celebrating the Foundation's 45th Anniversary, I have enjoyed every moment promoting the Foundation's mission to preserving the architectural, cultural, and landscaped heritage of Saratoga Springs.

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

- Began the rehabilitation of 65 Phila Street, including environmental abatement and interior demolition. To-date, the Revive 65 Campaign has raised more than \$230,000. When complete this project will preserve our historic architecture and history; improve the neighborhood by removing blight; increase property revenue that provides support to police, fire, schools, and infrastructure; and demonstrate the importance of preservation to our community.
- Secured a Local Landmark designation for 166 Excelsior Avenue, the 1872 Smiley-Brackett Cottage. This designation raised awareness about the unique, long-neglected Gothic Revival cottage that was built by Sarah Smiley, who helped to bring equality for women within church communities, and was home to Charles Brackett, an Academy Award winning screenwriter. The designation provides a measure of protection from inappropriate exterior changes, and demolition.
- Reviewed 53 exterior alterations, new construction, and demolition applications and submitted 36 written comments to various land use boards.
- Continued to provide 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.
- Provided technical assistance to more than 30 building owners, offering guidance on the land use board review process, and available tax credit programs.
- Led 22 historic walking tours throughout various neighborhoods in Saratoga Springs. Offered 5 programs including *A Taste of Saratoga: The Gut*; *Saratoga Springs Train Stations: Architecture & Impact*; *An Evening with Solomon Northup*; *The Fascinating Life of Katrina Trask*; and *Holy Hill: The Katrina Trask Memorial at Yaddo*. Foundation programs and tours highlighted the diverse people who contributed to our community.

All of this would not have been possible without the Foundation's dedicated staff and volunteers. Thank you to Samantha Bosshart, Executive Director, whose steadfast commitment to preserving our beautiful city has been integral not only to the success of the Foundation, but also to the long-term preservation of the community. I appreciate the continued enthusiasm and dedication of Nicole Babie, Membership & Programs Director. I also thank Anne McDonough, our Administrative Assistant; Patty Herrick, Bookkeeper; and Jackie Bunge, who was hired as the Events & Programs Coordinator in November 2021, for their work.

I'm grateful to our Board of Directors who donate their time, expertise, and knowledge to the Foundation. Thank you to our outgoing board members Jim Gold and Dick King, who each dedicated six years to serving on the board. Lastly, I welcome our new mayoral appointment, Patty Morrison. I look forward to serving with you and the rest of our board in advancing the mission of our organization.

I am grateful to everyone who supported the Foundation's mission through their membership, donations, event attendance, volunteerism, and in-kind contributions. Thank you for your dedication to preserving Saratoga Springs!

Thank you,



Adam N. Favro
President

Treasurer's Report

Dear Members,

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

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 QuickBooks. 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.


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 \$19,429. Due to the volatile investment market, the approximate net income less donor restricted funds was -\$63,082. The Foundation total net assets was \$1,099,563 as of June 30, 2022. 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

Assets

June 30, 2022

Joe LaFiura, CPA

<u>Current Assets</u>	
Cash and Cash Equivalents	\$40,302
Cash and Cash Equivalents - Restricted	511,678
Accounts Receivable	3,091
Inventory	2,580
Prepaid Expenses	1,822
	<hr/>
Total Current Assets	559,473
<u>Operating Investments</u>	
Fixed	59,812
Equities	120,487
	<hr/>
Total Operating Investments	180,299
<u>Endowment Investments</u>	
Fixed	196,307
Equities	409,231
	<hr/>
Total Endowment Investments	605,538
<u>Property and Equipment</u>	
Leasehold Improvements	4,702
Equipment	14,555
Furniture & Fixtures	10,201
	<hr/>
	29,458
Less: Accumulated Depreciation	28,997
Net Property and Equipment	461
	<hr/>
<u>Other Assets</u>	
Security Deposit	2,202
Building Held for Investment	257,740
	<hr/>
Total Other Assets	259,942
	<hr/>
TOTAL ASSETS	<u>\$1,605,713</u>

Financial Statements

Statements of Financial Position

Liabilities & Net Assets

June 30, 2022

Joe LaFiura, CPA

<u>Current Liabilities</u>	
Accounts Payable	\$4,649
Accrued Payroll	4,211
Deferred Revenue	<u>11,371</u>
Total Current Liabilities	20,231
Note Payable	<u>485,919</u>
Total Liabilities	<u>506,150</u>
<u>Net Assets</u>	
Without Donor Restrictions:	
Operating	210,065
Property and Equipment	461
Board Designated	<u>605,538</u>
Total Without Donor Restrictions	<u>816,064</u>
With Donor Restrictions:	
Temporarily Restricted Net Assets	283,499
Permanently Restricted Net Assets	<u>0</u>
Total With Donor Restrictions	<u>283,499</u>
Total Net Assets	<u>1,099,563</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$1,605,713</u></u>

Financial Statements

Statements of Financial Position

Statement of Activities

June 30, 2022

Joe LaFiura, CPA

	Unrestricted	Temporarily & Permanently Restricted	Total
<u>Public Support and Revenues</u>			
Contributions	\$91,765	\$222,187	\$313,952
Grants	46,220	0	46,220
Program Revenue	42,217	0	42,217
Special Events	73,916	0	73,916
Memberships	56,183	0	56,183
Investment Income	(128,769)	0	(128,769)
Net Assets Released from Restrictions	737	(737)	0
Total Public Support and Revenues	<u>182,269</u>	<u>221,450</u>	<u>403,719</u>
 <u>Expenses</u>			
Program Services	247,751	0	247,751
General and Administrative	<u>47,475</u>	<u>0</u>	<u>47,475</u>
Total Expenses	<u>295,226</u>	<u>0</u>	<u>295,226</u>
Change in Net Assets	(112,957)	221,450	108,493
Net Assets, Beginning of Year	<u>929,021</u>	<u>62,049</u>	<u>991,070</u>
Net Assets, End of Year	<u><u>\$816,064</u></u>	<u><u>\$283,499</u></u>	<u><u>\$1,099,563</u></u>

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 36 written advisory comments to discourage demolition and 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 new infill at 30 Caroline Street. The Foundation supports the redevelopment of vacant sites and contemporary design that adhere to the Design Considerations and the Historic District Design Guidelines for New Construction – New Buildings. However, upon review, the Foundation did not feel that the proposed new construction is in keeping with the considerations and guidelines. Specifically, the Foundation had the following concerns about the style of the building not being compatible with the surrounding buildings; the primary façade's ratio of solid wall to openings was not consistent with the buildings in the neighborhood; window and door fenestration should complement the window and door sizes, patterns and rhythm of neighboring historic buildings; the height of the proposed building is not consistent with the existing streetscape and neighboring building patterns; the east wall lacks any detail/variation; and the proposed project did not honor the integrity and fabric of the historic Caroline Street. A design was needed that carefully considers detail, height, and materials that complement the streetscape, not detract from it.



30 Caroline Street



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.

In addition to the endangered properties list, 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 2012. 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.



One property on the endangered properties list since its inception is the Smiley-Brackett Cottage at 166 Excelsior Avenue. The property is not only worthy of this designation because of its architecture, but also for those who lived there – Sarah F. Smiley and Charles Brackett. It is currently not located in a Historic District or an Architectural Review District, therefore there is NO review for demolition or new construction. The Foundation sought a Determination of Eligibility for individual listing on the National Register of Historic Places and it was deemed eligible for individual listing on the National Register of Historic Places. In December 2021,

the Saratoga Springs Preservation Foundation proposed that 166 Excelsior Avenue be designated a Local Landmark. The City Council unanimously voted to accept the review of the proposed zoning amendment to designate 166 Excelsior Avenue a Local Landmark. The Design Review Commission and the Planning Board are required to provide an advisory opinion on the proposed zoning amendment. On December 21, 2021, the City Council unanimously voted to accept the proposed zoning amendment to designate 166 Excelsior Avenue, the Smiley-Brackett Cottage, a Local Landmark. This means any future exterior changes, new construction, or demolition will require Design Review Commission approval, which will help to ensure the preservation of this important piece of Saratoga Springs history.



In addition to 166 Excelsior Avenue, the properties at 65 Phila Street and 69 Phila Street were on the Foundation's endangered list since it was created and has a long history of advocating for their preservation. 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.

The Foundation vocally opposed the owners' 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 was sold to owners who plan to restore it. The Foundation was pleased that the new owners contacted the Foundation shortly after closing to share their excitement about owning an important piece of Saratoga Springs' history and their plans to make 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. Foundation member Mark Haworth 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. For an update on the progress of the rehabilitation at 65 Phila Street turn to page 20.

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 committee reviewed and influenced the design of 18 projects, including proposed interior changes to the Grandstand and Clubhouse, designs for a new dormitory and wash bay building, the restoration of the Wilson Chute at the main track, exterior changes to the Resident Manager's House, and cottage rehabilitation plans.



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. The Foundation continues to recommend to the City that an anonymous telephone number be provided to allow people to report unauthorized work.

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. In the past, the Foundation assisted the building owners of 75 Clinton Street, 15 Franklin Street, 184 Spring Street, and 186 Circular Street secure state and federal tax credits. Without the credits, these rehabilitation projects 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, house histories, 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.

EDUCATION & EVENTS

In 2021, the Foundation increased its educational programming and outreach 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, the neighborhood surrounding Saratoga Race Course, Congress Park, Broadway, and the National Historic Landmark Saratoga Spa State Park.

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 September 26, 2021 and July 9, 2021. Linda Harvey took people on a tour that explored 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 21, 2021. Attended by 41 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.



Taste of Saratoga: The Gut

In honor of Giving Tuesday, the Foundation presented virtual program "A Taste of Saratoga: The Gut" with Carol Godette, Amy Godine, and special guest Craig Wilson! Wilson, former features editor at The Saratogian, read a brief selection from his "Souvenirs" column, which appeared in The Saratogian in the late 1970s and early 1980s. Carol and Amy highlighted the restaurants and stores, both past and present, located in the historic Gut neighborhood. Featured businesses included Hattie's, Mother Goldsmiths, Ben & Jerry's, Tannenbaum's, and more. This program is available to view on YouTube at <https://youtu.be/emYbPPYw2Sg>.



Member's Only Tour of City Hall

The Foundation offered a unique Members-Only Tour of City Hall in celebration of the building's 150 anniversary on Thursday, December 16, 2021. The presentation and tour highlighted the rich history of this local landmark as well as showcase the recent renovations that were completed. The presentation in Music Hall featured Commissioner Anthony "Skip" Scirocco, City of Saratoga Springs Department of Public Works; Michael Veitch, Business Manager for the Department of Public Works; and Samantha Bosshart, Saratoga Springs Preservation Foundation Executive Director. The presentation was followed by a tour of select areas of the building.

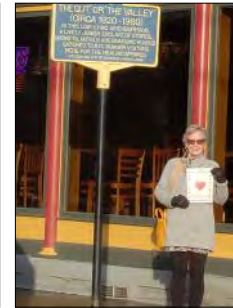
Saratoga Springs Train Stations: Architecture and Impact

Author Richard Chait presented "Saratoga Springs Train Stations: Architecture and Impact" on Tuesday, January 25, 2022. Through the years there have been many railroads that have served Saratoga Springs and the surrounding area. These have included the following lines: Rensselaer & Saratoga Railroad; Thomas C. Durant's Adirondack Company Railway; the Fitchburg Branch of the B&M Railroad; Saratoga, Mount McGregor and Lake George Railroad; Hudson Valley Railway Company; and the D&H Railway with its main line and Adirondack Branch.



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 the Smiley-Brackett Cottage at 166 Excelsior Avenue. Additional members of the community featured the former rail station on Grand Avenue, the Gut, and the Saratoga Spa State Park.



An Evening with Solomon Northup

In honor of Black History Month, living history re-enactor and photographer Clifford Oliver Mealy delivered a virtual program about Solomon Northup. Born a free man in 1808, Solomon Northup was an African American abolitionist and musician who was kidnapped and sold into slavery in 1841, while living with his family in Saratoga Springs. With the help of friends, Northup was rescued in 1853 and his story and experiences were the subject of the film and his book, *12 Years a Slave*. Mealy portrayed Solomon Northup to discuss the adventures and obstacles that stood in Northup's way. This program is available on YouTube at <https://youtu.be/Zlot0vRRLJE>.

Brown Bag Lunch: 45 Years of Preserving Saratoga Springs

In April 2022 the Foundation celebrated its 45th Anniversary. Executive Director Samantha Bosshart presented a program about the Foundation's founding, advocacy efforts, and successes over the last 45 years. The Brown Bag Lunch Series is a partnership between the Saratoga Springs Heritage Area Visitor Center and the Saratoga Springs Public Library.



Community Presentations

Executive Director Samantha Bosshart presented programs about the Foundation's history and the importance of historic preservation to several community groups over the course of the year. These groups included the Saratoga Chapter of the DAR, the Rotary Club, and University at Albany's Public History class.

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.



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.

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." This event was paused during 2020 and 2021, but the Foundation plans to bring it back in the fall of 2022.

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 2022 Preservation Recognition Awards took place in conjunction with the Annual Meeting at the newly renovated Music Hall at City Hall, 474 Broadway.

2022 Preservation Recognition Awards



*Adaptive Reuse Award
65 South Broadway*



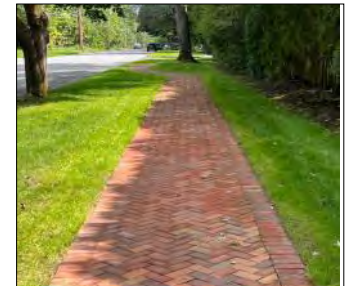
*Rehabilitation Initiative Award
59 George Street*



*Porch Restoration Award
173 Phila Street*



*Rehabilitation Award
Stone Abbey, 125 Circular Street*



*Landscape Initiative Award
754 North Broadway*



*Window Initiative Award
Saratoga City Tavern
19-12 Caroline Street*



*New Contextual Design Award
Post Bar, Saratoga Race Course*



*Restoration Award
77th Infantry Regiment
Monument*



*Window Initiative Award
581 North Broadway*



*Rehabilitation Award
Cottage #7, Saratoga Race Course*

Historic Homes Tour

The popular Historic Homes Tour returned as an in-person and virtual event on Saturday, May 14, 2022. This year's tour featured four historic homes in-person – 15 George Street, 19 George Street, 73 Union Avenue, and a “Rehabilitation-in-Progress” at 42 Circular Street. In addition, there were five homes highlighted on the virtual tour – 67 Union Avenue, 73 Union Avenue, 85 Union Avenue, 21 Madison Avenue, and Circular Manor at 120 Circular Street. 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. The Foundation is grateful to the owners who graciously opened their homes for the tour.

The Historic Homes Tour is the Foundation's largest fundraising event of the year and provides important support for educational programs, advocacy efforts, technical assistance, and restoration projects. Being able to reach a wide audience, not only of local people, but also those across the country, is important to continuing the Foundation's mission.

In addition to the tour, the Foundation hosted two educational programs with food provided by Spring Street Deli. The *Breakfast & Buildings* program “W.C. Whitney: Redefining Racing” was presented by Charlie Kuenzel at the National Museum of Racing & Hall of Fame, 191 Union Avenue. The *Lunch & Learn* program “A Week of Wonder” was presented by Carol Godette at Fasig-Tipton, 153 George Street.

This tour would not have been possible without the generous support of Honorary Committee members as well as our Corporate Sponsors. The Foundation is grateful for our Corinthian Level Sponsors Oak Ridge by Beechwood Homes and Green River Pictures, LLC. In addition, we appreciate Ionic Level Sponsors – The Adelphi Hotel, Adirondack Trust Company, Blue Devil Racing Stable, Bonacio Construction, Inc., Julie & Co. Realty, LLC., New York Racing Association, and Saratoga Today; Doric Level Sponsors – D.A. Collins Companies, DeCrescente Distributing Company, Frost Hurff Architects, Jessica Niles, CRPC of Janney Montgomery Scott LLC, McMahon of Saratoga Thoroughbreds, Miller Printing, and Phinney Design Group; and Tuscan Level Sponsors – Allerdice Building Supply, Inc., Balzer & Tuck Architecture, PLLC, Bouche Financial Group, Burns Management, Capital District Transportation Authority, Cudney's Launderers & Dry Cleaners, Inc., Discover Saratoga, Engineering America Co., Fingerpaint, Hoffman Car Wash, Lemery Greisler LLC., LISABATES DESIGN, Mangino Buick GMC, Marshall & Sterling Upstate, Inc., McFarland-Johnson, Inc., Minich MacGregor Wealth Management, Saratoga Builders Association, Inc., Sensory Six, Split Rock Real Estate, Springer Holdings, LLC, Sterling Manor Financial, LLC, Stewart's Shops, Teakwood Builders, Inc., The Anderson Firm PLLC, The LA Group, P.C., and Turning Point Chiropractic.



Historic Homes Tour—Porch Party

Due to the overwhelming support from the Honorary Committee and Corporate Sponsors the 2022 Porch Party sold out before tickets could open to the public. This popular event, which is a celebration of a successful tour and welcomes the summer season in Saratoga Springs, took place on Thursday, June 2 at the Saratoga Reading Rooms. Guests gathered to enjoy live music from Rich Ortiz, delicious food from The Adelphi Hotel, and beverages from DeCrescente Distributing Company.



RESTORATION

65 Phila Street

On May 27, 2021, in front of 65 Phila Street with members, friends, neighbors and press gathered, Samantha Bosshart, Executive Director of the Saratoga Springs Preservation Foundation, proclaimed that the Foundation purchased 65 Phila Street and that the building would *phinally* be preserved!



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

REVIVE 65!



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 the 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 provided 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 Foundation announced the generous \$50,000 contribution from The Carruth Foundation, a Texas-based organization, to help underwrite the rehabilitation of 65 Phila Street, the long-neglected Alexander A. Patterson House. The Carruths, who live in Texas, started coming to Saratoga Springs because of the Saratoga Race Course. They purchased a historic residence in the city because they fell in love with its history and architecture.

On February 16, Executive Director Samantha Bosshart and project architect Matt Hurff presented their application for the extensive exterior restoration, which includes restoring the clapboard siding, windows, doors, roof, decorative details, and the porch, using the original columns and balustrades that were found inside the house, to the Design Review Commission (DRC).

The Design Review Commission approved the Foundation's historic review application in March 2022. The building permit to perform initial work was approved by the City of Saratoga Springs in April that same year.

In June 2022, the Foundation announced the \$35,000 grant from The 1772 Foundation to establish a historic property redevelopment program. The 1772 Foundation, based in Connecticut, works to ensure the safe passage of historic buildings and farmland for future generations. It is named in honor of its first restoration project, Liberty Hall in New Jersey, which was built in 1772. The 1772 Foundation plays a leading role in promoting HPRPs, also known as revolving funds, nationwide.

On Thursday, June 16, 2022, ERSI, based out of Syracuse, began the interior demolition, including removal of all plaster and lathe, and began environmental abatement shortly after. Prior to demolition, Bonacio Construction carefully removed all of the historic window sashes that will be stored until they can be restored. It is exciting to see these initial steps completed. Due to the high demand of contractors, the rehabilitation project at 65 Phila Street, did not move forward as initially hoped. Summer 2022, ERSI completed the large task of interior demolition of the main structure. The Foundation will provide additional updates through e-blasts, social media, and on its website. Support the rehabilitation at www.saratogapreservation.org/get-involved/preserving-65-phil/.





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, 2022, the fund has a balance of \$10,228. 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, 2022, the Foundation again 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 450 hours since 2019.

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 \$37,896.

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Thank you to our members for their continued support of the Foundation and its mission.

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