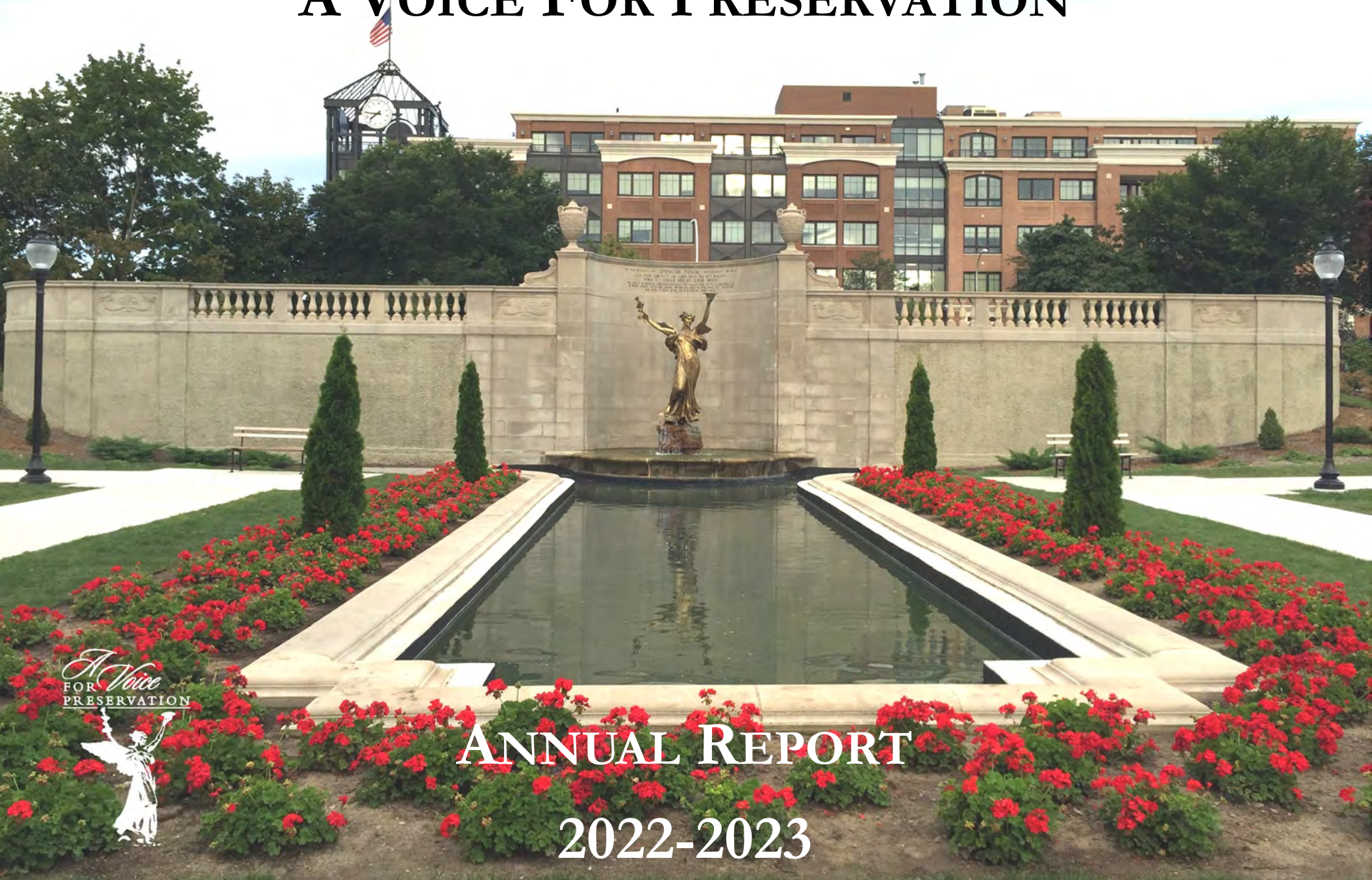


SARATOGA SPRINGS PRESERVATION FOUNDATION

A VOICE FOR PRESERVATION



A Voice
FOR
PRESERVATION



ANNUAL REPORT
2022-2023

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.

2022-2023 BOARD OF DIRECTORS

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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,

It is with great enthusiasm and pride that I stepped into the role of president of the Saratoga Springs Preservation Foundation. Preservation is a core value that I strongly believe contributes to the success and quality of life of our community.

Reflecting on the past year alone, I am truly inspired by the progress we have made together. With the unwavering support of our members, donors, and volunteers, the Foundation:

- Began the transformative rehabilitation of 65 Phila Street, a long-neglected historic property that had been on the Foundation's endangered list for more than 20 years. The Revive 65 Campaign, which has raised thus far over \$230,000 in cash donations, is a shining example of our community's commitment to preserving our past. This project will not only restore a significant piece of our history but also enhance the neighborhood and serve as a powerful testament to the importance of preservation.
- Advocated for the preservation of the 1869 Henry Lawrence House at 182 Excelsior Avenue, a locally significant residence and carriage house proposed to be demolished to make way for 42 apartments.
- Conducted thorough reviews of nearly 50 exterior alterations, new construction, and demolition applications, submitting 34 detailed comments to various land use boards. Our vigilant oversight ensures that the unique character of Saratoga Springs is thoughtfully preserved, while also embracing growth and change.
- Played a pivotal role in providing comments on capital improvement projects at the Saratoga Race Course, the oldest sports venue in the country. Our efforts have helped maintain the delicate balance between preservation and modernization, ensuring that this iconic venue retains its historic charm while remaining a vibrant part of our community.
- Provided invaluable technical assistance to property owners, guiding them through the complexities of the land use board review process and helping them access available tax credit programs. Our expertise empowers owners to make informed decisions that benefit both their projects and our city's heritage.
- Engaged and educated our community through 24 tours and 6 programs, each shining a light on the diverse people, stories, and architecture that shape Saratoga Springs.

These extraordinary accomplishments are a testament to the dedication and hard work of the Foundation's staff, volunteers, and my fellow Board members. I am grateful to our Board of Directors who donate their time, expertise, and knowledge to the Foundation. Thank you to Adam Favro for your leadership as president for the past three years and to our outgoing board members Jim Gold and Dick King, who each dedicated six years to serving on the board.

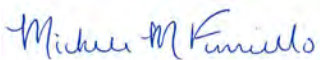
I express my heartfelt gratitude to Samantha Bosshart, our exceptional Executive Director, whose passion and unwavering commitment have been instrumental in guiding the Foundation to where it is today. I am equally grateful for the tireless efforts of Nicole Babie, our Membership & Programs Director. I also thank Marcy Dreimiller, Administrative Assistant, and Patty Herrick, Bookkeeper, for their work. The collective dedication and talent of the staff are essential to the success of the organization.

Our loyal members, donors, and supporters are the heartbeat of our organization. Your unwavering commitment - whether being a member, attending an event, donating, or volunteering - fuels our mission and ensures that Saratoga Springs remains a place where history is cherished, celebrated, and preserved.

As I embark on this new journey as President, I am filled with excitement and optimism for the future. Together, with your continued support, I am confident that our voice for preserving and enhancing the architectural, cultural, and landscaped heritage of Saratoga Springs will only grow stronger.

Thank you for your dedication and belief in the work we do!

Sincerely,



Michele Funicello

President, Board of Directors

Treasurer's Report

Dear Members,

The following report provides a summary of the Saratoga Springs Preservation Foundation's fiscal year July 1, 2022 - June 30, 2023.

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 contributions are identified as "Restricted Funds" in the accounting ledger.

Financial Review

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. The 2019 – 2020 fiscal year was the last year that an independent audit was completed, performed by Marvin and Company. A financial review of the 2022 – 2023 fiscal year was completed by C.P.A. Joseph P. LaFiura. The financial review dated January 9, 2024, noted that no material modifications were necessary in order for them to be in accordance with generally accepted accounting principles.

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 on 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 of \$52,967. This was in large part due to staff vacancies. The Foundation's investments performed well this year, the approximate net income less donor restricted funds was \$135,759, helping to recoup significant investment losses from the volatile market of the prior year. The Foundation's total net assets was \$1,338,318 as of June 30, 2023, with temporarily restricted net assets of \$366,378. The Board designated endowment investment account includes a \$381,550 corpus, original gifts made to establish and increase the endowment fund held in perpetuity and not intended to be spent. The corpus is invested to grow over time with the income generated from the investments used to fund the endowment's purpose of providing operating reserves. 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,



Stephen Kyne
Treasurer

Financial Statements

Statements of Financial Position

Assets

June 30, 2023

Joe LaFiura, CPA

| | |
|---|---------------------------|
| <u>Current Assets</u> | |
| Cash and Cash Equivalents | \$92,632 |
| Cash and Cash Equivalents - Restricted | 448,733 |
| Accounts Receivable | 1,750 |
| Inventory | 2,580 |
| Prepaid Expenses | 2,216 |
| Right to Use - Leased Office - Short-Term | <u>16,491</u> |
| Total Current Assets | <u>564,402</u> |
| <u>Operating Investments</u> | |
| Cash | 12,011 |
| Fixed | 59,050 |
| Equities | <u>137,616</u> |
| Total Operating Investments | <u>208,677</u> |
| <u>Endowment Investments</u> | |
| Cash | 27,659 |
| Fixed | 230,871 |
| Equities | <u>466,145</u> |
| Total Endowment Investments | <u>724,675</u> |
| <u>Property and Equipment</u> | |
| Leasehold Improvements | 4,702 |
| Equipment | 16,005 |
| Furniture & Fixtures | <u>10,201</u> |
| | 30,908 |
| Less: Accumulated Depreciation | <u>29,668</u> |
| Net Property and Equipment | <u>1,240</u> |
| <u>Other Assets</u> | |
| Security Deposit | 2,202 |
| Building Held for Investment | 355,391 |
| Right to Use - Leased Office | <u>57,893</u> |
| Total Other Assets | <u>415,486</u> |
| TOTAL ASSETS | <u><u>\$1,914,480</u></u> |

Financial Statements

Statements of Financial Position

Liabilities & Net Assets

June 30, 2023

Joe LaFiura, CPA

| | |
|-----------------------------------|---------------------------|
| <u>Current Liabilities</u> | |
| Accounts Payable | \$1,311 |
| Accrued Payroll | 3,738 |
| Deferred Revenue | 10,000 |
| Lease Liability - Short-Term | <u>15,516</u> |
| Total Current Liabilities | <u>30,565</u> |
| | |
| Note Payable | 486,746 |
| Leased Liability | <u>58,851</u> |
| Total Long-Term Liabilities | <u>545,597</u> |
| Total Liabilities | <u>576,162</u> |
| | |
| <u>Net Assets</u> | |
| Without Donor Restrictions: | |
| Operating | 37,348 |
| Property and Equipment | 1,240 |
| Board Designated | 933,352 |
| Total Without Donor Restrictions | <u>971,940</u> |
| | |
| With Donor Restrictions: | |
| Temporarily Restricted Net Assets | 366,378 |
| Permanently Restricted Net Assets | 0 |
| Total With Donor Restrictions | <u>366,378</u> |
| Total Net Assets | <u>1,338,318</u> |
| TOTAL LIABILITIES AND NET ASSETS | <u><u>\$1,914,480</u></u> |

Financial Statements

Statements of Financial Position

Statement of Activities

June 30, 2023

Joe LaFiura, CPA

| | <u>Unrestricted</u> | <u>Temporarily & Permanently Restricted</u> | <u>2023 Total</u> |
|---------------------------------------|-------------------------|---|---------------------------|
| <u>Public Support and Revenues</u> | | | |
| Contributions | \$80,014 | \$156,185 | \$236,199 |
| Grants | 10,000 | 0 | 10,000 |
| Program Revenue | 47,661 | 0 | 47,661 |
| Special Events | 109,695 | 0 | 109,695 |
| Memberships | 48,728 | 0 | 48,728 |
| Investment Income | 88,204 | 0 | 88,204 |
| Other Income | 2,322 | 0 | 2,322 |
| Net Assets Released from Restrictions | 73,306 | (73,306) | 0 |
| Total Public Support and Revenues | <u>459,930</u> | <u>82,879</u> | <u>542,809</u> |
| <u>Expenses</u> | | | |
| Program Services | 258,163 | 0 | 258,163 |
| General and Administrative | <u>45,891</u> | <u>0</u> | <u>45,891</u> |
| Total Expenses | <u>304,054</u> | <u>0</u> | <u>304,054</u> |
| Change in Net Assets | 155,876 | 82,879 | 238,755 |
| Net Assets, Beginning of Year | <u>816,064</u> | <u>283,499</u> | <u>1,099,563</u> |
| Net Assets, End of Year | <u><u>\$971,940</u></u> | <u><u>\$366,378</u></u> | <u><u>\$1,338,318</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 nearly 50 projects and submitted 34 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. 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.

The Foundation provided comments on the proposed development at 30 Caroline Street, a building lost to fire in 2016 that the Foundation advocated for the remaining façade to be preserved after a structural engineer determined it could be saved. The Foundation did not support the original proposal because it was not in keeping with the City of Saratoga Springs standards and guidelines. The height, scale, mass, and door and window fenestration were inappropriate. Several iterations were submitted. Ultimately, the Foundation determined that Scheme C, dated September 19, 2022, was most in keeping with the historic context of the neighborhood. However, it continued to advocate for the overall height of the structure to be reduced to four stories. Unfortunately, the Design Review Board did not agree.



30 Caroline Street (left to right) historic building, the façade being demolished, original proposal, updated rendering, Design Scheme C approved by the Design Review Board.



The Foundation also reviewed the application to demolish 38 Beekman Street. The long-neglected building was sold to new owners, who unfortunately removed the front porch without approval. While the structure is not located in a Historic District, the historic building contributes to the streetscape of Beekman Street. The Foundation advocated for its preservation. The Design Review Board determined that the building had architectural and/or historical significance, thus requiring the applicant to meet five criteria to demonstrate “good cause” as to why such structure cannot be preserved. The Design Review Board rejected the application for demolition because the owner did not meet all five of the required criteria.

The Foundation also commented on the exterior alterations and new construction proposal at 69 Van Dam Street, the oldest building in Saratoga Springs. The owners proposed to replace all the historic siding, windows, and doors. The Foundation advocated for the preservation and repair of the character-defining features of the house and in-kind replacement only when beyond reasonable repair. A February 27, 2023 condition assessment completed by the Design Review Board that stated that the doors and windows were not beyond repair and required as part of their approval that those features be preserved. The Foundation also expressed concerns about the scale, mass, and siting of the proposed garage



For the exterior alterations and addition at 395 Broadway, the Foundation determined that the proposed design did not meet the Historic Review Approval Standards for new construction. The Foundation advocated for greater continuity between the existing non-historic building and the addition and opposed the taking of a portion of the sidewalk of Broadway to provide an accessible entrance when it could have been within the footprint of the building. Also, the Foundation reviewed the proposed addition to 453-457

Broadway, advocating for the height to be reduced and the use of appropriate materials.



Endangered Buildings

The building at 182 Excelsior Avenue was on the Foundation’s watch list because of its deteriorating condition. However, it was not thought to be in any immediate danger of being lost. In 2022, a developer submitted plans to remove all the historic structures and construct three buildings with 36 apartments. The property was eligible for individual listing on the National Register for Historic Places because of its Gothic Revival architecture, but its local significance was not known until more research was completed. The residence was built in 1869 by Henry Lawrence who owned the Valley of Ten Springs. He bottled and sold mineral spring water across the country and sold Loughberry Lake to the village, providing the water source that the city uses today. Upon learning its local

significance the Foundation submitted an application for it to be designated a City Landmark, which prevented demolition being permitted while the City Landmark application was being considered. Due to the lack of support from the city council, the Foundation worked with the developer to preserve the residence and carriage by relocating them on the lot, preserving an important part of Saratoga Springs history.



The Foundation continued to monitor and advocate for buildings that are deteriorating and threatened by demolition. For more than 20 years the Foundation has periodically updated its endangered properties list. The list includes properties such as 128–130 Clinton Street, 132 Park Place, 119 Woodlawn Avenue, and 166 Excelsior Avenue, the Smiley-Brackett House, a designated City Landmark.



The Foundation was pleased that two properties that had been on the Foundation's endangered list since its inception in 1998, 65 Phila Street and 69 Phila Street, began their journey to be preserved after the Foundation vocally opposed the prior owners' proposals to demolish both buildings. In May 2021, Rachel Ferluge and Joe DeLeva acquired 69 Phila Street and the Saratoga Springs Preservation Foundation acquired 65 Phila Street. In 2022, both Rachel and Joe and the Foundation began to develop plans for the buildings working with architects and contractors. For more information on 65 Phila Street, go to page 22.

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 25 projects, including the restoration of the fence along Union Avenue; two a new dormitories; new wash bay building; the rehabilitation and adaptive reuse of several cottages, including August Belmont Jr.'s residence; exterior changes to the Superintendent's House; and changes to the Clubhouse.



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.

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 undertake 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 2022 and 2023, the Foundation continued its educational programming and outreach to promote historic Saratoga Springs throughout the year.



Summer Sunday Strolls

The Foundation offered Summer Sunday Strolls to 30 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: the history of the city's spring waters, Greenridge Cemetery, Union Avenue, North Broadway, Franklin Square, the West Side, the neighborhood surrounding Saratoga Race Course, and the National Historic Landmark Saratoga Spa State Park.

Autumn Stroll Series

With the continued popularity of the Autumn Stroll Series, the Foundation offered eight tours from early September through October. Over 200 people toured various historic areas of the city—the Brandtville neighborhood, North Broadway, Fifth and Madison avenues, Franklin Square, mail-order houses, and the Gut. The Foundation is extremely grateful for all of the volunteer docents who enable it to offer strolls throughout the summer and fall.



National Votes for Women Trail Marker Dedications

Two National Votes for Women Trail (NVWT) markers were dedicated on Wednesday, July 13, 2022 to commemorate the role that Saratoga Springs had in giving women the right to vote. The celebration began at 11 Fifth Avenue, the childhood home of local suffragist Kathryn Starbuck, with the marker dedication and song by Tisha Dolton, suffrage singer. Then, people wearing suffragist white to show their support marched from Fifth Avenue to Congress Park. Outside Congress Park, near the intersection of Broadway and Congress Street, the marker celebrating Matilda Joslyn Gage and her role starting the New York State Woman Suffrage Association in Saratoga Springs was unveiled. Following the unveiling, dedication remarks were made at Canfield Casino, with the support of the Saratoga Springs History Museum. The remarks featured a Susan B. Anthony reenactor, as well as Karen Pasterello, co-author of *Women Will Vote; Winning Suffrage in New York State*. In addition, Saratoga County Historian, Lauren Roberts, shared a biography of Kathryn Starbuck.

The Fascinating Life of Katrina Trask

On Monday, August 1, 2022, Betty Spinelli presented "The Fascinating Life of Katrina Trask" at the Holiday Inn-Saratoga Springs. Katrina Trask, best known as the founder of Yaddo, led an accomplished and intriguing life. Many know the Trask name because of her husband, Spencer, and Katrina's philanthropy in Saratoga Springs, but Katrina made significant contributions beyond their wealth. This spirited presentation by literary dramatist Betty Spinelli conveyed the "true essence" of a woman whose life was filled with tragedy, romance, and creativity.





Saratoga Race Course Tour

On Tuesday, August 23, 2022, Executive Director Samantha Bosshart led a two-hour Members-Only Tour of the Saratoga Race Course. The tour explored the rich history and architecture of not only the front side of the track, but also the backside, the areas not everyone is able to see. Guests traveled by tram, compliments of the New York Racing Association, to see the buildings that the public may be familiar with – the Grandstand, Clubhouse, and the 1863 Club; buildings in the backyard – the Saddling Shed and the new Post Bar; as well as the areas not normally available to the public – such as Horse Haven, Clare Court, and the original 1847 track.

Holy Hill: Katrina Trask Memorial at Yaddo

On Thursday, September 29, 2022, Dennis Montagna, Director of the National Park Service's Monument Research & Preservation Program, presented "Holy Hill: The Katrina Trask Memorial at Yaddo." This virtual presentation highlighted Katrina Trask's final resting place at Yaddo. Montagna writes and lectures on commemoration in burial spaces, with a particular interest in those found outside of traditional cemetery environments. This program is available to view on YouTube at https://youtu.be/eUlnKr8kW_Q.



Bike Tours of Saratoga Spa State Park

The Foundation continued to offer its exclusive bike tour of the historic Saratoga Spa State Park. On October 8, 2022, 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 Wednesday, October 19, 2022. Attended by 38 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: Then & Now

In honor of Giving Tuesday, the Foundation presented virtual program "A Taste of Saratoga: Restaurants Then & Now" with Carol Godette and special guest Craig Wilson, which highlighted restaurants, both past and present, located in Saratoga Springs. Featured restaurants included Pennell's, Lou's Luncheonette, The Ash Grove Inn, Ma DeMartino's, Lillian's and more. Craig Wilson, a former features editor at The Saratogian, also joined the discussion to share an article he wrote in the 1970s. This program is available to view on YouTube at <https://youtu.be/XNtgtZiBKvE>.

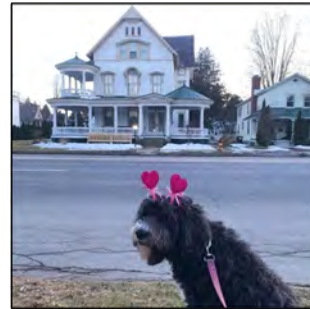


The Streets Where You Live

Virtual program "The Streets Where You Live" took place on Thursday, February 2, 2023. Charlie Kuenzel presented on the history behind the names of many streets in Saratoga Springs. Street names help to tell the story of the development of our great city and the presentation included images, personal remembrances, house histories and the city's most prominent historic landmarks. This program is available to view on YouTube at <https://youtu.be/g7uDlthHAMs>.

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 focused its support on the Henry Lawrence House at 182 Excelsior Avenue. Members and preservation pups also featured Fifth Avenue, Union Avenue, and Phila Street.



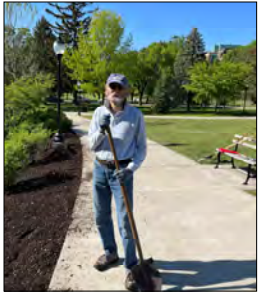
Saratoga & Women's Suffrage

On Thursday, March 30, 2023, the Foundation presented "Saratoga & Women's Suffrage" a virtual program with Dr. Sally Roesch Wagner, a highly regarded author and historian of the suffrage movement. Saratoga's role in the American Revolution is legendary, but very little is known about Saratoga Springs' role in the 72-year Bloodless Revolution - the fight for women's suffrage. Dr. Roesch Wagner discussed Matilda Joslyn Gage and her role in starting the New York State Woman Suffrage Association. This program is available to view on YouTube at <https://youtu.be/XNtgtZiBKvE>.



Historic Preservation & Lost Histories of Saratoga Springs

On Monday, June 19, 2023, Dr. Myra Young Armstead presented "Historic Preservation & Lost Histories of Saratoga Springs." In celebration of Juneteenth, which commemorates the end of slavery in the United States, the Foundation was pleased to partner with Dr. Armstead for a community conversation about Black history in Saratoga Springs, the effects of Urban Renewal, and the role historic preservation plays with lost histories within a community. Dr. Armstead discussed Black history in Saratoga Springs as well as how Urban Renewal changed the landscape of the city. The Urban Renewal program allowed for large development projects, such as the City Center and the Saratoga Springs Public Library, which provided tremendous benefit to the community. However, the large Black community was essentially displaced from the west side. The discussion following the lecture focused on how to preserve these lost histories and the different methods of presenting lost histories to the public. This program is available to view on YouTube at <https://youtu.be/yg3BKrnUwFl>.



518 Day

The Saratoga Springs Preservation Foundation hosted their annual landscape clean-up day at the Spirit of Life and Spencer Trask Memorial in Congress Park as part of 518 Day, hosted by the United Way of the Greater Capital Region as one of the largest days of community impact in the Capital Region. Individuals, groups, and teams, from all over come together to help local community-based organizations, participating in much-needed projects. Since May 2021, the Saratoga Springs Preservation Foundation's volunteers have logged over 325 hours maintaining the landscape of the Spirit of Life & Spencer Trask Memorial.

School Program

The "My Community" program is a collaborative initiative between the Foundation and the Children's Museum at Saratoga, designed to engage young students with local history, architecture, and community development. Through interactive activities, guided tours, and hands-on projects, children explore the rich heritage of Saratoga Springs and learn about the importance of preserving historic buildings and landmarks. In addition, they learn the principles of community planning and explore social and environmental factors that contribute to shaping our towns and cities. The "My Community" program targets students in grades 2-5 and fulfills state science and social studies standards for engineering, design, and community building.



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, 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. This event was paused during 2020 and 2021, but the Foundation brought it back in the fall of 2022. Each year there is an architectural scavenger hunt that provides the opportunity for people to win a "Major Award." All proceeds from this event support the Foundation's mission to promote the preservation and enhancement of the architectural, cultural, and landscaped heritage of Saratoga Springs.

On Saturday, October 29, 2022, the popular, fun event kicked off at Druthers Brewing Company, 381 Broadway, and featured stops at bars located in historic buildings throughout downtown Saratoga Springs! The Pub Crawl then crawled to The Merc, Caroline Street Pub, the Saratoga City Tavern, Desperate Annie's, and ended at Bailey's Saratoga. Pub Crawl participants enjoyed drink specials at each of these establishments. People took part in an Architectural Scavenger Hunt to win a "Major Award."

Thank you to the 2022 Pints for Preservation Pub Crawl sponsors: Growler Level Sponsors Julie & Co. Realty, McKenna & Franck, CPAs, and Witt Construction; Howler Level Sponsors DeCrescente Distributing Company, Phinney Design Group, and Saratoga Arms; and Bomber Level Sponsor Andersen Windows + Doors!



Photos by Jill Perkins for Arthur Gonick's 12866Blog

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, on Thursday, September 22, 2022.

2022 Preservation Recognition Awards



*Adaptive Reuse Award
65 South Broadway*



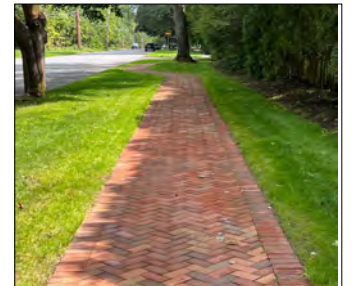
*Rehabilitation Initiative Award
59 George Street*



*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*

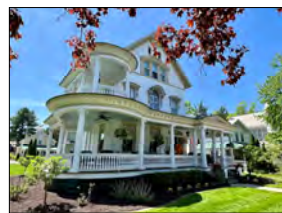
Historic Homes Tour

The popular Historic Homes Tour returned as an in-person and virtual event on Saturday, May 13, 2023. This year's tour featured nine historic homes in-person – 155 Circular Street, 133 Circular Street, 127 Circular Street, 104 Union Avenue, 88 Union Avenue, 30 North Lane which is the former garage to 88 Union Avenue, and the Rehabilitation in Progress at 65 Phila Street; as well as Circular Manor, 120 Circular Street, and 153 Regent Street, the former Regent Street Theater which is now home to drb Business Interiors. In addition, there were three buildings, two of which are on the in-person tour – 104 Union Avenue and 155 Circular Street – and Union Gables, 55 Union Avenue, that is only featured on the virtual tour. 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 and the 125 day-of volunteers.

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.

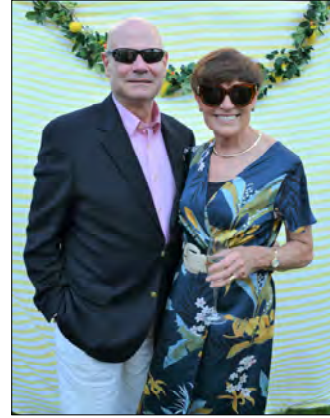
In addition to the tour, the Foundation hosted two educational programs. The *Breakfast & Buildings* program "From Pompeii to Today" was presented by Carol Godette at 260 Broadway, the headquarters of Death Wish Coffee Company, and had food provided by Spring Street Deli. The *Lunch & Learn* program "Eliza Jumel: The Story of a Successful Woman" was presented by Charlie Kuenzel at Caffe Lena, 47 Phila Street, with food from Neighborhood Kitchen.

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 the Carruth Foundation, Green River Pictures, LLC., and Saratoga Today. In addition, we appreciate Ionic Level Sponsors – The Adelphi Hotel, Adirondack Trust Company & Amsure, Blue Devil Racing Stable, Bonacio Construction, Inc., and New York Racing Association; Doric Level Sponsors – Circular Manor, DeCrescente Distributing Company, McMahon of Saratoga Thoroughbreds, Miller Printing, Oak Ridge by Beechwood Homes, Rotary Club of Saratoga, Ann Seton Quinn, and Top Rail Interiors; and Tuscan Level Sponsors – Allerdice Building Supply, Inc., Balzer & Tuck Architecture, PLLC, Best Dressed Windows in Town, Burns Management, Business for Good, Checkwise Payroll, Cudney's Launderers & Dry Cleaners, Inc., deJonghe Original Jewelry, D'Orazio Peterson, LLP., Discover Saratoga, Engineering America Co., Impressions of Saratoga, Kammler Painting & Preservation, LISABATES DESIGN, Mangino Buick GMC, Marshall & Sterling Upstate, Inc., Minich MacGregor Wealth Management, Old Firehouse, LLC., Old Saratoga Restorations, Phinney Design Group, Roohan Realty, Samantha Nass Floral & Event Design, Saratoga Builders Association, Inc., Saratoga Springs City Center, Sterling Manor Financial, LLC, Stewart's Shops, Teakwood Builders, Inc., and Turning Point Chiropractic.



Historic Homes Tour—Porch Party

Due to the overwhelming support from the Honorary Committee and Corporate Sponsors the 2023 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 15 at 104 Union Avenue, the circa 1870 Deyoe Lohnas House. Guests gathered to enjoy live music from Rich Ortiz, delicious food from The Adelphi Hotel, and beverages from DeCrescente Distributing Company.



Staff Highlights

In 2023, Samantha celebrated her 15th anniversary with the Saratoga Springs Preservation Foundation. Her commitment to preserving Saratoga Springs is just one of the reasons why she was recognized as a 2023 Saratoga County Women of Influence from *Saratoga Today*. Samantha not only contributes to historic preservation within our community, but also across the country. Samantha was elected Chair of the National Preservation Partners Network (NPPN) which is a membership-based, independent association of non-profit organizations that advances the growth and effectiveness of the organized preservation movement through communication, education, training, and a common advocacy agenda.



In November 2022, Nicole Babie, Membership & Programs Director, gave birth to the Foundation's newest preservationist. Nicole continued to serve as President of the Association of Fundraising Professionals, NY Hudson-Mohawk Chapter during 2022 and 2023. The Association of Fundraising Professionals empowers individuals and organizations to practice ethical fundraising through professional education, networking, research and advocacy.

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.

In 2021, 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 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.



In September 2021, the Foundation kicked off the Revive 65 Capital Campaign. In November 2021, 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.



In February 2022, 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. In July 2022, the Foundation received a generous \$25,000 donation from the Higgins Family Foundation.

Also in June, ERSI, based out of Syracuse, began the interior demolition, including removal of all plaster and lathe, and began environmental abatement. Prior to demolition, Bonacio Construction carefully removed all of the historic window sashes that will be stored until they can be restored. In November 2022, Twisted Timber completed the important utility work to restore new water and sewer utilities at 65 Phila Street. In 2023, Distinctive Cabinetry in Cohoes was busy restoring the historic windows as well as the original porch balustrades and columns. Volunteers assisted with the painting of the important historic, character-defining features. In April 2023, Mountain View Materials completed work on the significantly deteriorated east extension,



including temporary stabilization of the roof and interior demolition. Kammler Painting & Preservation completed an assessment of the condition of the clapboard, cornice, and trim details and started preliminary work for painting. C&C Unlimited, a certified abatement contractor, abated and removed the asbestos contaminated boiler in the basement and roof materials, certified air monitor, Apex Environmental Consulting, was on site. In addition, people who attended the Historic Homes Tour in May 2023 were able to vote on their favorite new historic exterior paint color.

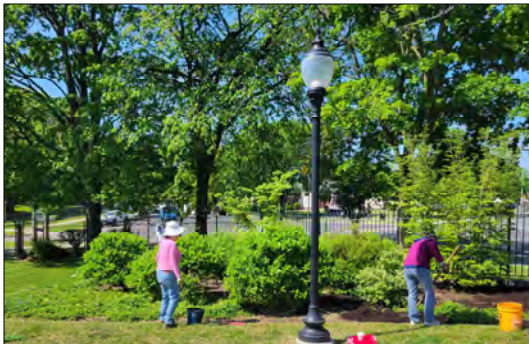
The Foundation will provide additional updates through e-blasts, social media, and on its website. Support the rehabilitation at www.saratogapreservation.org/get-involved/preserving-65-phil/.



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, 2023, the fund has a balance of \$12,633. 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, 2023, 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 nearly 500 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 \$44,003.

Members

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

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Suzanne & George Szlasa
Dianne & Thomas Tarity
Maureen & Kenneth Torrens
Rochelle & Jack Treiber
Linda Valenti
Ronald Vincent
Peter & Miriam Vollweiler
Graceann Wallingford
Jane Weihe & John Kaufmann
Marge White
Nancy & David Wilder
Lavonne Woodworth
Judith Zassenhaus

Greek Revival

Phyllis Aldrich-deceased
Edmond Amyot
Jo-Ann K. & Wayne T. Babie
Nancy Bachana
John Baker
Linda Balinski
Maxine Baron
Jonathan Bean
Elizabeth & Thomas "Tab" Beauregard
Jane Belote
Laura Benton
Ruth Bigman
Darcy Bonfils
Clara Bosshart
Marilyn Ammerman Bradley
Alicia Brady
Jill Brass
Lisbeth Brooks
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Agnes & James Gavin
Jason Gerasia
Amy Godine
Roger Goldsmith
Carla Gordon
Laurie Gorgas
Sandra Graff

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Greek Revival (cont.)

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Linda Gush
Susan Hahm
Jaclyn Hakes
Debra Hall
Marjorie Hamill
Marcella Hammer
Siobhan Hart
Joan Hemming
Patricia Henderson
Audra & Tim Higgins
Antoinette Higgs
Shannon Hmura
Mark Hofmann
Mark Holiday
Renee Hostetler
Amanda Hover
Francoise Hurly
Jessica & Dan Iftiger
Elizabeth Israel & David Hayden
Rumara Jewett
Annie Johnson
Sharon Johnson
Kira Karbocus
Peter Karsten
Susan Merjos & Daniel Kelley
Bethany Khan
Gail Grow & Richard King
Tobi Kirschmann
Dorothy & Jackson Knowlton
Karen Kolanowski
Barbara Kolapakka
Jill Kolbe
Deborah Koransky
William Kowalik
Stephen Kyne
William La Fleur
Andrea LaPan
Maria Lasher
Kelly & Ed Lawless
Sarah A. LeRoux
Mary Lewis
Susan Lucente
Piper Lutbak
David Lynch

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Ann & Fred Wolpert
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Renee Young
Joli K. Yuknek
Annie Zast
Melissa Ziekler

Bungalow

Kelsey & Michael Altavilla
Marco Anichini
Nicole & Stephen Babie
Jason Colacino
Samantha Cross
Lorraine Del Rosso
Rachel Ferluge & Joseph DeLeva
Amanda DeMasi
Allie Dockum
Janice Fontanella
Rebecca Gardner
Sonia Guior
JoAnn Hedges
Field Horne
Catherine Hurysz
Donna Keller
Kristi Krulcik
Daniel Massetti
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