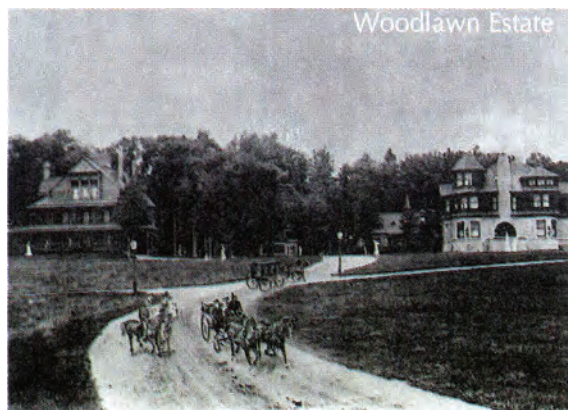




In the Beginning

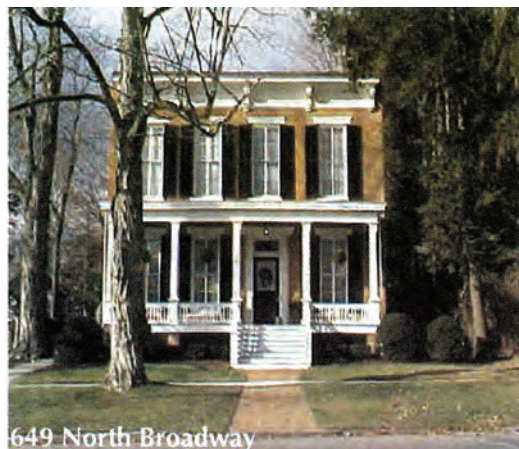
The credit for Broadway's grand proportions belongs to Gideon Putnam, one of the city's most influential founders. It was according to his plan that the street was laid out north to south, 120 feet wide, and tree-lined.

When Putnam laid out Broadway (originally Broad Street) it was not designated as north or south, but with the advent of the railroad, the tracks isolated the northern end of the street from the shops and businesses in the flourishing downtown section of the village. In the 1840s, the railroad cut across the street near the current arterial (Route 50 North) and the part of the street farthest from the heart of the village began to be referred to as North Broadway.



A Neighborhood Develops

The 1880s ushered in a building boom, and North Broadway blossomed with homes built in the High Victorian style: Gothic, Italianate, and Queen Anne, as well as a few Shingle and Colonial Revival styles. North Broadway was and is prime real estate, but development abruptly stops about a mile from City Hall. The street dwindles to a steep narrow track that once intersected Route 9 (Maple Avenue) near the present day Saratoga Springs Middle School. Today, the street is not suitable for vehicular traffic beyond the entrance to Skidmore College.



The large, meticulously landscaped lots, designed to showcase the large homes, set the character of North Broadway. Carriage houses, architectural gems in their own right, sheltered fine teams, elegant carriages, and shining harnesses. Many of these former carriage houses have been remodeled to become unique and charming private residences.

Woodlawn Park, the home of Judge Henry Hilton, was a private estate encompassing 1,500 acres. Set in the woods on land now occupied by Skidmore College, it boasted twenty five miles of graveled roadways. In addition to the primary mansion, flanked by marble statuary, the estate had quarters for 28 servants, stables to accommodate 60 horses, a spacious carriage house, a dairy, and farmland for sheep, poultry, and vegetables. Other amenities included a club house, a ballroom, and a race course, complete with a grandstand.

The estate's entry gate on North Broadway was staffed by uniformed guards with instructions to admit not only the rich and famous, but also a selected few, who were fortunate enough to have been granted admission for special events. In addition, as many as 200 sightseers a day passed through the gates to while away a pleasant afternoon traversing some of the estate's scenic road-ways.

Other fine estates were built by industrialists who spent summers in their elegant North Broadway "cottages". These great houses, built according to their owners' fancy, are flanked by huge lawns and lend a quiet and prosperous air to the street.



Decline and Rebirth

The golden days of the late 1800s gave way to a period of decline as the city bowed under the economic chaos of the Great Depression and two World Wars. By the 1950s the city was a shadow of its former self. Fortunately, the tide turned. While some of the homes were razed, many have been restored to their former glory and several other new residences have been added. Revitalized, North Broadway is once again home to many of Saratoga's prominent families as well as the summer address for many thoroughbred racing aficionados. Its diverse architecture remains as a testament to the creativity and opulence of the infamous Gilded Age.

*A publication of the
Saratoga Springs Heritage Area Visitor Center
A New York State Heritage Area Program
with special thanks to the
Saratoga Springs Preservation Foundation
and the National Museum of Dance
Historic photos courtesy of the Bolster Collection
and the Saratoga Springs History Museum
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SARATOGA SPRINGS SELF-GUIDED TOUR

North Broadway



*A neighborhood of
exceptional residential
architecture*

Architectural History		Street #
1963 Skidmore College Campus: Modern, Late-Modern and Post-Modern. ONeil Ford, Initial Architect. Samuel Zisman, Master Plan. Antoine Predock, Tang Museum.		815
FOURTH STREET		
1882 Queen Anne: The balcony, tile roof & rounded dormers give it a 17th century European flair. Built for William Gage, owner of the U.S. Hotel.		779
1880 Queen Anne: Queen Anne style with Stick and Colonial Revival elements. Built for the J.S. Leake family.		767
THIRD STREET		
c. 1907 Colonial: Cheney House - Built during a resurgence of the Colonial tradition, in the style of Monticello. Balanced and symmetrical, with stucco exterior, now ivy covered, and roselet windows.		743
1966 Victorian-style: This home is a modern interpretation of Victorian architecture. The building wraps around the corner at Second Street and features a two-and-a-half story tower and wrap-around porch. Granite base with brick and stucco exterior.		737
Produced by the The Saratoga Springs Heritage Area Visitor Center Offering tour services, self-guided tours, maps and brochures Ask to view the 15 minute video Discover Saratoga 297 Broadway, Saratoga Springs, NY 12866 Phone: 518-587-3421		
SECOND STREET		
1871 Italianate Villa: Built for the Fuller family of Troy. Classified as an Italianate because of the tower. The Queen Anne roof was probably added later.		719
1884 Queen Anne: McConike House. Classical Queen Anne with elements of Georgian architecture. Abundantly ornamented with Rosette window, balcony and gables.		717
1871 Italianate: This home remains almost exactly as it was when it was built. Occupied by a variety of owners, most of whom were summer residents.		695
FIRST STREET		
c. 1903 Gothic Revival: Masonic Lodge - Victorian Gothic style identified by the pointed arches. Built for Henry S. Ludlow.		687
c. 1906 Colonial Revival: Built almost entirely of brick, with a fanned gable & plantation inspired portico.		659
c. 1897 Colonial Revival: An eclectic mixture of Colonial elements, including the gambrel roof of the Dutch Colonial era, shingles reminiscent of the earlier Shingle style and window tracery evoking the Gothic Revival style. Built by W. Stone Smith of Troy.		655
c. 1856 Italianate: This is the shape of a Federal townhouse, with details showing the style changes over the years. Built in 1856 by Lewis B. Close, Saratoga Springs Postmaster. Built of reddish brick, typical of those built in the Hudson Valley; it was one of the earliest houses built on North Broadway. When the residence went to public auction in 1880, it was acquired by Otton Brown, "one of the best old-time hotel men in... the county."		649
2002 French Chateausque: Riggi House - influenced by French Chateau and Beaux Arts styles. Breakfast tower. First floor full arch windows. The exterior is hand split, rough granite, placed in an irregular pattern with cast stone trim. Carriage house style garages for 6 cars. 21,500 square feet.		639
GREENFIELD AVENUE		
1885 Queen Anne: Brackett House - The projecting gable is accented with a board-and-batten effect; the brick facade is broken by several round-topped windows decorated with a handsome floral motif. Built for Edgar Brackett, who established the Adirondack Trust Co, was president of the Saratoga Gas, Electric Light and Power Co., and served as a New York state senator.		605
1885 Queen Anne: The projecting attic gable with lower porch are in the Queen Anne style. The basic structure is of painted brick veneer, with stucco decoration in the attic gable. A porte cochere to the left is a continuation of the porch. This house was first owned by James Pardue.		601
1921 Colonial Revival: Pruyn/Petee House - Colonial Revival in the Federal style. The portico and three part window recalls houses of the 19th century. Designed by Alfred Hopkins.		595
c. 1834 Greek Revival: One of the oldest homes on Broadway, features simple Greek elements: columns, symmetrical windows and pilasters. White was a typical color at that time.		581
1830 Greek Revival: Ames House - Built in the 1830s, then modified with a Gothic pediment light and bay in the 1880s.		569
1884 Queen Anne: Restored in 2003 receiving the NYS Preservation Award in 2004.		563

Architectural History		Street #
c. 1920 Tudor Revival: Surrey Inn - Built in a style befitting an English country square.		860
c. 1930: Colton House, formerly "Overlook", now Skidmore.		856
FOURTH STREET		
c. 1906 Colonial Revival: Hall House - Classic Colonial Revival portico with Italianate brackets. Queen Anne chimney and ornate Corinthian columns. Extensively renovated in 1994. Built by Troy shirt manufacturer, William Lord Hall.		760
EAST AVENUE		
1876 Gothic: Gothic elements include the vertical direction and steeply pitched gables of the roof. Polychrome shingles in the slate, obliquely set bricks, & the barge-board ornament mimic Gothic cathedrals. Built for Charles Cooke Lester, attorney, and Saratoga County Surrogate Judge.		754
1880 Victorian Gothic: The cottage style ornamentation resembles Round Lake camp-style homes, at the former Methodist Camp.		748
1884 French Renaissance: Hathorn House - Built at the same time as the Batcheller Mansion (Circular St) with the same French chateau style. Elaborate granite pediments carved from local stone. Built by Henry Hathorn, founder of Hathorn Bottling Co.		740
1887 Queen Anne: The Kilmer House - Masonry wrap-around porch designed by Henry-Hobson Richardson, designer of the State Capital Building in Albany. Setting of the 1981 film "Ghost Story".		722
1885 Shingle Style: Ellis Cottage - Includes many Queen Anne style elements and "cladding", a continuous shingle system, designed by architect R. Newton Brezee for the Ellis family, owners of the American Locomotive Works and the Ellis Steamship Line. Used in the 1981 film "Ghost Story."		720
SECOND STREET		
1865 Italian Villa: Windsor B. French House - Heavy cornice w/evenly spaced brackets and lintels retains the Italian Villa style. The Colonial Revival style porch was added later.		718
1880 Queen Anne & 1970 Modern: Original home was demolished. The present home is a combination of the original Queen Anne style carriage house and a 1970s addition.		704
1965 Contemporary: Smaller but not dwarfed by other houses w/pointed windows extending the full first story, with roof gables. Designed by architect William Cooper, built by Russell Roberts.		700
FIRST STREET		
1876 Second Empire: Green Cottage - Similar to the Batcheller Mansion, the only other French Renaissance building in the city. Tall lines & peaked roof echo the style first seen in the State Capitol.		688
1872 Second Empire: The Grande House - Converted in 1918 to the current Colonial Revival style by Charles Van Deusen.		658
NORTH CIRCULAR STREET		
c. 1884 Queen Anne: Noteworthy QA features include horizontal banding between windows, gable decorations and massive chimney. Once owned by the president of Saratoga Vichy Spring Company.		632
1873 Second Empire: Features a prominent mansard roof, elliptical windows in the towers and polygonal bays. Built for Frank Wheeler, ticket agent for the N.Y. Railroad.		630
1889 Queen Anne: Hamilton House - This style is identified by the projecting attic gable and multi-planed facade. Note the recessed porch integrated into the facade. It has been owned by an attorney, the President of Clark Textile Co., and a president of the Saratoga National Bank. Since 1946, it has housed Burke's Funeral Home.		628
ROCK STREET		
c. 1850 Greek Revival: Lawrence House - This structure has undergone many alterations. Home to P. Briggs, an attorney and town trustee until 1864, to Franklin P. Lawrence, manager of the Excelsior and Union Spring Company until 1952.		614
c. 1840 Greek Revival: Underwent Gothic alterations in the 1870s, a Greek Revival porch was added in the early 1900s.		604
1882 Italianate: Home of Captain D. Bogart & family until 1924		598
c. 1860, Italianate: Butler House - Federal Style townhouse. Note raised foundation & entrance under front porch. Stone lintels over the windows six-over-six window sashes, bracketed cornice and porch identify Italianate Style.		596
c. 1850 Colonial Revival: Stocum House - Gambrel roof is evidence of influence from earlier Hudson Valley Dutch Style.		590
1885 Shingle: Features continuous wood shingles, asymmetrical design, and an irregular, steeply pitched roof Modern addition is compatible with previous style.		588
Route 50 Arterial, to 87 Northway, Exit #15		
SARATOGA SPRINGS CITY CENTER		