



## Once the village outskirts. . .

The area comprising the East Side Historic District was originally farm land and except for a few isolated homesteads, remained undeveloped until the 1860s. Today there are almost 400 buildings representing a wide variety of 19th and 20th century architectural styles.

You will see examples of the Greek Revival style, and a full range of Victorian styles, mainly Gothic, Italianate, Second Empire and Queen Anne.

Along portions of the route you will notice many narrow alleyways

that provide access to the carriage houses and barns that served the larger houses. Also typical of many of these homes are porches that encourage a neighborly atmosphere, while also providing a place for casual visiting.

Historically, these homes were built for the successful business people of Saratoga Springs, where prosperity paralleled the growth and development of the city as a popular health spa and seasonal resort. Middle and upper class Saratogians lived in this neighborhood then, as they do today.

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Historic photos courtesy of the Bolster Collection  
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## SARATOGA SPRINGS SELF-GUIDED TOUR

# East Side Neighborhood



The tour begins at the southern end of Congress Park travelling on the eastern park border onto the grand boulevard of Union Avenue.

A striking gateway entrance to the City, Union Avenue was once home to Skidmore College. The east side residential neighborhood is rich in history and spectacular architecture.



## 1. 20 Circular Street

### Batchellor Mansion

High Victorian Gothic, 1873. Restored in the late 1970's. Built for George Sherman Batchellor, U.S. Representative to the International Tribunal in Egypt. The spectacular facade is capped by a tall minaret. Now a bed and breakfast inn.

## 2. 24 Circular Street

### Nolan House

Second Empire, 1872. Note dormered mansard roof with iron cresting, two storied bay window, and the handsome cast iron fence. Owned by the Presbyterian Church.

## 3. 34 Circular Street

Italianate, 1870. L-shaped plan with a tower nested into the angle is characteristic of the style.

## 4. 38 Circular Street

Italianate, 1870. Wonderful ornamentation and doors; observatory overlooks Congress Park. A masterpiece of Italianate design, it is completely symmetrical.

## 5. 46 Circular Street

Greek Revival, 1832. Appropriately white and characterized by columns and triangular pediment. Built for John Clarke, bottler and shipper of Congress Spring water. Former home of Skidmore's presidents.

## 6. 28 Union Avenue

Queen Anne, 1903. Designed by architect R. Newton Brezee, it features a wrap-around porch, rough stone foundation, projecting gables and turret. Formerly owned by Skidmore—now by Empire State College.

## 7. 48 Union Avenue

Colonial Revival, 1906. Note hipped roof, balustrades and curved windows. Occupied by Skidmore College 1936-1978; then adapted for commercial office space.

## 8. 56 Union Avenue

Dramatic example of the Queen Anne style. Designed for state assemblyman George West in the late 1900s. Purchased by Skidmore in 1938 for housing. Currently private condominiums.

## 9. 55 Union Avenue

### Furness House

Queen Anne, 1901. Also Brezee, this B & B is noted for its polygonal tower, gables, and copper roof finials.

## 10. 107 Union Avenue

Partly High Victorian Gothic and Queen Anne, 1885. Delightfully decorated with floral motifs, varying textures and "candle-snuffer" porch cap. Designed by Gifford Slocum.

## 11. 125 Union Avenue *(corner of Nelson)*

This 1873 summer "cottage" was owned by Samuel Riddle, owner of America's most beloved thoroughbred, Man'O'War. Later purchased by Skidmore for a dormitory. Main house and carriage house are connected to form a single structure.

## 12. 134 Union Avenue

This Colonial Revival house, typified by the portico with classical columns, has a much older structure beneath, once a common way to "modernize".

## 13. 139 Union Avenue

Modified Second Empire, 1870s. Built as a private residence and shop for a carriage-maker. It has served as a series of hotels and then restaurants.

## 14. 1 Madison Avenue

Second Empire, 1870. Mansard roof dominated by Italianate tower rising above the portico. Set high on a basement, which is lighted by rounded windows.

Stop by the Saratoga Springs Heritage Area Visitor Center ~ offering tour services, maps and brochures. Ask to view the 15 minute video [Discover Saratoga](#).

## 15. 184 Phila Street *(SW corner)*

High Gothic, 1865. Elaborately decorated with two-storied bay windows, ending with Gothic dormer. Most notable owner was Lewis W. James, V.P. of the Saratoga Vichy Spring Company.

## 16. 181 Phila Street *(NW corner)*

Colonial Revival, 1895, with elements of Queen Anne in the front dormers. Looks as though it belongs at a seaside resort. Occupied 1944-1975 by Joan Whitney Payson, then owner of the New York Mets baseball team.

## 17. 182 Caroline Street

Classic Greek Revival, 1840. One of the earliest structures in the neighborhood; note gable, low pitched roof, corner pilasters and sidelights around doorway.

## 18. 151 Caroline Street

Queen Anne, 1890s. Note oversized windows, dormers and use of dentil decoration.

## 19. 109 Caroline Street

Queen Anne style 1887. Windows are a major decorative feature. Built by R. Newton Brezee for office and residence of a local physician. Note decorative brickwork.

## 20. 122 Circular Street

Italianate, 1858. Valued at \$2,000 at time of construction. Note two towers, one on front and the other on the side with brickwork beneath the windows. Mansard roofline and pediment dormer window.

## 21. 129 Circular Street

### Jumel Cottage

Greek Revival, 1832. Most famous for its notorious owner, Mme. Jumel, married to a merchant and then to Aaron Burr. Notable elements include an original Greek Revival doorway and an entry porch which extends to full height. In addition, there are floorlength windows and the traditional pediment above the porch entry.

## 22. 125-25 Circular Street

### Stone Abbey

Late Victorian Renaissance Revival, 1899. Originally a Congressional Church, now converted to condos. Significant features are its rusticated masonry, battlement cornices, Gothic pointed arches and stained glass windows.

## 23. 115 Circular Street

Colonial Revival, 1895. Note Palladian dormer windows and twin circular bay windows, rounded porch with paired Ionic columns across the front and right side of the house. Plaster garlands form an ornamental motif which appears on the façade and chimney.

## 24. 108 Circular

Built in 1845, the original stone lintels and sills can be seen on the north side. The grand colonnade on the classical style was probably added in the 1870s or 1880s, along with two south bays. The front door is in the Second Empire manner. Until 1964 it was a hotel.

## 25. 102 Circular

### Milligan Mansion

Italianate, 1853. Milligan was an elderly Colonel in the state militia and a successful lumberman. The house is essentially a cubical block-crowned by an observatory or "belvedere." The overall effect was conservative. Beautifully restored in the 1990s as private office space.

## 26. 88 Circular Street

1877. An aggressive, complicated mansard roof distinguishes this Victorian structure, once occupied by Dr. Strong who maintained a large sanatorium next door for the treatment of various diseases through the use of mineral waters.

## 27. 82-86 Circular Street

Built in 1856 for Dr. Charles Dowd, inventor of Standard Time, who conducted a girl's school in the winter and a hotel in the summer. In 1904 it was bought by Lucy Skidmore Scribner as the Young Women's Industrial Club, which evolved into Skidmore College.