

HISTORIC AMERICAN BUILDING SURVEY

PATRICK HOUSE (LA TOUR HOUSE ) HABS No. NY-6341

HABS  
NY  
46-SASPR  
2-

Location Spa State Park  
3/4 miles southeast of the Gideon  
Putnam Hotel  
Saratoga Springs  
Saratoga County  
New York  
USGS Saratoga Springs Quadrangle,  
Universal Transverse Mercator  
Coordinates: 18.598290.4766830

Present Owner New York State Office of Parks,  
Recreation and Historic Preservation  
Saratoga - Capital District Region  
Box W  
Saratoga Springs, New York 12866

Present Occupant Vacant

Significance This structure is a representative  
example of a Greek Revival residence  
surviving with considerable  
architectural integrity and is a  
contributing component of the Saratoga  
Spa State Park District. It was the  
home of Henry Patrick and his family  
between 1837 and 1866.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date(s) of erection: This house is presumed to have been built circa 1835 by Charles W. Patrick, since he is the first owner identified in the deed search and the date is appropriate stylistically. The 1855 census notes that Henry Patrick had lived in Saratoga Springs since 1837 when he purchased several large parcels of land (County Court House deeds) near the present golf course from Isaac Patrick and Charles W. Patrick. He paid \$4000 for the half of the property owned by Charles but only \$675 for Isaac's portion. This may indicate that the house was already standing. Stylistically, a c. 1835 date is appropriate.

2. Architect: Not Known.

3. Original and Subsequent Owners:

The following is a legal description of the property on which the structure stands. The property consisted of approximately acres in 1928 and this description is taken from the deed of that year:

All that tract or parcel of land situate, lying and being in the City of Saratoga Springs, County of Saratoga and State of New York, bounded and described as follows:

Beginning at a point in the center of Marrin Avenue at the northeast corner of a lot of land sold by Kesiah Brockway to Jotham Davis, being land now of The People of the State of New York, and running thence along the center line of Marrin Avenue south 84 degrees 30 minutes east 1404 4/10 feet to the land formerly owned by G. Knickerbocker, now of the People of the State of New York; thence south 5 degrees 30 minutes west 968 6/10 feet along lands of the People of the State of New York to the north line of lands formerly of Webber, now of the People of the State of NY; thence north 82 degrees 4 minutes west along formerly Weber's north line 191 1/10 feet to a corner; thence south 8 degrees 57 minutes west 2336 feet along the west line of said lands formerly of Webber and lands formerly of Burnham, now of the Morris Building Co., to the north line of the Davis property; thence north 85 degrees 3 minutes west along Davis' north line 351 4/10 feet to an angle: thence south 79 degrees 57 minutes

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west 56 1/2 feet to the center of the Patrick Road; thence south 51 degrees 40 minutes east along the center of said Patrick Road 749 1/2 feet to the center of the county highway No. 611, sometimes called South Broadway; thence north 25 degrees 53 minutes east along the center of said county highway No. 611 456 1/2 feet to the division line between the XVth and XVIth General Allotment of the Patent of Kayaderosseras; thence south 85 degrees 3 minutes east along said division line 1253 feet to the northwest corner of a lot, No. 5 in the XVth General Allotment; thence south 4 degrees 57 minutes west, along the west line of lot No. 5 aforesaid, 1248 1/2 feet to the north line of lot B in the subdivision aforesaid; thence north 74 degrees 48 minutes west along the north line of said lot B across county highway No. 611, 2147 9/10 feet, to a corner at the intersection of two stone walls; thence north 5 degrees 29 minutes east 398 feet to a corner; thence north 84 degrees 31 minutes west 638 1/2 feet to the east line of lands now or formerly owned by Jotham Davis; thence north 9 degrees 8 minutes east 753 4/10 feet to the south line of the Patrick Road; thence north 42 degrees 20 minutes west 57 feet to the center of the Patrick Road; thence north 6 degrees 24 minutes east along the east line of lands formerly owned by Turner and Sherman and now of The People of the State of New York, 2992 7/10 feet more or less to the place of beginning, containing 149 87/100 acres of land more or less.

References to the Chain of Title to the land upon which the structure stands are in the Office of the County Clerk, County Building No. 3, Ballston Spa, New York.

1835 Charles W. Patrick

1837 Henry Patrick

1867 Deed, April 10, 1867, recorded in Book 107, page 496. Henry Patrick to George H. Patrick (Henry's son).

plus

1867 Deed, March 15, 1867, recorded in Book 108, page 111. John W. Eighmey to George H. Patrick.

plus

1871 Deed, April 15, 1871, recorded in Book 122, page 282. Sampson C. Ames and wife to George H. Patrick.

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- 1907 George H. Patrick died.
- 1919 Deed, June 14, 1919, recorded in Book 323, page, 333. Dora Evans to Morris Building Co. Property known as the War(r)ing Farm. Gertrude Waring was George Patrick's granddaughter.
- 1928 Deed, May 14, 1928, recorded in Book 350, page 244. Morris Building Co. to the People of the State of New York.

4. Builder, Contractor, Suppliers: Not known.
5. Original Plans and Construction: No original plans were found. It appears from architectural analysis that the original structure consisted of the five easternmost bays of the main block; first and second floors. The gable end pediment, dentilated architrave, attic windows, corner pilasters and entrance with sidelights are all characteristic Greek Revival elements. Room 109, the kitchen wing, was probably added within a few decades.
6. Alterations and Additions: The three bay addition on the west end of the main block was probably added in the late-19th century (though the door is c. 1900-1920); its south facade exactly mimics the woodwork on the main block. It is possible that the trim was reused from the original west end. The entrance porches on the south and the porch on the east side of the kitchen wing were Victorianized, if not completely built in the late 19th century. The west end foundations were buttressed with concrete, probably in the 20th century. Rooms 105-108 and 112 are late-19th or turn of the century additions. On the interior, closets were made by adding partition walls within rooms. There is beaded board on the ceilings in rooms 108 and 112 (the room north of the kitchen and the garage) and on the walls in room 112. (See pages 13 & 14 for conjectural plan development.)

- B. Historical Context:  
This structure was built as the residence for a 150 acre farm. From its construction through the early 20th century, the structure was occupied by members of the same family, the Patrick family. In 1922, the Department of Environmental Conservation acquired the property and began developing it as a tree nursery. Though DEC still

runs the tree nursery in 1994, the property was absorbed into the Saratoga Spa State Park in 1928 and its lands became part of the conscientious efforts by the State to design a landscape which complemented the natural setting. The nursery foreman, Joe La Tour, moved into the residence in the early 1930s. The son of the nursery superintendent (Lewis) moved into the west end addition/apartment in the late 1930s and Joe La Tour's son, Hank, and his family replaced him in the late 1950s. The house continued to be occupied as two separate residences with various tenants. (The locks on the doors in room 203 are on the west side of the doors, indicating that use of that room was controlled by the west end apartment.) Hank was the last tenant; his family moved out after his death in 1976 and it has been vacant ever since. It is now incorporated into both the golf course and the Tree Nursery. No related outbuildings survive. (see the Saratoga Spa State Park National Register of Historic Places Nomination form for additional information)

## PART II. ARCHITECTURAL INFORMATION

- A. General Statement:
1. Architectural character: The Patrick (La Tour) House is an excellent example of vernacular Greek revival style residential architecture. Its corner pilasters, wide frieze pierced by eyebrow windows, entablature returns in the gable ends and trabeated doorways are characteristic of the Greek Revival style. The structure, with its original surrounding 150 acres, represents the type of farmstead that dominated Saratoga county's rural economy for two centuries.
  2. Condition of fabric: The general condition of the structure is good, particularly considering that it has been vacant for approximately 15 years. The porches are the most deteriorated, with rotten floor boards, balusters, and porches. Animals have gotten into the building and left excrement in almost every room but they have done surprisingly little damage to the building fabric.
- B. Description of Exterior:
1. Overall dimensions: The Patrick (La Tour) House measures 54'-4" x 62'-2". The main block is eight bays long and two bays wide and one and a half stories while the north wing is three bays and the same height. Attached to the north end of the

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wing is a one-story barn/garage addition with pedestrian and outswinging garage doors on the east elevation. There is a shed-roofed, one-story addition off the west side of the wing. The main block has a basement; there is a crawl space under the rest of the building.

2. Foundations: The foundation of the main block is stone. It is buttressed with concrete all around, with the exception of the original block. The stone foundation is approximately 17 1/2" thick.
3. Walls: This frame structure is sided with clapboards which range from 5 1/8" to 6 1/8" wide.
4. Structural systems, framing: This structure has a wood frame with load bearing walls on the first floor and load bearing or partition walls on the second floor. The floors are supported by joists running north-south, except in the west addition where they run east-west. Some of the joists in the original block are logs with flattened tops and the bark removed.
5. Porches, stoops, balconies, bulkheads: The two entrance porches on the south have hipped roofs with wood shingles, matching turned posts on hollow, square corner balusters and newel posts with rounded finials. There is a spindle frieze below a plain entablature. Turned balusters support a molded railing. The foundations are concrete block and the steps are stone.  
The porch on the east elevation has a shed roof supported on columns which match those on the south but there is no entablature or frieze. Plain curved brackets attached to the posts or the building support the roof.  
There is a bulkhead entrance to the basement on the north side of the original structure, covered by the wing's porch.
6. Chimneys: There are three chimneys in the main block and one at the north end of the wing. All are brick construction above the roofline and have corbelled bands one row below the top. The west end chimney is exterior, concrete block and was used for a stove. The central chimney leads to a mantelled fireplace in room 102 and the interior, east end chimney was for a stove. The kitchen fireplace in the north wing is the largest, with a bake oven on the west side, and leads to the largest chimney. This chimney is corbelled midway

up and again at the top.

7. Openings:

a. Doorways and doors: The two main entrances are on the south elevation. The one into the original, five-bay structure, is in the center bay. It is a 6-panel door with sidelights. Both the door and sidelights are flanked by engaged pilasters. There is also a wood screen door. The westernmost door is early-20th century with small, colored lights surrounding a larger, plain light; all above three vertical panels. The trim is a square edged casing with a simple, single molding on top. There is also a metal storm door.

On the east elevation, the entrance to the wing and the pedestrian entrance to the barn/garage are comprised of four lights above two or three vertical panels.

b. Windows and shutters:

The windows are wood, 6-over-6, double-hung sash. There are also horizontal, three-light eyebrow windows.

8. Roof:

a. Shape, covering: The roof over the main block is a gable as are the roof of the wing, the attached barn/garage and room 111. Small additions have shed roofs. All roofs are covered with asphalt shingles.

b. Cornice, eaves: The molded wooden boxed cornice tops off the distinctive denticulated architrave and wide board frieze on both the original structure and the kitchen wing. The cornice continues around the east gable end to form a pediment with the eaves. There are simple, narrow cornices on the barn/garage and other additions.

c. Dormers, cupolas, towers: Not applicable.

C. Description of Interior:

1. Floor plans: See attached measured drawing and pages 10 & 11 for specifics. In general, the original structure has a center hall plan and the addition on the west consists of a large room to the south with a smaller, kitchen to the north. The large kitchen wing to the north is one room on the first floor and two rooms (one each north and south) on the second floor. There is a narrow

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stair to the second floor at the north end of the wing.

2. Stairways: There are two interior stairs to the basement, one in the southwest corner of the kitchen wing and one in the northeast corner of the west addition. The main stair to the second floor (rm. 101 - rm. 201) has turned balusters and newel post. The balusters are molded at the bottom and taper towards the top. The back stair to the second floor is narrow, steep and enclosed while the stair from rm. 103 is enclosed but surrounded by rectangular baluster and rail on the second floor.
3. Flooring: There are hardwood floors running north-south in rms. 101, 102, 103 and 110 while the wood floors in the north kitchen wing run east-west. Rm. 104 and most of the second floor rooms have wall to wall sheet linoleum floors. Rm. 201 and the rooms in the north wing have wide board planks.
4. Wall and ceiling finish: Walls and ceilings in the original section are plaster on lath. Rm. 103 is panelled with mid to late 20th century material and rm. 104 plus some of the upstairs rooms are homosote. Most of the rooms are painted over wallpaper. Where accessible, earlier papers can be seen underneath; most of these are floral.
5. Openings:
  - a. Doorways and doors: Most interior doors are 6-panel or 4-panel. The panels are either raised or recessed. There is one 2-panel door to room 201 and rm. 208 has a vertical, flush panel door with two horizontal boards along the back.
  - b. Windows: The trim in the west addition is flat molding with a top bead while the baseboard and window trim in rm. 102 are molded. The window mold in rm. 102 is particularly elaborate and there are panels below the windows. Most of the trim in the rest of the house is either flat with a top bead or has a simpler molded piece on top of flat stock. See attached profile drawings.
6. Decorative features and trim: The fireplace surround in room 102 has pilasters with double recessed panels. The capitals are molded but the bases are rectangular with two decreasing 'steps'

to the pilasters. (See profile drawings on pages 15 & 16)

7. Hardware: The metal doorknobs in D1011 and D1031 are decorative with art nouveau style floral patterns. Hinges are plain, pinned type and electric outlets and switchplates have plastic covers.
8. Mechanical Equipment:
  - a. Heating, air conditioning, ventilation: A ducted heat system was supplemented by stoves which were in rms. 103, 110 and 109. There was no air conditioning and windows were the only source of ventilation.
  - b. Lighting: There are mostly 20th century bare bulb electric fixtures in most of the rooms.
  - c. Plumbing: The pipes are a mixture of copper, steel and cast iron.
9. Original furnishings: None extant.

D. Site:

1. General setting and orientation: The main elevation faces south and the site is flat. On the north, east and west is the Department of Conservation Tree Nursery. A row of trees separate the properties on the east. To the south is the Spa State Park Golf Course fairway and green. A row of large maple trees denotes the Patrick (La Tour) property from the golf course. There are also a few large locust trees to the west of the building. The only driveable approach to the site is through the tree nursery on the north. A drive encircles the building. To the east of the building and the drive is a stone barbeque/fireplace.
2. Historic landscape design: The farmhouse setting no longer exists.
3. Outbuildings: No outbuildings remain.

PART III. SOURCES OF INFORMATION

- A. Architectural drawings: Floor plans drawn by NYSOPRHP employee Harry Earle, 2/15/1984. They can be found in the Saratoga-Capital Region's administrative office in the Spa State Park in the engineer's office.

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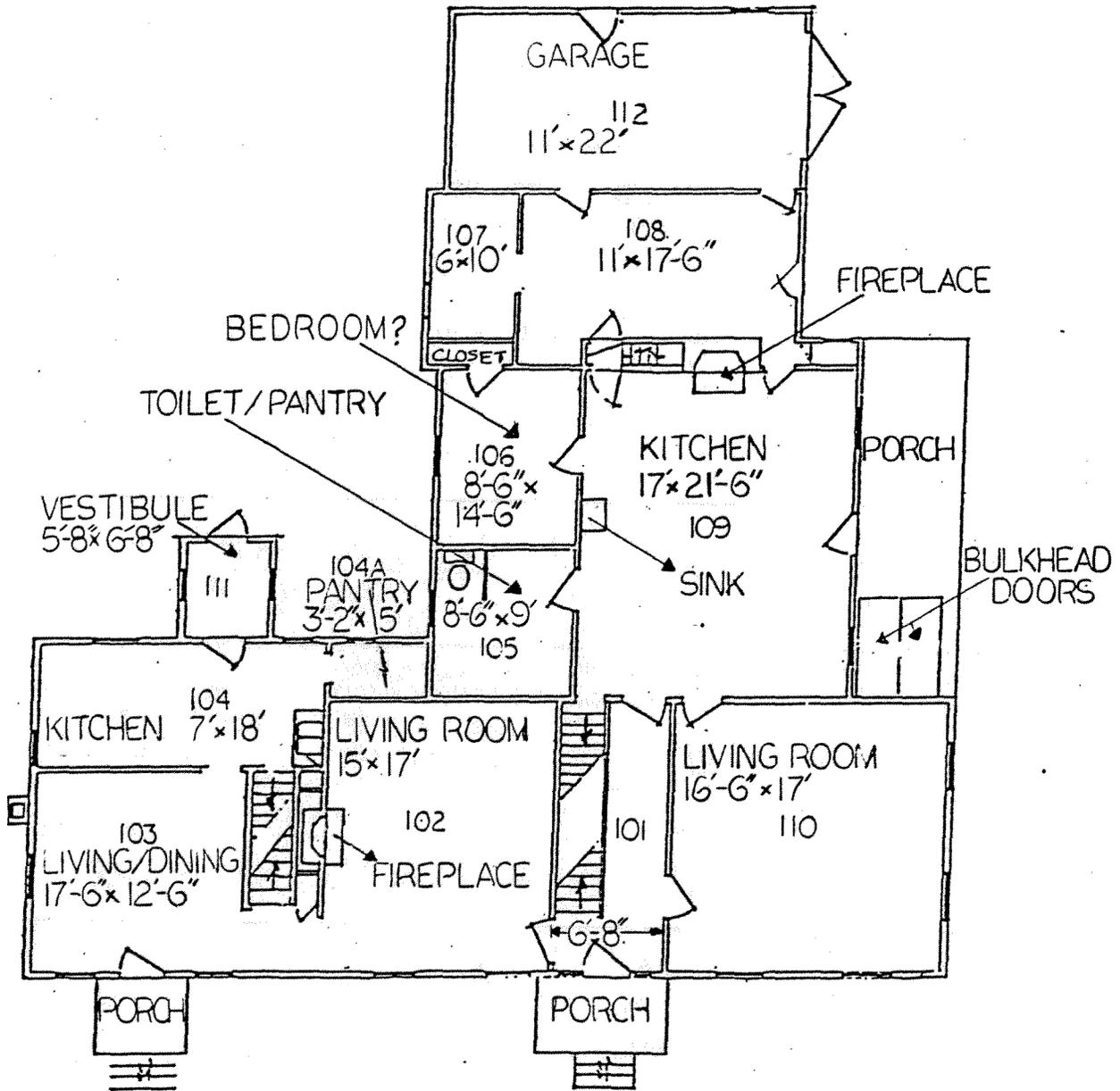
- B. Historic views: See page 17. Xerox of photocopy of a photograph belonging to and located at the New York State Department of Environmental Conservation, Saratoga Tree Nursery, Ballston Ave., Spa State Park, Saratoga Springs, N.Y. The photograph dates to ca. 1965; photographer is unknown.
- C. Interviews: John Solon, Tree Nursery superintendent, March 1994.
- D. Bibliography:
1. Primary and unpublished sources: Family deeds and wills ( Henry, died 10/1885; George, died 10/1907) were searched but no data which could be related directly to the property in question was found. Paul Huey, Senior Archeologist with NYSOPRHP researched 1850 and 1855 census records and gravestone epitaphs in Green Ridge Cemetery, South St., Saratoga Springs, N.Y. and the Yellow Meeting House, Congregational Church of Mechanicville, N.Y.
  2. Secondary and published sources: None were found in City or County Historic Society offices.
- E. Likely sources not yet investigated: Newspapers are a possibility.
- F. Supplemental material:
- Map of The Gertrude Waring Farm in The City of Saratoga Springs, N.Y. as surveyed May 1919. Area 149 82/100 acres. Scale 200'=1" (See attachments)
  - Department of Environmental Conservation, Real Property Division, John Keating. Mr. Keating was very helpful in locating the transfer deed information and map.

PART IV. PROJECT INFORMATION

New York State Office of Parks, Recreation and Historic Preservation's Saratoga-Capital District Region has spent 15 years trying to find a viable use for the Patrick (La Tour) House. Options from our own use to a tenant were explored to no avail. The region is now proposing to excess the structure to anyone who will move it off-site.

Prepared by: A. Rebecca Harrison  
Title: Restoration Coordinator  
Affiliation: N.Y. State Office of  
Parks, Recreation and Historic  
Preservation  
Date: April 1994

Patrick House (La Tour House)  
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 First Floor Plan - Room  
 Size and Use  
 Original Plan by: H. Earle  
 2/15/1984

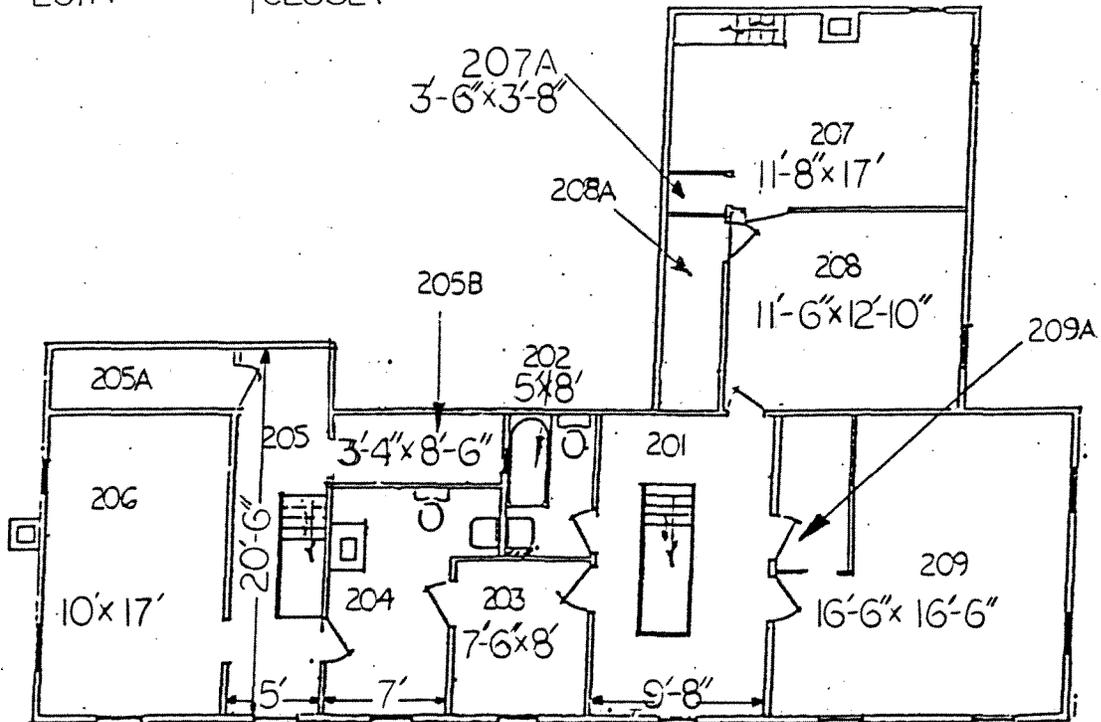


FIRST FLOOR PLAN



Patrick House (La Tour House)  
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 Second Floor Plan - Room  
 Size and Use  
 Original Plan by: H. Earle  
 2/15/1984

ROOM No.	USE
201 & 205	STAIRHALL
202 & 204	BATHROOM
203, 206-209	BEDROOM
205A, B	CLOSET
208A, 209A	CLOSET
207A	CLOSET

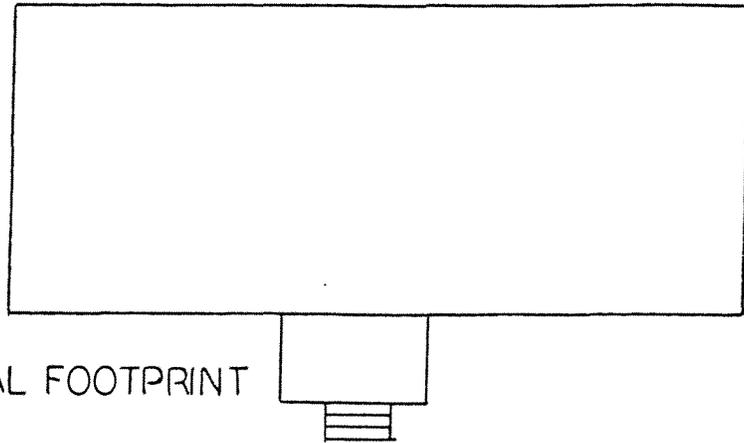


SECOND FLOOR PLAN

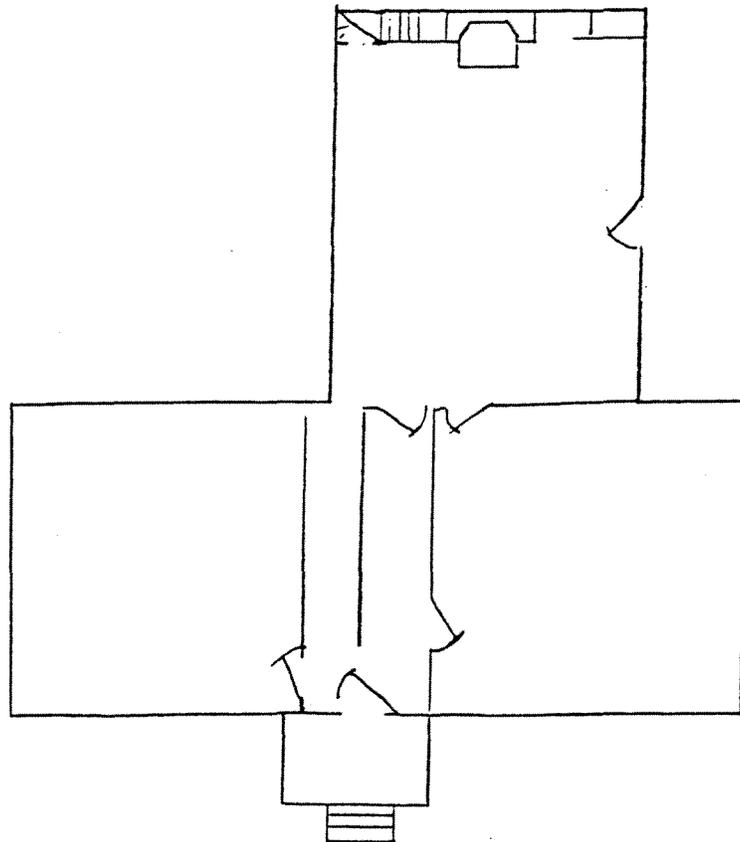


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Original and ca. 1850  
Footprint  
A. Rebecca Harrison  
4/1994

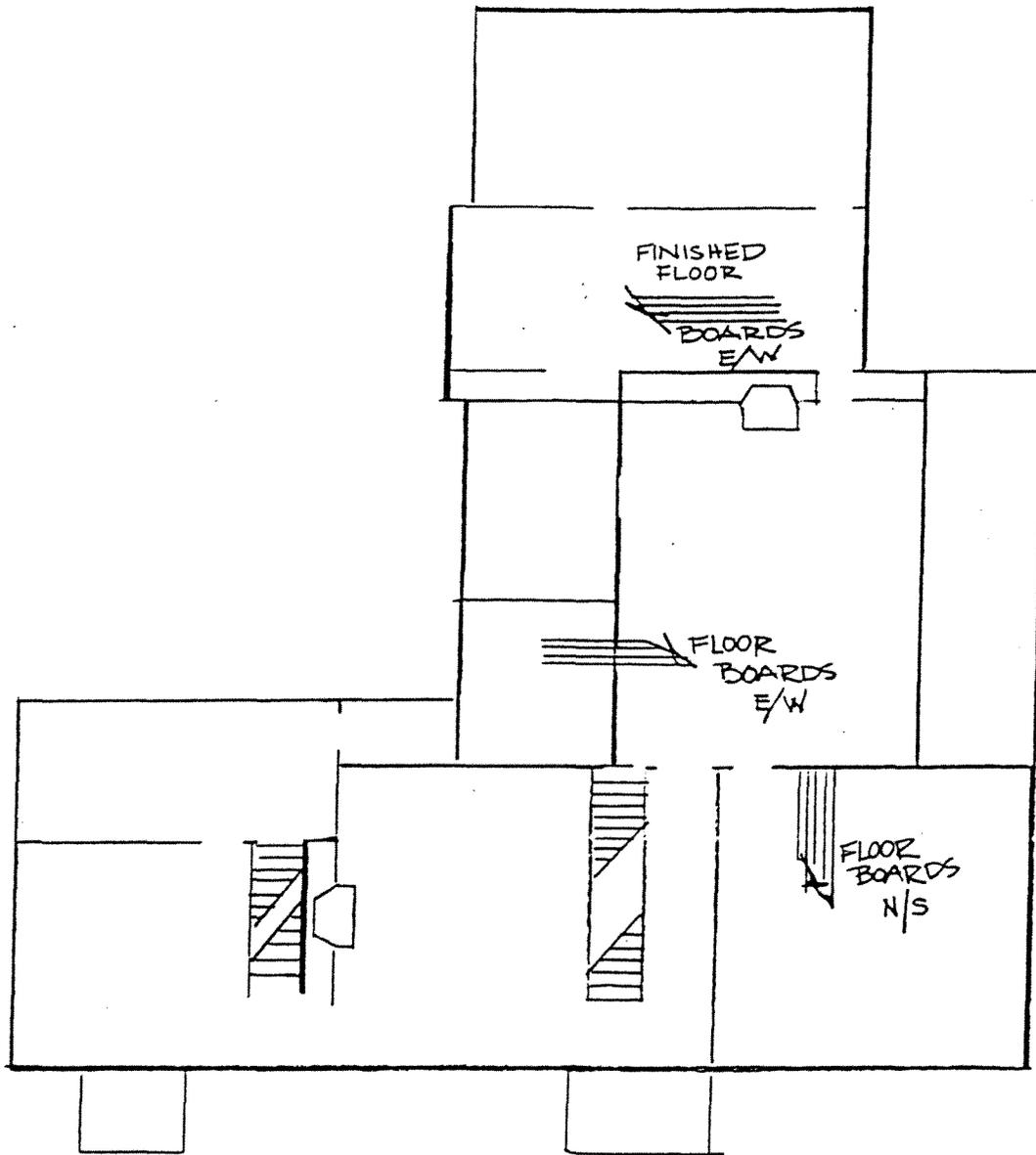
POSSIBLE ORIGINAL FOOTPRINT



CA. 1850



Patrick House (La Tour House)  
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ca. 1880 - 1900 Footprint  
A. Rebecca Harrison  
4/1994



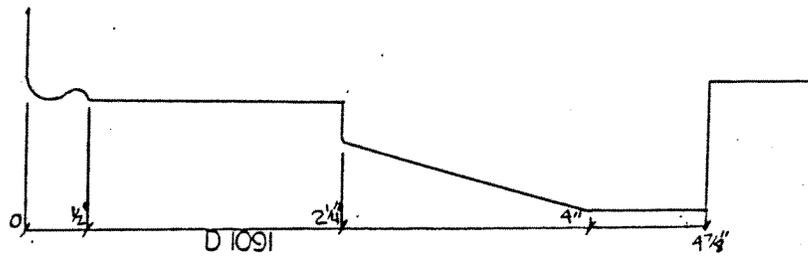
CA. 1880-1900

Patrick House (La Tour House)  
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Door Surround Molding  
Profiles  
Drawn by: A. Rebecca  
Harrison, 9/1993

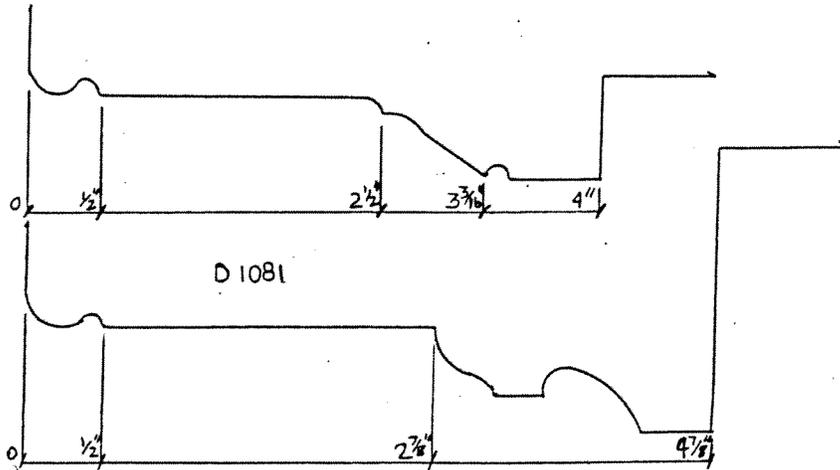
DOOR  
OPENING

WALL

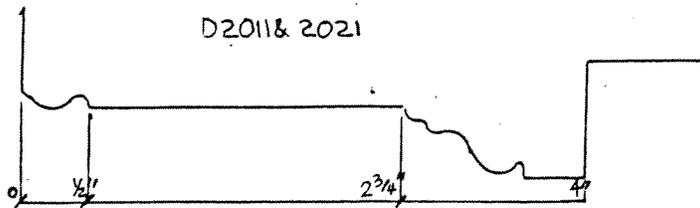
D 1101



D 1081



D 2011 & 2021



Patrick House (La Tour House)  
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Room 102 Molding Profiles  
Drawn by: A. Rebecca  
Harrison, 9/1993

