

**APPLICATION FOR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT PROGRAM
— 2014 Program Year Funding—**

ACTIVITY NAME: Restoration of East & West Exterior Front Stairs

APPLICANT: Saratoga Springs Universal Preservation Hall (UPH)

MAILING ADDRESS: 25 Washington Street, Saratoga Springs, NY_ Zip: 12866

PHONE: (518) 583-9762; UPH: (518) 584-2627 FAX: (518) 584-2627

EMAIL: tfsaratoga@nycap.rr.com or manager@universalpreservationhall.org

CONTACT PERSON: Teddy Foster TITLE: President, Board of Directors

SECONDARY CONTACT: Mary Beth McGarrahan TITLE: Office Manager

APPLICANT (*select 1*):

City Dept.

Private non-profit organization

Other Public Agency

(List Dept.)

32-0033321

(List Federal ID #)

(Specify)

(DUNS #)

NATIONAL OBJECTIVE (*select 1*):

"Benefit persons of Low/moderate income"

- L/M Income Area Benefit
- L/M Income Limited Clientele Activities
- L/M Income Housing Activities
- L/M Income Job Creation/Retention

"Address slum/blight Conditions"

- "N/A" Slum/blighted Area
- Slum/blighted Spot Basis
- "N/A" Urban Renewal Completion

"Urgent CD Need"

"N/A" Urgent Need

REQUESTED ENTITLEMENT FUNDING: \$ 19,000.00

Funding Leveraged from Other Sources: \$ 11,050.00

Total Activity Cost: \$ 30,700.00

Proposal Abstract:

Located at 25 Washington Street, Saratoga Springs, New York, the Saratoga Springs Universal Preservation Hall (UPH) was built in 1871 as a Methodist Episcopal Church. Designed by renowned architect Eldridge Boyden, it is one of the earliest and finest examples of High Victorian Gothic architecture in the country. The main steeple is the tallest spire in Saratoga Springs. During its time as a Methodist Church, the Hall was a busy cultural center hosting famous national speakers such as William Jennings Bryan, Henry Ward Beecher, Frederick Douglas, Senator Edgar T. Brackett, and Presidents William Howard Taft and Theodore Roosevelt.

In 1976, the church was acquired by the Universal Baptist Church. By 1999, this historically significant building had fallen into disrepair and was condemned by the city as the Baptist church lacked the resources to maintain and preserve it. That is when several citizens of Saratoga Springs realized the historical significance of the building and joined forces with the Baptist congregation to

restore it. In 2000, the Saratoga Springs Universal Preservation Hall was formed as a not-for-profit with 501(c)(3) status approved by the Internal Revenue Service.

A big part of Universal Preservation Hall's mission is to preserve the building's history for all Saratogians and visitors to enjoy; and operate as a self-sustaining business in downtown Saratoga Springs. We are members in good standing of the Chamber of Commerce, the Downtown Business Association, and the Saratoga Convention & Tourism Bureau. We are a partner organization with Saratoga Artsfest. The Hall hosts events for the Waldorf School, Spa Catholic High School, and Skidmore College. UPH has established itself as an economic and cultural asset to downtown Saratoga because our performances, musical concerts and other community events draw people into town from the capital district region and beyond.

Revenue generated from performances, events and ongoing fundraising is not currently sufficient to cover the operating expenses or restoration of the building. Grant funding will allow us to improve the condition of the building, which is extremely important to attract more use by the public and increase revenue.

The flanking concrete entrance steps to the building are severely deteriorated with crumbling and spalling concrete. This is not only dangerous for patrons who would like to attend events at the center but also projects an image of deterioration and neglect, exactly the opposite of which Universal Preservation Hall is striving to achieve. Deterioration like this in such a prominent location is a blight on the neighborhood and conveys a sense of decay rather than rebirth.

Therefore, we are requesting funding for non-residential rehabilitation of the East & West front entry stairs. The front façade has two smaller side stairs which lead down to sidewalks that connect to the main sidewalk along Washington Street. The existing stairs are concrete and date from the mid-20th century. They replaced earlier stone stairs. The existing concrete stairs and walks are in poor condition and are unsafe. The concrete is spalling and sections are delaminating. To properly restore the stairs to highlight the historical aspects of the front façade of the building, we must remove existing concrete stairs. We will provide new concrete stairs with stone veneer on all exposed surfaces which harmonizes with the original building stone and new painted handrails.

Dorothy H. Foster
(Authorized Signature)

DOROTHY FOSTER
(Typed or Printed Name)

PRESIDENT
(Title)

1/31/14
(Date)

1. Activity Description

- A) Both of the East and West front stairs are in dire need of restoration and repair due to age and weathering. This particular project is part of the larger on-going Community Plaza project and will help to complete the restoration of an architecturally significant historic building.
- B) The proposed project will allow safe access to the Hall for the performing arts and community events, improve the streetscape of the main walking access between the stores of Broadway and the Beekman Street Arts District, and continue the economic revitalization of Saratoga Springs' downtown.
- C) We are adapting the building for the performing arts, while maintaining its architectural integrity; it will become a major cultural and civic resource for the city. The project contributes to the economic vitality of Saratoga/Capital District as the Universal Preservation Hall will attract visitors to events from within and without the region.
- D) The construction of new stairs and subsequent Community Plaza will create a more inviting look to the building and allow safe access to the building. The Community Plaza project will play a fundamental role in the redevelopment of the city's Beekman Street neighborhood and its Arts District. The Community Plaza and its trees and gardens will offer foot-travelers a place to rest and enjoy a block of Washington Street that in addition to the Universal Preservation Hall features two other significant historic churches.
- E) Our activity timeline will begin in spring 2015 and should take approximately 4 months to complete the stairs.
- F) The construction will require a Building Permit from the City of Saratoga Springs but already has design/historic/environmental review by NYS Office of Parks, Recreation and Historic Preservation. UPH has full site control as owner of building and Vice President of Building & Facilities Wallace Allerdice will act as Site Manager. Mr. Allerdice has significant experience in this area and is a member of the Board of Directors.

2. Organizational Capacity

- A) In 2003, the Board of Directors of UPH began a herculean effort to save and restore the condemned Universal Baptist Church, which is a Saratoga Springs landmark of historic architecture. The Board succeeded in completing the first phase including raising the needed funds to stabilize the building, construct a chapel for the communicants of the Universal Baptist Church on the first floor, and return the building to safe use by the public. Now, we have moved into the second phase of the Hall's evolution and our mission is to complete the restoration and operate it as a self-sustaining, year-round business. Our vision is to provide the Saratoga Springs community with a historically significant place, right in

downtown Saratoga Springs, where people can come together for performing arts and cultural, educational, corporate and community events. We also view Universal Preservation Hall as the “Bridge” that connects the downtown Broadway retail area to the Arts District on Beekman Street (West Side).

The 2014 Board of Directors is comprised of: Teddy Foster, President; Wally Allerdice, Vice President in Charge of Building and Facilities; Timothy Jaques, Treasurer; Reverend Minnie Burns, Secretary; Wayne Akey; Sonny Bonacio; Daniel DeFedericis; Beth Fecteau; the Honorable Scott Johnson; Todd LaRoche; Michael Phinney; Elizabeth Smith; and the Honorable Jeffrey Wait. Office Manager: Mary Beth McGarrahan.

Prior funding includes a grant of \$13,578.39 in 2001 from the City of Saratoga Springs and a CDBG of \$17,599 in 2012 from the City of Saratoga Springs to fund the ceiling renovation of the Community Room, hallway, and foyer including painting and lighting.

- B) UPH is currently being used by the public for performances and events. We have the second floor Great Hall and the first floor Community Room – both are used for various events. Since 2006, we’ve hosted non-profit fundraising events, dance recitals, theater performances, dance lessons and rehearsals, auctions, lectures, concerts, musicals, corporate meetings, trade shows and over 20 weddings. We have the staff/volunteers and hands on experience to do these types of functions. This grant money would allow us to complete the area that welcomes people and performers into the Hall and gives them their first impression.
- C) Program and financial management will be the responsibility of office manager, Mary Beth McGarrahan. She will be working with project manager, Wally Allerdice, and they both will supervise TBD contractors to complete the work.
- D) At this time, we have not selected a contractor to complete the work.

3. Activity Budget

- A) See attachments 1 & 2 – Program Operation Budget and Construction Budget

4. Monitoring of Federal Financial Assistance to Subrecipients – see attachment 3

Program Operating Budget (Attachment 1)

PERSONNEL Entitlement Grant Leveraged Funds * Total Activity Cost *Source of In-kind Services

Salaries	N/A			
Fringe	N/A			
Other (Consultants)	N/A			

OVERHEAD

Adv/Market	N/A			
Program Supp.	N/A			
Rent/Utilities	N/A			
Other:	N/A			

TOTAL COST	N/A			
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Construction/Site Development Budget (Attachment 2)

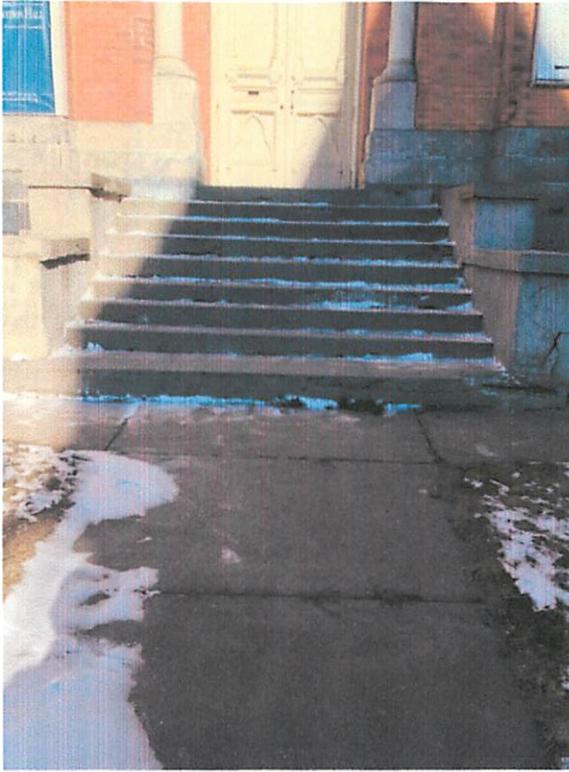
PRECONSTRUCTION Entitlement Grant Leveraged Funds * Total Activity Cost *Source of In-kind Services

Legal	N/A			
Engineering	N/A			
Architectural/Design	\$1,000	\$200	\$1,200	Donated services – Mark Thaler
Fees/Permits	\$500	-	\$500	
SUBTOTAL	\$1,500	\$200	\$1,700	

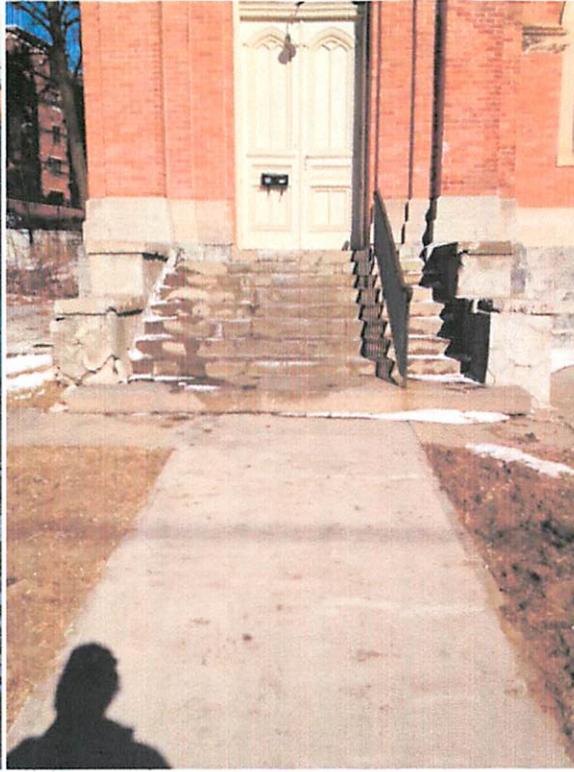
DEVELOPMENT Entitlement Grant Leveraged Funds * Total Activity Cost *Source of In-kind Services

Relocation	N/A			
Site Prep	\$1,500	\$1,500	\$3,000	Donated equipment by Allerdice Building Supply
Construction - mat.	\$10,000	\$10,000	\$20,000	Donated goods by Champlain Stone, LTD
Construction - labor	\$6,000	-	\$6,000	
Construction Financing	N/A			
Other				
SUBTOTAL	\$17,500	\$11,500	\$29,000	

TOTAL COST	\$19,000	\$11,700	\$30,700	
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Universal Preservation Hall
CDBG 2014 Application
East Front Steps



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