



# ALBANY PRESERVATION REPORT

A Publication of HISTORIC ALBANY FOUNDATION

FALL 2005

## Save the Dates

### ST. JOSEPH'S OPEN HOUSE

Sunday, October 23<sup>rd</sup>, noon – 3pm

Don't miss these rare opportunities to see one of Albany's greatest landmarks stabilized. Visit the project and bring questions, memories or photos to share, and a friend to see this beautiful building come back to life. Free and open to the public. For more information call 465-0876 ext. 10 or visit [www.historic-albany.org](http://www.historic-albany.org).

### ST. JOSEPH'S EXHIBIT

October 1<sup>st</sup> – December 31<sup>st</sup>

See page 3 for more information

#### Opening Reception

Thursday, October 20<sup>th</sup>, 5:30 – 7:30pm

#### Memory Session

Saturday, October 22<sup>nd</sup>

### VACANCY 2005

Saturday, November 5<sup>th</sup>, 7 – 10pm

Call for entries deadline, Friday, October 7<sup>th</sup>

*Vacancy: Albany's Abandoned Buildings Through Artists' Eyes* art exhibit and silent auction will be at the Washington Park Lake House.

### HOLIDAY HOUSE TOUR

Sunday, December 11<sup>th</sup>, noon – 5pm

The sights, sounds, and magical spirit of the holiday season will take over Albany during the 2<sup>nd</sup> annual Holiday House Tour. A dozen homes in Albany's historic downtown neighborhoods will welcome visitors.

### MOVEABLE FEAST

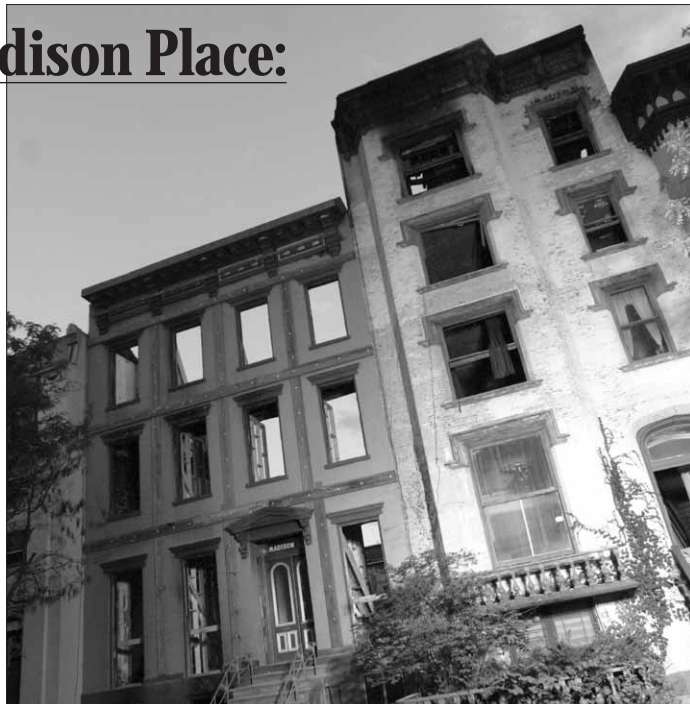
Saturday, April 1<sup>st</sup>, 2006

At Doane Stuart School and historic homes throughout Albany.

## Tragedy on Madison Place: History Lost

Albany lost an important part of its history as a fire roared through four 19<sup>th</sup> century townhouses on Madison Place in the early morning hours of August 21<sup>st</sup>. 4 and 5 Madison Place were nearly destroyed, while the homes at 3 and 6 Madison Place also sustained significant damage. Destruction of 4 Madison Place was so severe that only the façade could be saved. Also damaged was 49 Elm Street, directly behind the Madison Place homes. Mayor Jerry Jennings estimated the Madison Place fire caused more than \$1 million in damage to one of the city's most historic blocks, located near the Governor's Mansion and the Cathedral of the Immaculate Conception.

According to architectural historian and preservationist Anthony Opalka, Albany crockery dealers and business partners Theodore Van Heusen and Daniel Charles built 5 and 6 Madison Place as their residences in 1848. While the two buildings may have been identical originally, 5 Madison Place had an additional story added in 1869, and the owners of 6 Madison Place had an oriel window built above the front door, likely in the 1870s.



John Whipple

Historic Albany Foundation is assisting the buildings' owners by helping to salvage and store original and historic materials from the buildings. Historic Albany has also worked to connect the property owners with individuals who have stepped forward to volunteer their services.

HAF member Kim Konrad Alvarez of Landmark Consulting has donated services to Pat Green, the owner of 6 Madison Place and also a member of Historic Albany Foundation. Kim walked through the house with Pat to help identify what could be saved. Together, Kim and Pat stopped

overzealous demolition contractors who started removing undamaged interior architectural elements. According to Kim, "wonderful eight-inch wide molded architraves and plaster work remain" and many of the elements can be repaired, retaining the important historic fabric that distinguishes the houses. Because most of the damage occurred in rooms that had been remodeled in the 1980s, Kim and her husband, architect Jack Alvarez, will assist Pat and her contractor, Nancy Kupiec, to bring more historic character back to these spaces.

*(History Lost continued on page 3)*



John Whipple

## St. Joseph's Capital Campaign: The Next Phase

Historic Albany Foundation is pleased to announce that we have raised \$100,000 to date toward the match for the NYS Environmental Bond Act grant. The funds have been used to rebuild the failed column at the southeast corner of the church's transept. Our attention has turned to the roof and exterior masonry issues and we must now raise \$200,000 to complete the grant match and finish the stabilization project. Please donate to this important phase to button the building up so that it does not continue to deteriorate. Gifts at all levels are very welcome!

## HISTORIC ALBANY FOUNDATION



**Historic Albany Foundation**  
89 Lexington Ave., Albany, NY 12206  
518-465-0876 • www.historic-albany.org

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**Elizabeth P. Griffin**  
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**Erin Tobin Bearden**  
*Director of Technical Services*

**Kerri Evans**  
*Program Assistant*

**Mark Brogna**  
*Manager,*  
*Architectural Parts Warehouse*

Historic Albany Foundation is a private, not-for-profit, membership organization working to promote the preservation and appreciation of the built environment in and around the city of Albany.



*The Preservation Report is made possible in part with public funds from the New York State Council on the Arts, a State agency.*

## Technical Services Update

### Preservation Workshops

For this summer's Living Preservation Workshop series, Historic Albany Foundation focused on wood window restoration, with monthly workshops presented by Kim Konrad Alvarez of

Landmark Consulting, with her husband, architect Jack Alvarez. Graciously hosted at the homes of Foundation members Anne Savage and Michael Myers, Tony Opalka, and Kim and Jack Alvarez, participants in the workshops learned how to remove sash, rehang sash cord, and reglaze windows.

Weather-stripping, storm and screen windows, and overall energy efficiency were also discussed.



### Neighborhood Planning

Historic Albany Foundation continues to participate in Arbor Hill planning, working closely with the Albany Housing Authority on potential reuse plans for the King Building on North Swan Street. HAF Technical Services is also participating in committees looking at the reuse of St. Joseph's Academy on North Swan Street and the Midtown Marketing Initiative.

### Public Presentations

In conjunction with Albany's Midtown Plan, HAF's Technical Services Director, Erin Tobin Bearden will present at the Pine Hills Library in October on historic house types of the Midtown neighborhoods,

their character-defining features, and why preservation of these elements contribute to overall neighborhood quality. Erin also recently gave a presentation to Prudential Manor Realty, focusing on architectural house styles of the Capital Region, as well as historic landmark designation and its implications at the local, state and national levels.

### Endangered Properties Survey

Historic Albany Foundation's Endangered Buildings Committee has been hard at work, compiling this year's list of Albany's most endangered properties. Historic Albany Foundation and the Committee continue to work on property owner outreach and plans to release the list later this fall.

### Traditional Overlay District

Our attention has recently turned to the Traditional Overlay District, which supplements the regulations of underlying zoning districts and helps the City protect historic and architectural resources in many uptown neighborhoods. In light of several porch enclosure applications this summer and a potential threat to the ordinance itself, the Foundation is working with the Department of Planning, members of the Common Council and residents to develop guidelines and educational information on the overlay district.

## Salvaged and Unsalvageable



Salvaged houses on Bertha St. (now demolished) next to School 18



Remnants of 42 North Swan Street

**Schools 16 and 18** Mark Brogna, HAF's Architectural Parts Warehouse Manager, led a team of highly-skilled salvage volunteers to save architectural details from the ill-fated School 16 and two residential buildings at the School 18 site. Salvaging intact buildings is very difficult work, especially for committed preservationists who apply their skills to carefully remove the details from the very buildings they work so hard to save. Unfortunately, School 18 was not salvaged. Both school buildings are now gone.

**North Swan Street** North Swan suffered two significant losses this summer when 42 and 21 North Swan were demolished. 42 North Swan was to be the keystone in the Albany Housing Authority's plan to build mixed use residential units along Swan with in-fill construction and rehabilitation of important corner buildings. Joseph Montana, Director of Albany Community Development Agency, ordered 42 North Swan torn down without alerting or consulting with any of the participating agencies and organizations that spent the past two years on the Swan Street plan. Russ Reeves, an HAF volunteer, provided an engineering report detailing the stabilization work necessary to address public safety issues with the building over a year and a half ago.



### Staff Profile:

### Meet Kerri Evans, Program Assistant

Kerri Evans is a graduate of the College of St. Rose, receiving a Bachelor of Arts in Public Communications with a minor in Theatre in May of 2005. Kerri most recently interned at Smith and Jones, an integrated marketing communications agency based in Troy, as a Public Relations Intern. During her internship Kerri maintained client correspondence and assisted account managers with the development of press releases, pitch letters, and planning media events.

Kerri grew up in Red Hook, NY. She has a passion for the arts and hopes to find a balance between work and theatre. She most recently portrayed Sylvia Fowler in the College of St. Rose's production of *The Women*, by Clare Luce Booth. Having loved her time in college, Kerri is now eager and ready to move on to the next phase of her life. Kerri currently resides in Albany and is excited to be the newest addition to Historic Albany Foundation.

## Executive Director's Letter



**THE SEVEN YEARS I HAVE SPENT AS EXECUTIVE DIRECTOR** of Historic Albany Foundation have been the most challenging, fulfilling and exciting of my professional life. You may have heard that I will soon be stepping down as director, and I wanted to take this opportunity to thank you for the privilege of working with you to advocate for historic preservation and neighborhood-based planning in Albany.

As I think back to my first weeks with the Foundation and the challenges we faced as an organization, I am very pleased to see the sure progress we have made. The Foundation's programs and services have expanded and grown and now provide assistance and information to those residing in and renovating Albany's rich architecture. It's been such a pleasure to work with highly knowledgeable and experienced staff and volunteers, dedicated individuals who bring their passion for preservation to work every day.

I am grateful to the Foundation's numerous partners in each advocacy campaign that I have been involved with. From neighborhood associations to businesses, from grassroots activists to politicians, the Foundation was just one voice among many at the numerous hearings and public forums to defend Albany's threatened buildings. These collaborations saved landmarks such as School 10, 111 & 113 State Street (Martin Van Buren's Albany home and offices), 41 Ten Broeck Street, St. Joseph's Church, the Wellington, and many others. Our work together gave preservation an important place at the table where it is now viewed as a vital component to Albany's future development.

While I think we all have so much to be proud of, I leave with a very strong sense that we have only just begun to do the work necessary to address the threats to Albany's built environment. Our work with the University at Albany's Department of Geography and Planning to inventory Albany's abandoned buildings was just a first step in developing a plan and programs to facilitate reinvestment in Albany's vernacular housing stock. We have successfully forged positive working relationships with City and County officials, resulting in new policies that reflect the importance of historic preservation. But there is still so much work to be done to ensure that results are realized before we lose buildings to neglect, decay and ultimately demolition.

I feel extremely fortunate to have had the opportunity to serve as the Foundation's executive director and to have partnered with so many people dedicated to working — and if necessary fighting — for the city they love.

Thank you so very much for your support, commitment and hard work. I will remain active in preservation efforts and activities in our community and look forward to working with you again in the very near future.

*Elizabeth P. Griffin*

HAF membership party hosted by Jim Davies (right). Singer-songwriter Beth Wood (second from right) performed at the party. If you are interested in attending or hosting a future membership party, please call Tom Walling at 432-4066.



## History Lost (continued from page 1)

Also badly damaged was 3 Madison Place, home of longtime HAF members Richard and Maura Moneymaker. The Moneymakers have spent decades restoring and caring for their intact and beautiful 19<sup>th</sup> century rowhouse, which they have graciously opened to the public on numerous occasions for house and garden tours. Historic Albany Foundation is working to connect the Moneymakers with others who have volunteered their services.

Sadly, the fire completely destroyed both 4 and 5 Madison Place. The owners of number 4 face substantial challenges to rebuilding, including the costs of stabilizing the façade and a lack of access to the rear of the building site.

Mayor Jerry Jennings pledged that the City would save the ornate building facades and assist in restoration efforts.

The Mansion Neighborhood Association has also been helping by collecting and distributing donations to aid the 11 people left homeless by the fire. To contribute, please make out a check to "Mansion Neighborhood Association" and write "Fire Fund" in the memo line. Checks can be mailed to Holly Katz, 1½ Elm Street, Albany, NY 12202.

## St. Joseph's Church: Building, Parish, Neighborhood

*An exhibit presented by HAF*

### Albany Heritage Area Visitor's Center

October 1st-December 31st

This fall Historic Albany Foundation will open an exhibit about St. Joseph's Church at the Albany Heritage Area Visitor's Center. Running from October 1st through December 31st, the exhibit will highlight the architecture of the church, built in 1861 by prolific church architect Patrick Keely, as well as the history and development of the parish and surrounding neighborhood. The exhibit also documents the emergency stabilization efforts undertaken to save St. Joseph's Church from collapse. Exhibit underwriters include Citizens Bank, patron; and Mesick Cohen Wilson Baker Architects and The Morgan State House, sponsors.

### Exhibit Opening

Thursday October 20th, 5:30-7:30PM

Please attend the St. Joseph's Exhibit opening reception presented by Historic Albany Foundation.

### Memory Session

Saturday October 22nd, 10 AM - 2 PM

≠Please join Historic Albany Foundation at the Albany Heritage Area Visitor's Center for an afternoon of reminiscence with others who warmly remember their times spent in St. Joseph's Church. We will collect memories, written or oral, as well as photos and other memorabilia to share with the community through the exhibit, and later on our website. The following day, October 23rd, at St. Joseph's Church, Historic Albany Foundation will host its final open house of 2005. Call HAF at 465-0876 ext. 10 to register or for more details.

# **vacancy**



Ken Ragsdale, 2004.  
*The Broken Cornice*, paper sculpture (detail)

## VACANCY 2005

Don't miss HAF's fourth annual silent auction and reception, **VACANCY: Albany's Abandoned Buildings through Artists' Eyes**. VACANCY will be held **Saturday, November 5, 2005 from 7:00 PM to 10:00 PM at the Washington Park Lakehouse**. Those who attend the reception will have the first chance to view and purchase works of art by dozens of local artists. Proceeds from the reception and art sales will benefit the Foundation's Vacant Building Initiative and Inventory.

VACANCY is part of an effort to promote awareness of Albany's endangered buildings and speak to their impact on the city's built and social environments. "Representing these properties in another light makes it possible to see their hidden beauty and potential," said Executive Director Elizabeth Griffin. "In addition to generating resources for the Foundation's work on vacant buildings, we hope VACANCY can be a matchmaker between properties and prospective owners."

This year's Honorary Chairs for VACANCY are Christine Miles and Jake Kelliher, both longtime residents of Albany, former HAF board members, and avid supporters of the arts. Chris has served as director of the Albany Institute of History and Art since 1986, and Jake is on the board of Washington Park Neighborhood Association.

This year's judges will be Janet Riker, Director of the University Art Museum at the State University of New York at Albany, and Ian Berry, Curator of the Tang Museum at Skidmore College. They will select several works for special honors, including a cash prize for Best in Show, to be presented in honor of the late Nancy Hyatt Liddle in recognition of her vast contributions to the arts and historic preservation in Albany.

Tickets to the event are \$50. For more information go to [www.historic-albany.org](http://www.historic-albany.org) or contact Kerri Evans at 465-0876 ext. 10.

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Please make check payable to Historic Albany Foundation and mail with this form to:  
Historic Albany Foundation, 89 Lexington Ave., Albany, NY 12206. Historic Albany Foundation is a not-for-profit 501(c)3 Corporation. Your contribution is tax deductible.

## New Office!



In October, Historic Albany Foundation's offices will be moving to 472 Madison, (at the corner of Willett and Madison).

The Parts Warehouse will remain open at 89 Lexington Avenue.