



ALBANY PRESERVATION REPORT

A Publication of HISTORIC ALBANY FOUNDATION

www.historic-albany.org

WINTER 2006

Save the Dates

RESIDENTIAL ENERGY EFFICIENCY WORKSHOP

Sat., February 25, 10am–noon

Architectural Parts Warehouse
89 Lexington Ave.

Come hear Steven Rocklin, Assistant Director for Energy Services for the NYS Dept. of State, speak about making your home more energy efficient. Steven will also discuss potential funding sources for energy upgrades, and illustrate common conditions and solutions in historic houses.

PRESERVATION TECHNOLOGY SYMPOSIUM

Sat., March 4, 8am–5pm

The State Room Banquet Hall
142 State Street, Albany

Sun., March 5 –Tours of Albany

To register call Erin Tobin Bearden at 465-0876 x12 or e-mail: etbearden@historic-albany.org

The Northeast Regional Chapter of the Association for Preservation Technology International (APT/NE) is having its annual meeting and symposium in Albany. HAF is co-sponsoring the conference's tour program on Sunday morning. Included among the tours will be 48 Hudson Ave, the Capitol Building, St. Joseph's Church, and the Underground Railroad History Project house on Livingston Ave.

A MOVEABLE FEAST

Sat., April 1

Doane Stuart School

Enjoy a feast with friendly people in historic surroundings at HAF's annual fundraising dinner party. This year's event kicks off with cocktails at Doane Stuart School, followed by a gourmet meal at a historic home located in Albany, and is concluded with dessert back at Doane Stuart School.

(cont. on page 2)

Historic Albany Foundation Announces its 2005 Endangered Historic Resource List

On December 12, 2005, Historic Albany Foundation (HAF) announced its 2005 Endangered Historic Resource List. Despite the cold December morning, many of HAF's preservation partners came out for a well-attended press conference at Trinity Church in the Mansion Neighborhood. Speakers included Senator Neil Breslin, County Executive Michael Breslin, 2nd Ward Alderwoman Carolyn McLaughlin, and Mansion Neighborhood Association Chair Holly Katz. The eight resources on the list span the spectrum of Albany's rich architectural heritage, from the 1832 John Taylor Cooper House at 134 State Street, part

of Wellington Row, to the early 20th-century neighborhoods that comprise the Traditional Neighborhood Overlay District in Midtown/Uptown Albany.

Since the release of the list, several interested parties have contacted HAF for more information on listed buildings. Members of the Endangered Resources Committee have provided cost estimates for one of the properties on the list, and a May 6th symposium is planned to provide additional information on development costs and challenges, as well as to present ideas for potential future development. HAF can provide technical assistance,



Albany County Executive Michael Breslin speaks on the steps of Trinity Church at HAF's announcement of the 2005 Endangered Historic Resource List.

information on potential funding sources, and contractor information to anyone who is interested in developing these, or other vacant properties within Albany.

"Historic Albany has spent the last five years working intensively with the City and other community stakeholders to preserve several buildings that might have otherwise made this list," said HAF Executive Director Susan Holland. "We look forward to working with our partners in the community to find preservation solutions for these resources."

The list includes the following resources:



1. Trinity Church

31 Trinity Place

This small and simple church, built in 1848, was an early commission of the nationally significant architect James Renwick.

2. Traditional Neighborhood Overlay District

The Albany Common Council adopted this overlay district in 1993, to protect property owners in the majority of Albany's 19th and early 20th-century residential neighborhoods from inappropriate renovation that would negatively impact the character and value of properties within this diverse district.

3. Wellington Row

132-140 State Street

This row, including the 1832 John Taylor Cooper House and the 1911 Elks Lodge, on one of Albany's most prominent and

historically significant streets has been threatened for the last two decades.

4. Church of the Holy Innocents

271 North Pearl Street

Prominent church architect Frank Wills designed the main church around 1850, while the firm of Woollett and Ogden designed the chapel in 1866.

5. 755 Madison Avenue

Attributed to architect Albert Fuller, this 1889 Queen Anne mansion could be a showpiece among the freestanding late 19th-century mansions along Madison Avenue.

6. Third Precinct Police Station

222 North Pearl Street

Designed by Albany architect Walter Van Guysling and built in 1910, this brick building is less than three blocks from the restored Palace Theatre, and Albany's entertainment district.

7. School 17

43 Second Avenue

Charles B. Nichols designed this school, which was constructed in 1878 and altered in 1890. This building sits on a crest of Second Avenue, with remarkable views of the South End and Downtown Albany, and maintains a great deal of its architectural character.

8. Albany Knitting Company

373 South Pearl Street

In 1886, this building was constructed to house the Albany Leiderkranz Singing Society. Hinckel Brewing Company owned a saloon in the building in 1915. By the 1920s the Albany Knitting Company occupied the structure, which complements the South Pearl streetscape with interesting and unique architectural details.

HISTORIC ALBANY FOUNDATION



Historic Albany Foundation
472 Madison Ave., Albany, NY 12208
518-465-0876 • www.historic-albany.org

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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.

Preservation Services Update

Neighborhood Planning

Historic Albany Foundation has joined the South End Action Committee (SEAC), a consortium of community stakeholders who will meet regularly to help guide the successful implementation of the South End Revitalization Plan. HAF will work with SEAC on block planning to identify and prioritize important historic resources in the South End. The South End Historic District encompasses much of the SEAC target area.

HAF Co-Sponsors Seven to Save Wood Windows Initiative

On February 2nd at Historic Albany Foundation's Architectural Parts Warehouse, the Preservation League of NYS announced the inclusion of historic wood windows on their annual statewide *Seven to Save* list. HAF, a co-sponsor of the initiative, has been recognized as a model for our wood window workshops, advocacy, and technical assistance, not to mention our Architectural Parts Warehouse – a living archive of historic window sash.

HAF plans to continue to look at historic windows with energy workshops this spring, and to bring back our popular hands-on wood window repair workshops over the summer. Education continues with a new website, hosted by the Preservation League of NYS, devoted to historic wood window technology, repair techniques, and responses to common myths.

St. Joseph's Research

Christiana Limniatis has begun interning at Historic Albany Foundation. Christy, who will complete her Bachelor's of Arts in History and Political Science at College of Saint Rose this May, is researching the history of the stained glass windows at St. Joseph's Church. We hope to use this information to supplement the exhibit from last fall, which will be relocated to St. Joseph's Church for tours and open houses to begin spring 2006.



Historic Albany and Preservation League staff and volunteers at the announcement of the wood windows initiative.

Parts Warehouse Update

The new year has brought about a lot of change to HAF's Architectural Parts Warehouse. Since the administrative offices have moved to Madison Avenue, the front showroom has been reopened, and sporting a new roof made possible by a New York State grant acquired through the efforts of Assemblymembers John J. McEneny and Ron Canestrari.

Items featured in the showroom include an early 20th-century Windsor kitchen range and some of the warehouse's better hardware displayed in a new oak display cabinet, along with a very ornate 1880s Wilcox & White parlor pump organ. Also for sale in the front showroom is a set of two copper dormer surrounds from the former Carnegie Mansion, now the Cooper-Hewitt Design Museum, in New York City.

Greg Morrison continues to work once a week with Mark Brogna, manager of the Parts Warehouse. He also

spends two afternoons a week at the HAF office doing research for our popular plaque program. Greg is a senior at Christian Brothers Academy, and is interested in pursuing a career in historic preservation. He will be attending Salvia Regina University in Newport, Rhode Island, this fall.

There is a new tenant at 89 Lexington Avenue: Chris Eastman has rented one of the storefronts next to the Warehouse for his wood window restoration shop. His process includes removal of sash, stripping all paint and glazing, and repair and reinstallation of the sash. He will also replace glass with old wavy glass, a perfect reuse of all the old glass available at the warehouse.

Visit the Parts Warehouse to check out all the great new changes for yourself. If you have any questions please call Mark Brogna at 518-465-2987 or just stop in and say hello.

Save the Dates

(cont. from page 1)

ENDANGERED BUILDINGS PANEL DISCUSSION

Sat., May 6

Location to be Announced

As a follow-up to the release of its Endangered Historic Resources, HAF is organizing a panel discussion focusing on the challenges faced by the buildings on the list, and possible solutions for them.

HAF ANNUAL MEETING, PRESERVATION MERIT AWARDS & ST. JOSEPH'S 150 YEAR CELEBRATION

Wed., May 31

St. Joseph's Park
(next to St. Joseph's Church)

HAF's Annual Meeting and Preservation Merit Awards we will also celebrate the 150th anniversary of the laying of St. Joseph's cornerstone.



New 89 Lexington Ave. tenant Chris Eastman works on restoring a wood window



EXECUTIVE DIRECTOR'S LETTER

Dear Friends,

Happy New Year to Historic Albany Foundation's friends, old and new!

It has been a rewarding experience to meet so many members, volunteers, Warehouse customers, elected officials and others interested in preservation in my first four months as the new Executive Director. I am lucky to have stepped into a 31 year-old organization with a proven track record and an energetic and talented staff, a committed board of directors and a dedicated group of volunteers.

For those of you I haven't met, I was formerly Associate Director at the Neighborhood Preservation Coalition of New York State, an affordable housing organization dedicated to preserving urban neighborhoods. I also served as a Board Trustee at the Schoolcraft Cultural Center, an 1840s Gothic Revival house in Guelderland.

My first months on the job have been exciting. Erin Tobin Bearden has been promoted to Director of Preservation Services and we work in constant collaboration on preservation issues.

Advocacy efforts abound as the City of Albany develops its neighborhood plans; it is an exciting time to preserve our city's heritage while we impact future generations. We have been diligently working with the stakeholders during the planning efforts.

Just as its tall steeple is still a prominent feature of the Albany skyline, the stabilization and rehabilitation of St. Joseph's Church remains a top priority of HAF. I am fully committed to continuing the work toward our goal of returning St. Joe's to the community for reuse.

One "last word": the leadership transition at HAF has been smooth. I was fortunate to have benefited from the tutelage of Elizabeth Griffin, whose vision and wisdom which have truly left a great legacy in this city. I wish her much luck in her new endeavors.

I look forward to meeting you each and every one of you. Please drop by our new offices at 472 Madison Avenue, call or email us with your preservation concerns or just to say hi.

Until then,

Susan Holland

SAVOR THE DATE!

A Moveable Feast
 Saturday, April 1
 Doane Stuart School

For more information
 call HAF at 465-0876.

St. Joseph's Update

Historic Albany Foundation sponsored a very successful exhibit—*St. Joseph's Church: Building, Parish, Neighborhood*—at the Albany Heritage Area Visitors Center last fall. If you missed the exhibit, you will have another chance to see it this spring in St. Joseph's Church. Historic Albany Foundation is relocating the exhibit into the church, to interpret the building for visitors. Open houses and tours will continue in 2006, during the warm weather months. As always, private group tours are also available by prior arrangement (518-465-0876, x10 or info@historic-albany.org).



John Whipple

The roof stabilization project is ready to begin as soon as HAF raises another \$26,000. Reaching this next fundraising goal will allow us to pay back the balance of a loan with the Albany Local Development Corporation (ALDC), and draw down an additional loan from the ALDC to leverage our \$300,000 New York State Environmental Protection Fund grant.

HAF is actively seeking contributions that will help us realize our goal of rehabilitating St. Joseph's and returning it to the community for reuse.

Call for Nominations: Preservation Merit Awards

Each year, Historic Albany Foundation presents Preservation Merit Awards to recognize outstanding preservation efforts.

Guidelines for nominating projects:

- All nominated buildings must be within Albany County.
- Projects must be completed.
- Nominations will be judged based on the Secretary of the Interior's standards for Historic Preservation.
- Preference will be given to projects which have inspired other preservation efforts.

- Individuals or organizations may be nominated for superlative preservation efforts or for continuing contributions.
- Special awards may be given for circumstances which do not fall into the above categories.



To submit a nomination, send as much of the following information as possible:

- Project Address
- Building Name
- Building Owner
- Owner Name, Address, Phone Number, Email
- Brief Project Description
- Architect
- Contractor

Include the name, address, phone number, and email address of the person submitting the nomination.

Send nominations by March 31, 2006 to:

Erin Tobin Bearden
 Historic Albany Foundation
 472 Madison Ave., Albany, NY 12208
 518-465 0876 x12
 etbearden@historic-albany.org.



New Digs For Historic Albany Foundation

Historic Albany Foundation has moved its offices to 472 Madison Avenue. The storefront, which had housed a consignment shop for many years, has now become the working offices for the staff of Historic Albany Foundation.

The new location has attracted walk-in traffic and raised awareness of HAF and its mission. For the new office space, staff utilized architectural salvage from the Parts Warehouse (still located at 89 Lexington Avenue) to create a unique working environment. HAF members are invited to stop by to see the new space.

HAF would also like to send special thanks to all of the volunteers who helped set up the office space. Thanks to David Everett from Whiteman, Osterman & Hanna for donating a conference table with chairs, desk chairs, filing cabinets, bookshelves, and fridge; Tyrone Ferguson for donating the coffee maker and microwave; Mike D'Attilio & The College of St. Rose for donating two computers; and a special thanks to Colin McKnight for creating a spectacular holiday window display.

HAF Event Recap

Vacancy 2005: The Biggest Show Yet

Historic Albany Foundation is pleased to announce that Vacancy 2005: Albany's Abandoned Buildings Through Artists Eyes was the biggest and best yet. The event, held at the Washington Park Lake House on November 5, 2005, raised more than \$17,000, an increase of over \$6,000 from last year's show.

Joe Putrock won best in show for his piece entitled, "Untitled (Door with Dots)," a photograph of the interior of the Trailways Bus Station.

A special thanks goes out to the committee, chaired by Jennifer Quinn, the artists, and the community for their generous support, that made this event truly memorable.



Mary Beth Fowler

Holiday House Tour

This year marked the 2nd Annual Historic Albany Foundation Holiday House Tour, which welcomed some 400 visitors and grossed more than \$6,000 in support of HAF. In addition to the many Capital District residents who participated in the tour, there were several visitors from out of state, along with one tourist from London.

The variety of architectural styles in the downtown neighborhoods, as well as in the Pine Hills neighborhood, impressed tour participants.

The tour gave many people who had never been in the downtown Albany homes a chance to take pleasure in their unique furnishings and holiday-inspired décor.

HAF would like to thank all who participated in the Holiday House tour, as well as the committee, chaired by Jackaline Ring for their hard work and dedication that made the 2nd Annual Holiday House Tour a success. The 3rd Annual Holiday House Tour, featuring a whole new group of homes, has been set for Sunday, December 10, 2006 from noon to 5 p.m. Mark your calendars now!



Lustron Home Giveaway!

The Marine Corps Base in Quantico, Maryland is

accepting proposals for the dismantling and removal of up to 58 Lustron homes. The collection is eligible for listing on the National Register of Historic Places, and this unique program will make the Lustrons available for bidders able to cover the cost of dismantling and relocating the homes. For more information visit www.lustronsatquantico.com

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COMMERCIAL SPACE FOR RENT

1,100 Square feet
next door to the Architectural Parts Warehouse.

for more info call HAF at 465-0876