

Preservation



Merit

Awards



HISTORIC ALBANY FOUNDATION

PRESERVATION MERIT AWARDS / ANNUAL MEETING

Annual Report and Program

Tuesday, September 26, 2023

Cathedral of All Saints

2023 Message from the President

HELLO FRIENDS,

With my third year as the President of Historic Albany Foundation wrapping up it is my pleasure to again report to you another successful year. This past November, we held Built, our annual art show and auction. It was so popular even the Albany Fire Department wanted to spend a little bit of time soaking in the artwork as well. Luckily for all of us the only thing that caught fire was the bidding. Feast, our second of our two tentpole fundraisers returned to the New York State Museum in April and it was a smash hit. We had so many new, young and diverse faces attend; a great barometer showing that preservation is alive and well in our community. Neither of these events would have been seamlessly pulled off without the continued support of our dedicated volunteers and staff.

While we're on the topic of our volunteers, where would we be without them in our Warehouse and Tool Library? The latter just celebrated its first anniversary and we already have over 200 members. It's also run completely by volunteers. We recognize that one of the best ways to keep a house from being abandoned is by keeping people in them. The Warehouse is not a spring chicken anymore (45 years!) but Dave, Dan and the rest of the crew continue to bring in great items all the time that make it feel fresh every visit.

This year we're doubly honored to have received \$1,200,000 from the New York State Council of Arts as well as an additional \$500,000 from the National Endowment for the Humanities for 48 Hudson Avenue. Full steam ahead to completion.

Our staff and board of directors continue to do a tremendous job promoting and believing in our Foundation's mission. My goal remains the same each year; moving Historic Albany forward while preserving our past.

Sincerely,



Matt Malette, President

2023 Message from the Executive Director

HELLO FRIENDS,

Another very busy year has passed at Historic Albany Foundation. My fifth year since beginning as the Interim Director in July of 2018, a job that I thought would be part time while I looked for another job. Boy was I wrong. I absolutely love being part of the progress that HAF has made over the past several years, and owe a debt of gratitude to many of you reading this.

The organization saw great growth in many areas over the past year. We enjoyed record breaking event attendance at Built and Feast, many sold out tours (walking, running and biking), the success of the new Tool Lending Library, record sales in the Warehouse, and an even stronger focus on our mission of advocacy, especially after the devastating loss of the Kenwood Convent. The loss of Kenwood has strengthened how we work with departments in the City of Albany to look at new and different ways of being more proactive to stabilizing our most endangered buildings until they can become reoccupied.



In other success news, the Van Ostrande Radliff House (48 Hudson Avenue) received nearly \$2 million in grant funding from both New York State and the Federal Government. It's full steam ahead with restoration work on the original 1728 roof and facade, then onto the interior systems. The staff have taken several field trips to the building to lay out the best use of space, and we think we are all going to feel right at home there. Fingers crossed!

As we close out this fiscal year and start looking to the next, we are anticipating the celebration of our 50th anniversary, which is quite a milestone for what was once a scrappy little grassroots nonprofit with a very big mission. We wouldn't have made it these last 49 years old without so many including our founders, members, donors, board members, staff (past and present), volunteers, customers and friends. So a huge thank you all for everything you do to make HAF successful.

Sincerely,



Pam Howard, Executive Director



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BOARD OF DIRECTORS

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1st Vice President
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Pamela Howard, *Executive Director*
Cara Macri, *Director of Program Services*
Dave Ritrovato, *Warehouse Manager*
Dan Beaudy, *Warehouse Assistant*
Kirsten Kellersbergber, *Administrative Assistant*

TONIGHT'S PROGRAM

5:30 pm
Reception

6:00 pm
Opening Remarks and A Year in Review

Election of Board Members and Officers

Preservation Merit Awards Presentation

An Interview with Elizabeth and Ethan Finkelstein

Matt Malette, Board President

Matt Malette

Pamela Howard, Executive Director

Pamela Howard

TONIGHT'S SPECIAL GUESTS:

“We’re Elizabeth + Ethan Finkelstein. **We’re dreamers.** We love old things. And we believe that you’re being sold the wrong American dream. Contrary to what everyone else says, you don’t actually need to buy a million dollar house and go into extreme debt to live a satisfying and beautiful life. But don’t just take our word for it—**we’ve brought together over 2 million people who feel the same way,** and who are masters at celebrating the beauty of cheap old houses. Our philosophy of life is simple. Work hard. Find something beautiful, something well-crafted. Something that needs you. Nurture it. Learn about it. Spend time honing your skills so you understand it. **Teach your family to do the same.** And give back to history while doing it.”



THANK YOU TO OUR GENEROUS SPONSORS FOR MAKING TONIGHT'S PROGRAM POSSIBLE *

Special Thanks to Center Square Association & Washington Park Neighborhood Association for their continued support, and thank you to Christ Church Albany for the use of their screen and projector for tonight's program.



Anonymous Sponsor



Peter Lacovara



Dove Street Development

* as of September 22, 2023

ADVOCACY

Over the past year, HAF has stayed true to the four main advocacy efforts that we had set our sites on including A Better Lexington Avenue, the annual Restoration Faire, the Tool Lending Library and 48 Hudson Avenue. There is so much to say about the Tool Lending Library and 48 Hudson, we gave them their own sections!

Our efforts on Lexington Avenue, along with the City of Albany, our neighbors and constituents has led to a much safer and quieter street for our staff, volunteers and customers. The street has a long way to go in terms of redevelopment, but the safety concerns have decreased dramatically. As an organization we will continue to make A Better Lexington a top priority.

We held our annual Restoration Faire in May in conjunction with National Preservation Month. We partnered with the City of Albany's new Neighborhood Engagement Department, who hosted the Faire at 200 Henry Johnson Boulevard. We welcomed over 100 guests with a day of speakers, demonstrations and experts to answer questions and give guidance. Everyone enjoyed hot dogs, hamburgers and ice cream which were all generously donated by the Albany Police Department and Stewart's.

After the devastating loss of the Kenwood Convent in March 2023, HAF began working with departments within the City of Albany even closer to take a proactive look at some of our most endangered buildings. It is through these collaborative efforts that we feel we can continue to make a true difference in stabilizing our architectural assets until they can be renovated and occupied.

Keep an eye on our Friday newsletters for advocacy updates.

TOOL LIBRARY

Just about a month ago we celebrated the one-year anniversary of the HAF Tool Lending Library. What started out as a kernel of an idea has grown to a much needed and much used part of our community. Thanks to many sponsors and donors, HAF has amassed 600 tools. We now own everything from simple hand tools to the most complicated of table saws and everything in between. After several months of rehabbing our old banister, baluster, and newel post room by the multi-talented Albany Artisans team, the library hasn't looked back. Open two half days each week, the volunteer run Tool Library has lent out over 664 tools and has over 200 members. Look for an expansion in 2024 thanks to a City of Albany ARPA Grant!



PROGRAMS AND EVENTS

What a busy and successful year we had with events and programs! From two major fundraisers (Feast and Built), our Annual Meeting and Preservation Merit Awards held at the wonderfully renovated Cap Rep, to walking tours, cycling tours, running tours, the annual Bender Lecture, Warehouse party, Volunteer Appreciation Party, major donor thank you event, tours of 48 Hudson, Tool Library Ribbon Cutting and Workshops, and more, we had our busiest year ever. Built, now a four day event, welcomed over 1200 guests to the Argus Hotel, and Feast welcomed 300 guests to the NYS Museum. One of the best observations is that HAF's events and programs are attracting a younger and more diverse audience. It just goes to show that preservation is cool, and the thing to be involved in.



TECHNICAL SERVICES

We have been receiving many calls and emails from you all about how to preserve and maintain your historic buildings. Over the last year we have answered 131 calls from all over Albany (80), Rensselaer County (15), Schenectady County (2), and beyond (34). When you add all of those minutes up, Cara has spent about 6 weeks doing nothing but answering technical questions. Cara has provided funding recommendations, contractor lists, and guidance navigating the permitting and Certificate of Appropriateness process to 83 individuals. Thirty seven people had technical questions including: what type of mortar should my contractor use? What should I do now that my contractor has used the wrong mortar in my 19th century home? How do I remove paint from my brick, stone, doors, windows? Where can I learn about lead safety stripping paint in a house with small children? How do I fix my rotted porch? How do I replace my windows? Answer: Are they original? Repair them! What should I use to recondition my floors, doors, moldings, siding? Every conversation has involved the NYS and/or Federal Rehabilitation Tax Credits. We've also fielded eleven calls about how to research a historic home, finding building permits, photographs, architectural drawings, who lived there before, and pretty much any other question you would want to know the answer to about your home including the time honored question: why would someone do THAT to my house?



THE VAN OSTRANDE RADLIFF HOUSE (48 Hudson Avenue)

The oldest house in Albany saw a huge financial boost with nearly \$2 million in grant funding this past year. We received \$1.2 million from the New York State Council on the Arts and \$500,000 from the National Endowment for the Humanities. This brings the total grants received for the restoration to \$2.2 million. As of this writing we are preparing to begin construction after completing a bidding process over the summer. Earlier in the spring, we received approval from the NYS Office of Parks, Recreation and Historic Preservation and a Certificate of Appropriateness from the City of Albany's Historic Resources Commission. The last piece of our funding puzzle is the NYS and Federal Rehabilitation Tax Credits. We are crowd funding the tax credits which means that we can have many investors and set the minimum investment very low so that the community can participate in the project. Our offering for the tax credits went live in May and is still going. Check it out at commonowner.com/project/48-hudson. We look forward to construction getting underway and moving to our new home when the restoration project is completed!



WAREHOUSE

The warehouse continues to become a haven for like-minded individuals, DIYers, craftspeople, artists, home renovators, reuse enthusiasts, bargain hunters, young people working on their first home, and even HGTV shows!. We are a resource and a place to get that hard-to-find piece. We can honestly say 50% of the people that walk through the door are first time visitors. This continues to amaze us, but it also gives us an opportunity to become aware of how many people need what we offer. This past year we did around 50 pickups of over 200 donations in and around the capital region. This year we have also been fortunate in how many donors drop off items as this allows us to directly address incoming items and process them quickly. I must stress how fortunate we are that individuals and companies donate so many interesting things. Also in the last fiscal year, we have salvaged from an historic Church in Menands, Lombardo's Italian Restaurant, a private school in Troy, in conjunction with Albany Co. nursing home and residential houses and barns across the region. This generosity allows us to keep the racks full and people coming through our door. None of this would be possible without the dedicated and talented volunteers that come to us on a regular basis.



HAIF BY THE NUMBERS

18
Sold
out

Workshops
attracting

355 attendees

206 Tool Lending Library
Members

662 Tools donated and / or purchased by the Tool Library

664 Tool Lending Library
Transactions

attendees

1,200 at 

1 Crazy Ladies
of Pearl Street
Book Club with
50 attendees

3 Sold out Lectures
attracting over
250 attendees

16 Sold out walking, running and bicycle tours attracting 620 attendees

300

attendees at 

1 Warehouse Social
with 75 after
hours attendees

131 technical service cases utilizing
123 hours of staff time

6 wonderful
staff members
who keep it all
running every day!

TREASURER'S REPORT

FY Ending 8/31/23

CURRENT ASSETS

Cash and Cash Equivalents	\$ 91,038.80
Receivables	\$ 5,200.00
Pledges Receivable	\$ 2,376,000.00
Prepaid Expenses	\$ 40,234.02
Community Foundation Investment	\$ 507,383.87

PROPERTY AND EQUIPMENT

Leasehold Improvements	\$ 421,542.95
Land, Buildings, and Equipment	\$ 138,535.22
Boiler Asset	\$ 60,418.79
Less: Accumulated Depreciation	\$ (106,137.30)

TOTAL ASSETS **\$ 3,534,216.35**

LIABILITIES

Accounts Payable and Accrued Expenses	\$ 52,844.59
Deferred Grant Income	\$ 1,733,333.00
48 Hudson - Community Loan Fund	\$ 66,354.17

TOTAL LIABILITIES **\$ 1,852,531.76**

TOTAL NET ASSETS **\$ 1,681,684.59**

OFFICERS AND BOARD MEMBERS, CLASS OF 2023

OFFICERS

Matt Malette nominated to another year as President

Nominated as 1st Vice President - Shawn Morris

Shawn, currently serving as 2nd Vice President, is a long-time advocate for city living in Albany. She is the Chair of the HAF Preservation / Advocacy Committee, She served as the 7th Ward Councilmember for 12 years and Common Council President for four years. As an elected official, she worked to establish and promote neighborhood associations and other community groups working to improve the quality of life in city neighborhoods. Shawn authored local ordinances establishing the Vacant Building Registry, neighborhood commercial design standards and commissions to review the park system and the city charter. Shawn currently serves on the board of the Delaware Area Neighborhood Association and is recently retired as the Director of Public Information for the Office of the New York State Attorney General.



Nominated as 2nd Vice President - Angela Sicker

Angela Sicker is a Western PA native, but has made the Capital Region her home since 2019 due to the twists and turns of pursuing one of her many passions: a career in decarbonizing the electric grid. From a young age, watching her father restore arts and crafts style furniture and painting with her mother, she developed a love of the arts and old buildings, which led her to becoming a board member of HAF. She has a dual BA in environmental studies and political science, and a law degree with a concentration in Energy Policy from Vermont Law School. When not admiring the architecture in Albany, you can find Angela hiking in the woods or attempting to make pottery.

Bob Coughlin nominated to another year as Treasurer

Tammy Gaynor nominated to another year as Secretary

NOMINATED TO A THIRD TERM

Matt Malette

Matt Malette is a 20+ year veteran of Spectrum News where he serves as their Creative Services Project Manager. He has a passion for Albany history which he gets to showcase on his television segment called "Albany Archives" that airs on Spectrum News. Matt joined the board of directors in 2017 and has served as president since 2020. In his spare time he enjoys spending time with family and friends, running, and telling stories to anyone that will listen.

Charles Silverstein

Charles P. Silverstein is a life-long Albany resident who grew up in the Pine Hills section of Albany. His turn-of-the-century childhood home inspired his love of fine craftsmanship and historic architecture. A graduate of Christian Brothers Academy and Siena College, Charles has dual masters degrees from the College of Saint Rose and has been a policy analyst for the New York State Senate for over fifteen years. Charles presently resides in a condominium that is an adaptive re-use of an Albany public school building dating to 1872, and is a partner in a business that carefully restores, rehabilitates and maintains 19th-century properties in downtown Albany.

NOMINATED TO A SECOND TERM

Julie Lundberg

Julie Lundgren has worked in the non-profit world of natural area conservation for 30 years. She moved to Albany in 2008 and is an Ecologist with the New York Natural Heritage Program. Her passion for conservation brought her to HAF. Julie has been a long time volunteer at HAF with many events including the Holiday House Tour, Moveable Feast and BUILT – both as a volunteer and artist, and is an avid salvage volunteer with the HAF Parts Warehouse. She owns a 1920's home and has been slowly restoring its original windows and looks forward to doing more window workshops for HAF.

NOMINATED TO A FIRST TERM

Faraz Khan

Faraz grew up in Loudonville, studied engineering in college and worked at GE in Schenectady before joining his father in the real estate business 20 years ago. He is the Principal / Managing Broker of Khan Realty and Management and Khan Construction and Development. Faraz is the proud father of three young children and lives with his wife in a wonderfully restored home near Albany's Washington Park.

Beth Mosall

Born and raised in the area, I was a graduate of Cornell University in 2005. DBBM, a boutique architectural firm that focuses on residential and small commercial projects, was launched that year. I also act as the architect in residence and sustainability manager for Bette & Cring Construction. You can find me with ink on my fingers or spackle in my hair most days.

A FOND FAREWELL

Michael Lopez of Redburn Development Partners is ending his term on the HAF Board. We thank Michael for his participation, preservation passion, and service over the past three years. We know he won't be a stranger to our efforts.



2023 PRESERVATION MERIT AWARDS

Historic Albany Foundation's annual preservation awards celebrate the passion, patience, and persistence of historic property owners. This year we celebrate eight projects, three individuals, and two organizations. The projects are in the Center Square/Hudson Park and Washington Park Historic Districts, adjacent to the South End/Groesbeckville Historic District, as well as in the not yet listed Pine Hills, West Hill Neighborhoods. One is also a newly National Register listed individual landmark in the "Warehouse District." This year we also celebrate a work done at a National Historic Landmark, which is our country's highest distinction for historic architecture.

2023 KATHERINE ONUFER YOUNG PRESERVATIONIST AWARD

Celebrates the efforts of a person 40 or younger who is making a substantial impact on the community and preservation in Albany in general, be they a professional preservationist, architect, or engineer, a craftsman or woman, or anyone who is passionately setting the example for preservation in Albany. This award is given in memory of Katherine Onufer, a beloved, spunky, sweet preservation architect and HAF board member who passed away in 2020. During Katherine's tenure in Albany, she worked on architectural restoration projects across the country, including buildings designed by Frank Lloyd Wright, Thomas Jefferson, McKim, Mead and White. Locally, she led the interior renovation and restoration of the Cathedral of the Immaculate Conception in Albany which earned an Excellence in Historic Preservation award from the Preservation League of New York in 2011. Katherine's team have been recognized by the Preservation League and the Historic Albany Foundation for their improvements to the Great Western Staircase of the New York State Capitol. Katherine's recent projects include work at the Vanderbilt Mansion National Historic Site in Hyde Park, N.Y.; a multi-million dollar restoration of Carr's Hill, the President's House of the University of Virginia in Charlottesville; and supporting the massive restoration and rehabilitation of Cincinnati Union Terminal, which earned awards from the National Trust for Historic Preservation and the American Institute of Architects.



BRAD LEWIS

Brad is a native of South Troy with his own masonry and landscaping business. Over the last few years, Brad has breathed a new life into 13 historic homes and counting. Each project is better than the next. He began renovating foreclosed homes simply improving them and making them liveable again. With each project, Brad upped his game, taking on more restoration activities and taking painstaking care to make the remaining historic character shine in each home. During the height of the pandemic, Brad and his team meticulously restored a long vacant fire damaged, red X marked home in Troy's Eastside neighborhood to be his family's home. Most buildings he takes on have been chopped up and lost some to much of their historic details when Brad first acquires them. He saves what character is left: pillars, doors, trim, plaster medallions, tin ceilings, wood windows, and the original flooring. Some missing elements like trim that can be matched are recreated. On others, vinyl or aluminum siding is removed and the wood clapboards rejuvenated when present, replaced when not.



With this award, we say thank you to Brad for his dedication and skill. We love his desire to make the neighborhoods he works in a better place and to make these once loved homes. Brad sets a wonderful example for how the preservation trades can bring such a sense of job satisfaction and make a difference in the community. With the growing national shortage of skilled craftspeople to help restore and maintain our historic buildings, we hope Brad's passion is infectious!

2023 PRESERVATION MERIT AWARDS

recognize outstanding projects that demonstrate best preservation practices and have inspired others or served as a model for excellence in restoration, rehabilitation, or adaptive reuse. Many of the award-winning projects involve the stabilization and reuse of long-time vacant buildings or reuse of a building typology that is often difficult to rehabilitate, have a varied funding stream (including rehabilitation tax credits), use salvaged architectural parts, and are exemplary models of energy efficiency upgrades without impact to historic fabric.

930 BROADWAY • 1893 • 1906 • 1914 • 1965

Preservation Merit Award for Tax Credit Adaptive Reuse

Newly National Register of Historic Places Listed Individual Landmark

North Albany Neighborhood/ "Warehouse District"

Redburn Development Partners in 2021 purchased the historic four-building factory complex, historically known as the Consolidated Car Heating Company Complex, and converted it into 80 market-rate apartments, now fully leased, and a commercial space, now an indoor skateboard park operated by Noteworthy Resources. The buildings sit at the southern gateway to Albany's burgeoning "warehouse district," where factories are being converted to apartments whose tenants patronize the restaurants and craft breweries located mainly along Broadway.



Reusing industrial buildings can be a challenge, balancing keeping the open space, highlighting the structural elements, and large windows: all of the things that make it undeniably a factory. It is not simple to retain these things and this feel while creating apartments in the space. Redburn rose to the challenge adaptively reusing a former factory, emphasizing the structural system that is the heart of its historic character while essentially inserting dozens of apartments suitable for modern living. They left beams and columns exposed, keeping original ceiling heights and repairing rather than replacing historic features. Carpeting removal revealed hardwood floors that were refinished in the two oldest buildings. In the concrete building, the columns are frequently seen in living spaces and especially in corridors. The original concrete floors were polished. The new factory-style windows were customized.

One of our favorite parts of the project is the creation of a skateboard park within the 1965 portion of the building. This was a separate project done by Noteworthy Resources, many, many volunteers, and tools from the Tool Library.

The \$19 million project was realized by accessing state and federal historic tax credits. Tax credits ensure a "win-win," providing needed equity while guaranteeing a sensitive, appropriate rehabilitation due to vigorous oversight by the New York State Historic Preservation Office and the National Park Service.

Project Participants: Redburn Development Partners: John Blackburn, Jeff Buell, Bill Keefer, Michael Lopez, Heather Newman, Damien Pinto-Martin, Scott Perry, Tom Rossi, Elizabeth Young Executive Damien Pinto-Martin; 3t Architects; Noteworthy Resources and their volunteers; Tool Lending Library.

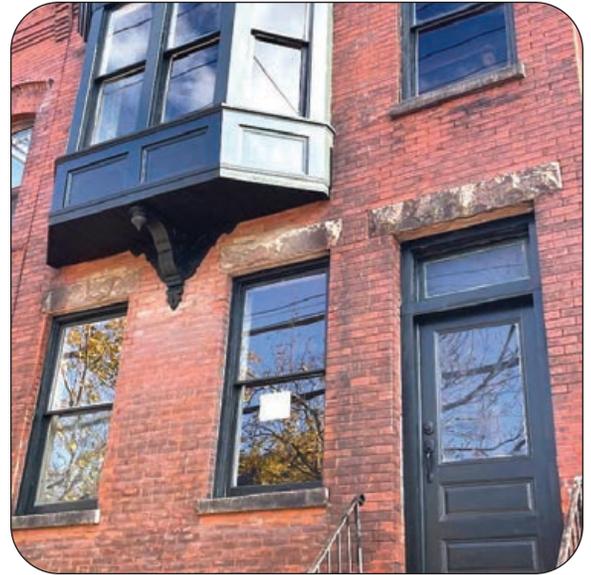
164 LARK STREET • 1892

Preservation Merit Award for Tax Credit Restoration

Clinton Avenue Historic District
Sheridan Hollow Neighborhood

The striking brick Queen Anne rowhouse on Lark in the Sheridan Hollow had sat vacant for 12 years before it was foreclosed on, then sold to Michael Gilhooly through the Albany County Land Bank. Shortly after purchasing the once stately home Michael Gilhooly had the team at Albany Artisans breathing new life into it in October 2021.

The house was suffering from significant water damage which led to the rear wall sinking, cracking in the foundation and exterior walls, interior framing deterioration, lots of fallen plaster and peeling paint. This damage to the interior framing created the largest challenge in the project. Albany Artisans stabilized the building and began restoring the interior. The house had been chopped up into three apartments some time in the 20th century. Michael and Albany Artisans reduced the density making the top two floors into one spacious apartment and the bottom into a garden apartment. Both are now occupied. The house retained some beautiful details like the gorgeous turned wooden fretwork in the doorway, newel post and balusters, and mouldings with rosettes. Salvaged doors from the Architectural Parts Warehouse were also used to bring back some of the missing character. As much original flooring as possible was kept and refinished. On the exterior, the beautiful oriel window and the remaining original wood windows were restored and pepped up with some fresh paint. This project \$350,000 project was made possible by the Federal and NYS Rehabilitation Tax Credits and took one year to complete.



Project Participants: Michael Gilhooly; Adirondack Hardwood Floors; Albany Artisans; Albany County Land Bank; JFF Electric; Taub Heating & Plumbing.

2023 PRESERVATION INITIATIVE AWARDS

recognize commendable preservation efforts, often in the initial phases of a long-term project. They are intended to encourage and recognize property owners that had a choice of doing lesser efforts, but choose longer lasting materials, more time-consuming/ labor intensive preservation methods or to spend more money in order to be true to the historic character and maintain the architectural integrity of the property.

444 ELK STREET • 1860-70S

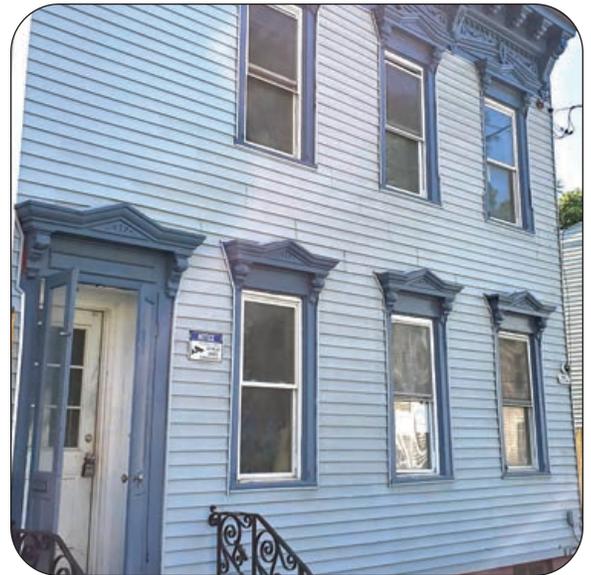
Preservation Initiative Award for Renovation

West Hill Neighborhood

This beautiful Queen Anne row house is still a single family home. It has an interesting history with the Albany Community Land Trust. It was purchased in 1995, rehabilitated and sold to a low income home owner, then reacquired. In September 2021, a fire broke out doing extensive damage to the interior of the home. Between the flames, water and the gaping holes created in the roof to fight the fire and the house suffered extremely.

And so, the intense rehab began. The roof had to be replaced and new beams added. Historic details, like the intricate cornice and interesting wood doors, on the exterior, were preserved. The unique and original trim around windows and doors on the façade was also preserved. Replaced the wooden stairs with concrete but retained the ironwork railings. Indoors the original stairs and banister were saved. The original wood floors were repaired. The contractors preserved as much as possible.

A priority for this renovation was energy efficiency and climate change resiliency. This is the Community Land Trust's first all-electric home. It is extremely well insulated, with energy star appliances, and features a highly efficient air source heat pump system that provides heat and air conditioning. The home is receiving solar panels thanks to funding from NYSERDA. The home was completed in time for a recent refugee family to move in November. Most of the work was done by women and minority businesses.



Project Participants: Albany Community Land Trust; Tony & Brian Chinsammy, Immaculate C Construction; Kingdom Services; R. Kenific Electrical; Refugee Welcome Center; Kevin Toolsinauth, Supreme HVAC & Services; Zak Fluster, Ten Eyck Group; Troy Architectural Practice; Paul Mendel, True Building Performance;

163 SOUTH ALLEN STREET • 1929

Preservation Initiative for Restoration
Pine Hills Neighborhood

This two family house has been built by, owned by, and lived in by members of the same family since its original construction in the early 20th century. When owners Ronald Symansky and Roger Reid moved from San Francisco to be with Ron's mother, they began systematically updating and repairing the second floor flat, keeping it true to Ron's great grandfather's designs and perhaps accentuating it a bit with some stunning salvage.

Necessary repair/maintenance work created the opportunity to update systems in the house and demonstrate creative re-use to improve space utilization without impinging on the historical feel of the house. Water damage necessitated repairs that allowed them to re envision the attic, allowing them to accommodate a future bath and additional living space without altering the original architectural envelope. Through this work, they were able to put in a super-efficient heat pump with ductwork hidden beneath the floor. Period registers were used to blend in with the house's style. With heat pumps, it is often recommended to have a supplemental heat source. So, they sourced an 1844 Ransom & Rathbone Columnar 4 o'clock Parlor stove cast in Albany to get the job done.



The new attic space incorporates a doorway for one of the doors from the Kenwood Convent and former Doane Stuart School (which were most likely salvaged from the estate Kenwood, built for Joel Rathbone of Ransom & Rathbone).

The kitchen was groovy, but dated. They combined salvage, antiques, copper and glass to create a modern kitchen with original character. They converted the breakfast room to a butler's pantry with the original drainboard sink, which was still in the basement, concealed a modern dishwasher in the sink base, and converted the original pantry to fitted china storage. A 1927 Wedgewood stove brought from California and installed. Then they created a custom illuminated stove hood from copper and glass. An original green enamel pendant lamp from Ron's great grandfather's basement workshop had been replaced by fluorescent in the 70's and stored. They obtained two similar lamps from the HAF warehouse to create task lighting in the kitchen.

The previously remodeled bathroom was returned to its former glory with a period bidet and sink being installed. The original tile was restored using salvaged tile where the original was damaged. The shower was rebuilt with modern waterproofing, but appears as original, although the original had a shower curtain which we replaced with a complex glass door.

On the outside of the house, general and ongoing maintenance continues. There were water and sewer connection issues, lead pipe remediation, and drainage systems installed. The exterior was desperately in need of new paint. Though Ron's Great Grampa Jacob Melnick painted all of his houses white, they utilized different shades and intensities of color to pick out architectural details and emphasize certain areas or balance the scale of structural masses.

Project Participants: Owners Ronald Symansky and Roger k Reid; Adirondack Insulation; Keith Lazette, Sand and Shine; Staats Masonry.

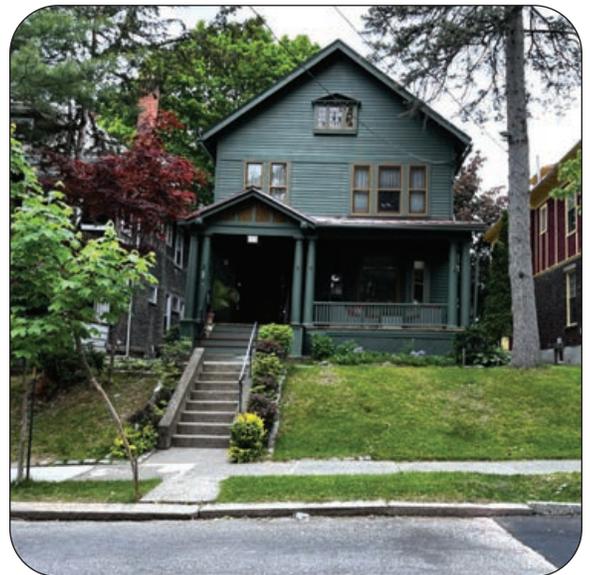
272 WEST LAWRENCE STREET • 1914

Preservation Initiative for Exterior Restoration

Pine Hills Neighborhood

There is a lot of pressure out there to vinyl side your house, make it maintenance free! Doesn't everyone want that? Rarely do you hear of siding being removed. Marilyn Masson and Rob Rosenswig did just that. They gave their gabled prairie style home a facelift that brought it back to its historic appearance. They did a bit of reconnaissance to see what was beneath the asbestos and asphalt tile that clad their home. Upon finding the wood clapboards in mostly good shape, they removed the asbestos and asphalt tile, reconditioned the clapboards and gave them a good painting. They also found bugs' nests, some cracked clapboards and other issues that needed fixing up, necessitating the replacement of some clapboards. During this process, they discovered a bit of half timbering with stucco within the porch pediment which is very typical in Prairie style homes of the early 20th century. The porch got even more love with a new standing seam metal roof. Happily, the house retained its historic wood windows. These were all reconditions and repainted. The aluminum storms on the second floor were removed. New wood storms and a salvaged one help return the house to its historic appearance. Both doors got a little help too. The front door had been damaged and was replaced with a wooden one with sidelights, and a wooden screen door, both a little more appropriate for the style of the house. The aluminum rear porch door wasn't to be left out and was replaced with a custom period appropriate wooden one as well.

We appreciate this great attention to detail and hope it inspires more in the neighborhood to reveal their homes' outer beauty.



Project Participants: Owners Marilyn Masson and Rob Rosenswig; Kevin Nguyen, Adirondack Naturals; CLB Painting & Floor Refinishing; Colonial Environmental Services, LLC; Coppa Woodworking, Inc; Jose Negron, Negron Remodeling.

2023 SUSTAINABLE CITIES AWARD

applauds the implementation of important urban planning concepts such as successful building reuse, maintaining/recreating density in downtown, and sustainable/green efforts which are not restoration or rehabilitation projects, but are clearly in line with preservation ideals and Historic Albany's advocacy efforts.

SOUTH END GROCERY, 106 SOUTH PEARL STREET • 1994

Sustainable Cities Award for Adaptive Reuse of a Contemporary Building

Adjacent to Pastures Historic District
Downtown, South End & Pastures Neighborhoods

In 2019, the McDonald's at Madison Avenue and South Pearl Street closed, leaving a vacant building at the gateway to the South End. Most developers would have torn the 29 year old single story fast food building in a moment, sending all that building material to the landfill. Travon Jackson and the African American Cultural Center saw this vacant building as an opportunity to do something much needed by the community: bring fresh food to the South End. The South End Neighborhood has been a well-established food desert with only a few bodegas and a dollar store offering food for sale and little of it fresh vegetables, fruit or meat.



This adaptive reuse project cleverly reuses the building to create a much needed grocery store, supplying the South End, Mansion, and Downtown neighborhoods with fresh produce and healthy food choices. The building required significant effort to become usable again after being vacant for two years. There were severe leaks throughout the flat rubber roof resulting in substantial water damage to critical mechanical, electrical, plumbing systems and the ceilings. The building was set-up as McDonald's with a small floor-space and a high-yield kitchen. The redesign preserved the original layout of the building while replacing key elements and strategically repurposing spaces. In addition to the functional and structural work, the building was freshened with brilliant painting inside and out to further engage the community.

As we often say, the greenest building is the one that is already built, and we appreciate the reuse of this one.

Project Participants: The African American Cultural Center of the Capital Region; Albany Artisans; Albany Department of Buildings and Regulatory Compliance; BlueLight Development Group; Community Foundation of the Greater Capital Region; Envision Architects, DPC; ESCO Heating and Cooling; The Food Pantries for the Greater Capital Region; Forts Ferry Farm; GPI Mechanical, Inc; Travon T. Jackson, Jayonna M. Jackson, Azlan A. Jackson; Soul Fire Farm

2023 CERTIFICATES OF RECOGNITION

acknowledge individuals, organizations or businesses who have made a noteworthy contribution to local preservation efforts.

199 LARK STREET • 1890-99

Certificate of Recognition for Facade Renovation

Center Square/Hudson Park Historic District
Washington Park Neighborhood

This building has been vacant for many, many years. Some will know it as the old Larkin. After a lengthy foreclosure and sale through the Albany County Land Bank, we are happy to see this building on the bustling Lark Street corridor spiffed up and occupied again. Owner Kim Yat Yeung brought the facade a bit closer to its original appearance, removing the two “picture” windows indicative of the ranches of the second half of the 20th century, bringing back the fenestration pattern with its little wooden lintels, and removing the different layers of coverings from aluminum siding above to the metal paneling that suffocated the storefront.



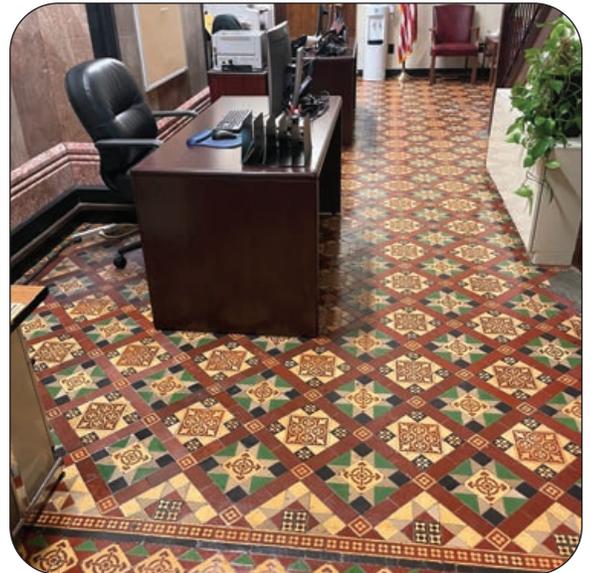
Project Participants: Kim Yat Yeuyng, Ron Xiang, Albany County Land Bank

NYS CAPITOL • 1867 - 1899

Certificates of Recognition to Francis McKearin and Albany

Artisans for the Restoration of the Encaustic Tile
National Historic Landmark
Downtown Neighborhood

Francis McKearin, Director of Operations for the New York State Senate tasked the NYS Office of General Services Design & Construction (D&C) Group to restore Room 316's encaustic tile floor in three weeks. D&C staff determined that the carpet could not be easily scraped or pulled from the tile. A series of green solvents were tested on the adhesive coated tile with no success. Based on a recommendation from an architectural conservator Blue Bear's low-odor, low VOC soy-based mastic and adhesive remover was selected for use. Blue Bear contains no petroleum solvents and has virtually no odor.



Contractors were asked to submit proposals to test the green proprietary product and if successful, remove the carpet and adhesive. Albany Artisans' comprehensive proposal was accepted. The firm initially focused on how best to remove the carpet and adhesive without harming the historic tile. The tight project schedule also had to be taken into account. Supply chain delays slowed down the arrival of the product. After a series of tests, the firm settled on applying the proprietary product over the carpet, letting it dwell for 24 hours and removing the carpet and portions of the glue with plastic scrapers. Multiple applications were required to remove the adhesive from the tile. Solvents were used to remove any remnant surface residue.

The glue was so powerful in sections of the floor that the tile pulled away from the setting bed. Each piece was then individually cleaned by hand to be reset in the various patterns. Some tile was already

chipped or broken when the carpet was installed decades ago, so salvaged tiles saved from other Capitol floors were supplied to Albany Artisans to complete the patterns. This tedious, time-consuming process was repeated over and over again.

Albany Artisan's interest and commitment to the restoring of the encaustic tile floor was laudatory. At the close of the project, the firm asked for a few extra days to be able to clean and polish the floor. The Senate granted the request. The few loose tiles were secured in the following weeks.

We applaud all of their efforts to preserve and restore the 19th century encaustic tile floor so its beauty can be enjoyed in the 21st century and beyond.

Project Participants: New York State Senate; Francis McKearin, Director of Operations NYS Senate; Albany Artisans, Contractor; Jake Schweikert, Owners Representative OGS; Jason Kois, Capitol Building Manager, OGS; Capitol Architect's Office, OGS Design & Construction.

2023 STEWARDSHIP AWARDS

provide recognition typically to an organization for continued efforts in maintaining and restoring a historic structure or landscape (i.e. cemetery, park conservancy) through financial, organizational or physical challenges.

WASHINGTON PARK CONSERVANCY

Stewardship Award for Excellence in Maintaining a Historic Park

Public parks are an important part of city life and Albany is so very lucky to have the historic Washington Park at our city's center. Washington Park is an "Olmstedian" park, incorporating many of the philosophical ideals used by Frederick Law Olmsted when he designed New York City's Central Park. Notable Park features include the Lake House, footbridge, and various monuments. The park is about 89 acres in size with a 5.2-acre lake, over 100 species of trees, a beautiful Spanish Revival lake house, iconic footbridge, and many monuments. Since 1985, the Washington Park Conservancy, an all-volunteer not-for-profit, has worked for nearly forty years to preserve, protect and enhance Albany's historic Washington Park.



Though the park is maintained by the City's Department of General Services, the Conservancy provides important support to the park and is the reason it is the wonderful resource it is today. Their activities focus primarily on three priorities: the landscape and horticultural needs of the park, capital maintenance and improvement projects, and advocating for the protection of the park's natural environment and ecosystem. But while the park is their focus, people are central to these activities: the park is for the use, enjoyment and benefit of citizens and visitors, and its care and maintenance requires the commitment and cooperation of local government, residents, and volunteers.

In recent years, the Conservancy has invested in adding new trees and shrubs to the Park's landscape. In 2022 alone, 22 new trees were planted in the park, adding to more than 50 that were planted during the pandemic years. Since 2015, they have funded the bi-annual treatment of Washington Park's ash trees against the Emerald Ash Borer, a lethal pest that causes the destruction of mature ash trees and has significantly affected Albany's urban landscape across the city. With the support of the City's

Department of General Services, the Conservancy organizes monthly park clean ups from April to October, and occasional corporate volunteer clean up days. They also assist the City Gardener and DGS crew in planting the tulip beds in the fall, and host the Tulip Dig & Sale each spring.

The Conservancy has also taken on a number of capital projects as well. An important multi-year project that was completed during the pandemic was the restoration of evening lighting to the park's iconic King Memorial Fountain (familiarily known as the "Moses Fountain"), which had been dark for decades. The new lighting aesthetically illuminates the sculpture and fountain, provides additional lighting for the safety of pedestrians during the evening hours and uses a sustainable, energy-efficient lighting system to keep costs low. Over the last five years, the Conservancy has undertaken an ambitious project to plan a new playground for Washington Park. They committed to engaging the community in this project, through a variety of surveys and opinion instruments and public meetings. They have been working with playground and landscape architects to develop plans that reflect this community input, and have achieved a concept design, which is currently in review by the City. In the summer of 2023, the Conservancy undertook a project to clean the Soldiers and Sailors Monument. This maintenance project is an important task in the care of the monument which underwent extensive renovation in 2012.

Their recent advocacy efforts have included participation in a traffic study for the park and being a voice among many who sought the end of Capital Lights in the Park. While this was a contentious position, the Conservancy felt it reflected and affirmed the key elements of their mission to keep the care and protection of the park foremost among considerations.

CITY OF ALBANY

Stewardship Award for Excellence in Maintaining the Historic Washington Park Lake House

In addition to caring for Washington Park, the City of Albany and Department of General Services has historically been tasked with the maintenance and care of the 1929 Spanish Revival Lake House. The Lake House was designed by local architect J. Russell White to replace the Stick Style boat house that had been destroyed by a fire. The Lake House has always been a wonderful resource to the park with restrooms and an amphitheater that has been home to the Park Playhouse, now Playhouse Stage Company, since 1989.

We recognize the City of Albany for the many sensitive improvements that have been made to the building in recent years. The City of Albany with consultation from the Washington Park Conservancy, has completed three larger areas of work on the historic Washington Park Lakehouse. These three projects were undertaken by the City of Albany Department of General Services with input from the Washington Park Conservancy board.

Completed in 2022, this project completed a renovation of both the women's and men's restroom inside of the building. Care was taken to historically research the original wall tile which was discovered to be a white tile laid in a subway pattern. The completed renovations went back to this material to preserve the original look and feel of each restroom. Modernization of the plumbing fixtures were completed to ensure that each restroom conformed with modern code. The City of Albany worked with the Washington Park Conservancy to ensure that changes were historically sympathetic while also taking advantage of modern fixtures to ensure that the bathroom facilities fit well into the historic fabric of the building. The City was responsible for running this project and it was completed for the 2022 Park Playhouse summer series. Another notable improvement made concerned the running of new water and waste lines to the



historic building. Previously, the Moses Statue and Lakehouse were connected which resulted in the waterflow being cut to a trickle when the bathroom facilities were being used. The Department of General Services, in coordination with the Albany Water Department, ran new lines to prevent this issue from occurring in the future. The net result was that the Moses Fountain is once again running from Spring to Fall with the Lakehouse bathrooms facilities now being on an independent system.

Installed in the fall of 2022, the newly installed fencing enclosed the front and back porches of the Lakehouse to provide enhanced security to the historic building. The Washington Park Conservancy worked with the City of Albany's Department of General Services to determine appropriate materials and design of the newly installed gated fencing. This allows for the porches to be opened for special events while also providing an additional layer of security to the historic building. Unfortunately, the Lakehouse has been a target of repeated vandalism and break-in attempts and these newly installed fencing respond to this issue. They incorporate the iron railing features that are visible around the bandshell area on the exterior and blend nicely with those original, historic features.

Completed in the fall of 2022, the City of Albany's Department of General Services completed a thorough cleaning and resealing of the original terrazzo flooring. After many years, the cumulative build-up of cleaners and waxes had created a hazy surface that did not allow for the original floor to be viewed. This campaign of cleaning and restoration has returned this original and historic feature of the Lake House back to its original state.

For all of this and so much more, we say thank you to the Washington Park Conservancy and the City of Albany for their thoughtful care of our beloved Washington Park and its Lake House.

2023 ARCHITECTURAL PARTS WAREHOUSE AWARD

recognizes an individual who is deeply dedicated to reusing salvaged architectural parts in restoration and reuse projects. They take the time and effort required to restore, rework, and retrofit old house parts into new uses. Their dedication to retaining the charm, style and workmanship of these old pieces is to be applauded. This person is an exemplary role model for architectural restoration and the use of salvaged materials and Historic Albany Foundation commends their work in this area.

CHURCHILL BUILDING COMPANY

Historic Albany has been operating the Architectural Parts Warehouse since 1978 as a repository for historic house parts that could not be saved, preventing them from ending up on the rubbish heap and lost. Since then it has been the City's resource for historic property owners & green-minded individuals to source hard-to-find, period-appropriate parts, & items to reuse, recycle, and re-purpose.

We sell to DIYers, architects, contractors, designers, businesses, and people who are passionate about preservation. While we love it when historic items are creatively reused, it brings our hearts so much joy to see house parts reused for their intended purposes. We know that there are many options to buy new and that salvaged materials often need trimming or alteration if not the more than occasional restoration to be reused. Because of this, each year we celebrate an individual or organization that embraces reuse in all that they do.



This year we recognize the Churchill Building Company. Churchill is owned by third-generation master

craftsman Seth Churchill, regarded as one of the top builders in Litchfield, Dutchess and Berkshire counties and beyond. He is known for his ability to realize his clients' design visions with the highest standards of excellence. Seth partners with clients, architects and designers from the initial concept and design phase through construction and completion, treating each project as if it were his own home.

We were first introduced to them when they came to the Warehouse looking for doors for a farmhouse restoration project in Columbia County. In this project alone, they reused many, many doors, doorknobs, locksets, wooden sash, stairs, newel, balusters, and quite a bit of reclaimed wood. Then we chatted with them a bit more and found that they use salvage in many of their projects. They often use reclaimed brick, clapboards, and flooring in many of their projects. Reclaimed timber is also frequently used to make details for their new construction.

We love all of this reuse!

2023 LIFETIME ACHIEVEMENT AWARD

recognizes the long-term efforts of an individual who has made a substantial impact on the community and preservation in Albany.

NED PRATT

Ned has been a friend to preservation in the Capital Region since the 1980s. He came to Albany in 1985 from Chattanooga, Tennessee to become Historic Albany's Executive Director. Throughout Ned's three year tenure, HAF saved 96 Madison Avenue from collapse, sold the now stable Hinckel Brewery for redevelopment, hosted three Rehab Fairs at the New Scotland Avenue Armory with thousands of attendees, and adopted a preservation easement program. But this wasn't Ned's first rodeo. Prior to coming to Albany, he had been a project manager for the Minneapolis Housing and Redevelopment Authority, was the Executive Director at Preservation Alliance of Louisville and Jefferson County, and had been the Executive Director at Landmarks Chattanooga.



After Historic Albany, Ned was at Empire State College, for a few years, where he worked with students who asked for credit for life experiences. He then spent ten years at Russell Sage College's Albany Campus teaching a number of courses in design, architectural history, and furniture. At Mount Lebanon Shaker Village, he was the Elderhostel instructor teaching about Albany and Troy architecture. He has been a collaborator on many publications including The Abrams Guide to America House Styles, Great Camps of the Adirondacks, and The Watervliet Shakers and their Meeting House. He authored National Register nominations including one for the Herman Melville House in Lansingburgh.

All the while, Ned is a complete architecture enthusiast in his personal life too. He is often touring a 200 year old barn or 18th century house as a member and former officer of both the Turpin Bannister Chapter of the Society of Architectural Historians and the Dutch Barn Preservation Society. Ned has been a frequent sight at many Historic Albany events and tours.

We thank him for all he has done for preservation in the Capital Region and are glad he decided to make here his home.

A little bit about tonight's location ...

THE CATHEDRAL OF ALL SAINTS

Designed and built by Robert Wilson Gibson in the late 19th Century, the Cathedral is Gothic Revival in style and was designed in the shape of a modified Greek cross with short transepts and squared ends. Its exterior is clad in warm-hued and durable Potsdam stone. Its interior is graced by stone and wood carvings and by striking stained glass windows designed by Clayton and Bell of London, LaFarge, and other notable stained glass designers.



SAVE THE DATE(S)

MATTHEW BENDER IV ANNUAL LECTURE

Sunday, October 22, 2023
1pm Member / Sponsor Reception
2pm Lecture
Clark Auditorium, NYS Museum

This year's lecture topic will be the Van Ostrande-Radliff House at 48 Hudson Avenue, the oldest building remaining in Albany. We will welcome Michael Lynch, retired architect, and former director at the NYS Office of Parks, Recreation and Historic Preservation to give an overview of this building's context locally, nationally and internationally. The lecture will also include a panel of experts speaking on who lived and worked in the building, the archeology found during the project, and the clues that led to many discoveries of the building's appearance.



BUILT 2023

Thursday, November 2 through Sunday, November 5
The Argus Hotel

Historic Albany Foundation's annual fall fundraiser and art auction (over 200 pieces of art!) promotes awareness of our community's built environment and raises funds for our ongoing preservation efforts. **BUILT: Albany's Architecture Through Artist's Eyes** will be held from Thursday, November 2nd through Sunday November 5th and will include a ticketed cocktail party on Thursday, November 2; a public cocktail party on Friday, November 3; a weekend of gallery hours that are free and open to the public; and a Meet the Artist Tea Reception at 2pm on Sunday, November 5 - all taking place at the historic Argus Hotel on Thurlow Terrace in Albany.

For more information on these and any upcoming events and programs, please visit our website at www.historic-albany.org

A YEAR IN REVIEW





*Thank you to everyone who helped
to make the past year a huge success!*



HISTORIC ALBANY FOUNDATION

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