



Albany Preserves!

HAF Takes Ownership of 41 Ten Broeck Street

On August 29, 2000, Historic Albany Foundation secured an injunction to halt demolition of an abandoned 155-year-old building at 41 Ten Broeck Street. If the property had been razed, it would have been the end of a story that began when the city was young. Instead, it is the turning point of a story whose final chapters have yet to be written.



PHILIP KAMRASS / TIMES UNION

Elizabeth Griffin on site in August, 2000.

Imagine what Ten Broeck Triangle must have been like late in the 19th century. At one time this small neighborhood was home to the city's wealthiest captains of industry and movers and shakers. Always a mixed-income neighborhood, the elite lived side-by-side with shopkeepers and laborers of many races and religions.

The Ten Broeck Triangle, which is roughly defined as the area bounded by Ten Broeck Street, Ten Broeck Place, Hall Place, First Street and St. Joseph's Terrace, is visually anchored by St. Joseph's church, built in 1860. Another prominent structure, the Ten Broeck Mansion, was built in 1798 for General Abraham Ten Broeck, but occupied for nearly 100 years by the Olcott family.

By the time the heirs of Robert Olcott presented the Mansion to the Albany County Historical Association, hard times had fallen on the Ten Broeck Triangle. The city's wealthiest moved out, and magnificent townhouses were converted to small apartment buildings or simply neglected and left to be ravaged by time and the elements.

One such building, a Greek Revival structure at 41 Ten Broeck Street, had fallen into such disrepair that Albany County, which had foreclosed on the building, attempted to demolish it, citing public health and safety concerns. Historic Albany Foundation stepped in to prevent demolition of the building's façade, and a long court battle ensued.

Concern mounted that the lawsuit would, in fact, outlast the façade, which would clearly require structural assistance to endure another northeast winter. In August, 2002, Albany County and Historic Albany

Ten Broeck Timeline

1794 – The name "Arbor Hill" is used to describe this neighborhood on a city of Albany map drawn by Simeon DeWitt.

1798 – The Ten Broeck Mansion, at 9 Ten Broeck Street, is built for General Abraham Ten Broeck, who commanded the Albany County militia during the Revolutionary War. This Federal style home has been attributed to Philip Hooker.

1815 – Arbor Hill, a community of craftspeople, merchants, grocers and gardeners, is officially annexed to the city of Albany.

1840s – The Arbor Hill neighborhood is growing in population and prestige. Luxurious homes in the Italianate and Greek Revival styles are built for Albany's wealthiest lumber barons.

1845 – The three-story, five bay home at 41 Ten Broeck is built for Lawson Annesley, a dealer in picture frames and looking glasses. The structure is built in the Greek Revival style – defined by austerity, and depending more on massing than architectural detail. The pilastered door surround is the primary feature of the façade that would originally have displayed six over six windows and louvered shutters on all the windows.

1860s – St. Joseph's Church is built to serve the growing Irish Catholic population living in the vicinity and working on the Erie Canal.

1897 – The family of Lawson Annesley sells 41 Ten Broeck.

1900s – The building is divided into apartments

1980 – The building becomes vacant.

May, 2000 – Albany County seeks permission to demolish 41 Ten Broeck from the City of Albany's Historic Resources Commission, as the building had deteriorated and was deemed a safety hazard.

Summer, 2000 – HAF and the city's Historic Resources Commission work with Albany County to try to develop a plan to stabilize the façade and remove the rear of the building.

August 29, 2000 – Albany County begins demolition of 41 Ten Broeck
(continued on page 5)

(continued on page 5)



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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 published for members and friends of Historic Albany Foundation with assistance from the New York State Council for the Arts.

VACANCY: Albany's Abandoned Buildings Through Artists' Eyes

As Degas said, “*Art is not what you see, but what you make others see.*” HAF wants to encourage people to see Albany’s abandoned buildings in a different light, through the work of local and regional artists.

VACANCY: Albany’s Abandoned Buildings Through Artists’ Eyes will be presented as a one-night show and sale on **Saturday, November 16**, from 7:00 p.m. to 10:00 p.m. at the old **Federal Courthouse** at

the foot of State Street at Broadway in Albany. A cocktail reception and silent auction will allow guests to enjoy a variety of artistic views of Albany’s once-grand architectural treasures. In addition, guests will have the *exclusive opportunity* to bid on major works by the region’s best-known artists. A portion of the proceeds from art sales will benefit HAF’s education, advocacy and technical assistance programs.

The event is part of an effort to promote awareness of Albany’s



VACANCY by David Arsenault
Reproduced with permission

endangered buildings through the Foundation’s **Vacant Buildings Initiative**. Show attendees will receive information about the buildings featured in the works of art – including their history, their condition, and guidance on what it would take to restore them and return them to the tax rolls.

Historical artist **Len Tantillo** will serve as Honorary Chair of this first-of-its kind event. Tantillo, whose work has been exhibited in galleries

across the country, was influenced by his boyhood in a small historic town in New York’s Hudson Valley. According to Elizabeth Griffin, executive director of Historic Albany Foundation, “His appreciation for the past and his visual story-telling ability made him our first choice for Honorary Chair of this event.”

Artists who wish to participate in the show should download a prospectus from HAF’s web site. To receive an invitation to the event, please call HAF at 465-0876.

HAF’s Vacant Buildings Initiative...

Albany’s vacant buildings jeopardize the surrounding neighborhood, and threaten the investments so many have made in restoring older structures. That’s why HAF has embarked on a Vacant Buildings Initiative. HAF staff is working with to reduce the number of vacant buildings by encouraging private owners to invest in their rehabilitation. An advisory panel consisting of professionals with knowledge of real estate and revolving funds for low-interest rehabilitation loans, community development

specialists, and neighborhood leaders are working with City and County officials to make the current county foreclosure auction process more user-friendly for potential owner-occupants. HAF’s role in the Initiative will be to help individuals looking for bargain buildings to bring back to life find the right buildings, assist new owners of vacant buildings with technical advice, and provide special discounts on windows and doors from HAF’s Architectural Parts Warehouse.

— *Chris Eastman*

Fiscal Notes

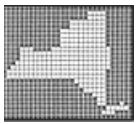
Funding Secured from New York State Assembly

In a letter from the Capital Region Democratic delegation of the State Assembly, Historic Albany Foundation learned of a \$3,000 line item in the New York State Budget, passed on Thursday, May 16. The letter, from Assemblyman Ronald Canestrari, Assemblyman Paul D. Tonko, and Assemblyman John J. McEneny, reads in part:

The funding that the Historic Albany Foundation is receiving is recognition of the fine work that you are doing and certainly reflects the respect and gratitude that we have for your efforts. The amount of funding was very limited; however, we are pleased that we were able to obtain \$3,000.

Please be sure to thank the Capital Region Assembly Delegation for their support!

NYSCA Awards HAF General Operating Support



After three years of receiving funding for our technical services programs, HAF was

delighted to receive General Operating Support from the New York State Council for the Arts (NYSCA) through their Architecture, Planning and Design (APD) Program.

The APD Program promotes excellence in design and planning in the public realm for the benefit of all New Yorkers. While funding for NYSCA programs was cut across the board for all applicants, HAF actually received an increase – from \$9,000 to \$11,000.

General Operating Support runs for three years, and we will not have to re-apply for these funds.

Capital Improvement Funds Sought for HAF Preservation Resource Center

In an unexpected but very exciting development, the New York State Budget, passed on May 16, included \$350 million to fund capital projects. In an austere budget year, this funding stream offers the opportunity for HAF to request funding for a state-of-the-art **Preservation Resource Center**.

The Foundation's Futures Committee is completing a master plan for the headquarters and Architectural Parts Warehouse located on Lexington Avenue in the West Hill neighborhood. This structure was built as a car dealership in the 1930s. The master plan includes renovations which will provide space for the Foundation's expanded staff; a preservation library; the Foundation's extensive slide and photograph collection; gallery space for architectural art exhibits, educational presentations, and monthly preservation workshops; a vacant buildings resource room; and the Parts Warehouse.

Historic Albany Foundation is seeking **\$50,000** to help defray the cost of the plan, which will include façade improvements; repairs to the roof, skylights and drains and back windows; improvements to the offices and gallery/workshop space; and upgrades of the buildings mechanicals and electrical systems.

Assemblymen **John J. McEneny** and **Ron Canestrari** have sponsored HAF's application for funding for the proposed capital improvements at our headquarters and warehouse. We hope to create a one-stop-shopping environment for anyone interested in purchasing, restoring or renovating a building in Albany.

HAF Annual Meeting:

Who Saved School 10?



Each year, HAF recognizes outstanding preservation efforts at our **Annual Meeting** by presenting **Preservation Merit Awards**. Please join us on **Thursday, September 19** as we honor those preservation projects that have protected Albany's architectural heritage.

A cocktail reception will be held from **6:00 to 8:00 p.m.** at the Brighter Choice Charter School, formerly known as **School 10**, at the intersection of Central and Lake Avenues in Albany.

In 1999, School 10 was in danger of being demolished to provide parking for an Eckerd drugstore. Many groups and individuals opposed the destruction of this Albert Fuller-designed building. At our annual meeting, we'll finally answer the question "*Who Saved School 10?*"

All members in good standing of Historic Albany Foundation are encouraged to attend the meeting. If you are not a member, but would like to receive an invitation, please call Michele Irwin at 518-465-0876.

Fall Into Preservation: Programs, Exhibits, Tours

Saturday, September 7

Walking Tour of South End & Mansion District

with Tony Opalka and Virginia Bowers

During the 19th century, the area south of downtown Albany developed rapidly from open land with a few scattered estates to the densely populated area long known as “the South End.” Tour two parts of the old South End – the Mansion Historic District with Tony Opalka and the South End/Groesbeckville Historic District with city historian Virginia Bowers – and enjoy lunch on the grounds of the Schuyler Mansion State Historic Site, the oldest building remaining in this part of Albany.

The South End tour begins at the **Howe Branch of Albany Public Library at 10:00 a.m.** Lunch will be served on grounds of **Schuyler Mansion at 12:00 noon.** The Mansion neighborhood tour begins at the **Cathedral of the Immaculate Conception at 1:00 p.m.**

The tour is free and open to the public. Catered lunch from Debbie’s Kitchen will be available for \$12, payable on day of tour. Please let us know if you wish to have lunch when making your reservation at 465-0876.

Saturday, September 28

Trolley Tour of Pine Hills and Beyond

with Lorraine Weiss

This trolley tour will explore some of Albany’s western neighborhoods, which were opened to development by the extension and electrification of the streetcar system at the end of the nineteenth century. The two-

hour program will introduce the patterns of growth and the aspirations of developers and other homebuilders, which are reflected by over 60 years of architectural styles. Lorraine Weiss, a preservation planner and the author of “Tracks to Tracts,” a chapter in **Albany Architecture: A Guide to the City**, will lead the tour.

The tour begins at the **Pine Hills Branch** of the Albany Public Library and runs from **2:00 to 4:00 p.m.** Reservations are absolutely necessary, as the Trolley has a capacity of only 26 people. Please make your reservations early by calling HAF at 518-465-0876.

Sat. October 5 & Sat. October 12

Albany Rural Cemetery: People & Places

Two very different tours of Albany’s most historic cemetery, located off Broadway in Menands. Both tours begin at the Chapel, and are free and open to the public. Please RSVP to 465-0876.

Sat. October 5 – 10:00 a.m. - noon Albany Rural Cemetery Tour I

with Norman S. Rice and Warren Roberts

A ramble with Norman S. Rice and Warren Roberts among old Albany’s movers and shakers: their families, friends, and monuments, all within the setting of often spectacular fall foliage. Norman S. Rice is director emeritus, Albany Institute of History and Art, and former Albany City Historian. Warren Roberts is a professor of history at UAlbany. As this is an intimate walkabout, only 30 or so participants can be accommodated – please call HAF at 465-0876 for reservations.

Saturday, October 12 – 2:00 - 4:00 p.m.

Albany Rural Cemetery Tour II

with Michael Huxley

Join tour guide Michael Huxley for a driving tour of the Albany Rural Cemetery. This tour will focus mainly on the form of the cemetery – and the importance of place involved in not only its creation, but also its present day significance. Mr. Huxley’s tour will highlight the 19th century monuments, and he will discuss the stone carvers whose work appears on them, as well as the architects behind the many buildings in the cemetery.

Friday, Oct. 25, Saturday, Oct. 26

Monumental Visions & Urban Transformations

Earlier this year, researchers at the University at Albany invited the public to share written accounts, photographs, artifacts and memories of the physical transformation of the City of Albany during the 30-year period following WWII.

This conference is the result of months of research in an effort to stimulate our city’s collective memory.

Wednesday, November 6 – 6:00 p.m.

Book signing and discussion: Dutch Colonial Homes in

America *with Roderic Blackburn, Ph.D.*

This lavishly-illustrated volume highlights twenty-eight houses and 11 other structures built in the seventeenth and eighteenth centuries by Dutch colonists in the northeast. The author, an ethnologist and architectural historian, has held positions at Historic Cherry Hill, Albany Institute of History and Art, and the New York State Museum. Call HAF for location, reservations and more information.

41 Ten Broeck

(continued from page 1)

Foundation were able to settle the matter, with HAF taking title to the building and the county providing a \$150,000 grant to stabilize the façade, and to demolish what remained of the structure behind the façade to prepare the site for rebuilding. The county also agreed to indemnify Historic Albany Foundation for all lawsuits arising as a result of damages incurred during county ownership of the building.

HAF will be working with a team of architectural and engineering firms to stabilize the façade of 41 Ten Broeck Street. In time, the building will take its place in a rejuvenated Ten Broeck Triangle, which has been undergoing many positive changes in the last few years. Vacant buildings are being bought and converted back to their original design – as single family homes. People are buying homes in the Triangle that offer stunning views of the Hudson River, the Albany skyline or the magnificent St. Joseph's Church.

Recent developments at St. Joseph's Church also hold a great deal of promise, as the City of Albany has begun work to stabilize the church to prevent further deterioration, and has committed to converting the area around the nearly 150-year-old structure into a neighborhood park.

"The façade at 41 Ten Broeck is an integral element of this historic urban streetscape, and worth all our efforts and energy," said HAF executive director Elizabeth Griffin. "But ownership of this property will present the Foundation and the community with a daunting challenge. We're all going to have to work together to make this plan work, and to find a buyer to restore 41 Ten Broeck Street to a functioning part of this neighborhood."

Ten Broeck Timeline -- continued

Street. HAF's attorney, George Carpinello, finds Supreme Court Justice Bernard J. Malone at a barber shop on New Scotland Avenue, and persuades him to sign an injunction to halt the demolition. The work stops at 6:03 p.m., but by that time, workers had already torn off most of the building's cornice and top floor.

September 20, 2000 – Albany's Historic Resources Commission hears arguments from Albany County Attorney Michael Lynch, seeking permission to demolish 41 Ten Broeck.

November 2, 2000 – The Historic Resources Commission unanimously denies Albany County's request for a permit to demolish 41 Ten Broeck Street.

November 14, 2000 – The City of Albany orders Albany County to repair the façade at 41 Ten Broeck Street, and promises legal action if the County does not comply.

November 21, 2000 – Attorneys for the City, County and HAF offer oral arguments before Supreme Court Justice Bernard Malone regarding the fate of 41 Ten Broeck Street.

November 23, 2000 – After issuing an injunction to halt demolition of 41 Ten Broeck Street just three months earlier, Justice Malone reverses his decision and clears the way for the county to continue razing the property. HAF and City of Albany attorneys immediately appeal the decision.

November 27, 2000 – An Appellate Division judge extends the temporary injunction preventing further demolition of 41 Ten Broeck Street.

December 1, 2000 – HAF offers to take title to 41 Ten Broeck Street from Albany County if the County comes up with \$85,000 to stabilize the façade. The County declines the offer.

January 5, 2001 – The State Appeals Court gives Albany County the go-ahead to remove

crumbling side walls at 41 Ten Broeck Street, with the condition that a licensed engineer supervise the work to prevent further damage to the stability of the building's façade.

April 27, 2001 – The Appellate Division of the State Supreme Court overturned the November ruling of Justice Bernard Malone. This precedent-setting decision underscored the fact that the county cannot "self-permit" for demolition of tax-foreclosed buildings in historic districts. Albany County appeals the decision.

January 10, 2002 – The State Court of Appeals declines to reconsider the ruling that Albany County cannot self-permit and must comply with the city's Historic Resources Commission law.

May 13, 2002 – County Legislators Wanda Willingham and Nancy Wiley sponsor legislation that would convey 41 Ten Broeck Street to HAF, contribute \$125,000 toward stabilizing the façade, and settle the lawsuit between the County, and HAF and the City of Albany.

July 8, 2002 – The Albany County Legislature votes 26-10 to give 41 Ten Broeck Street to HAF along with \$150,000 to stabilize the remaining façade and demolish the crumbling building behind it.

July 26, 2002 – The five members of the Appellate Division of the New York State Supreme Court upheld its original ruling that Albany County was wrong to begin demolition of 41 Ten Broeck without proper permission, and that the County should further be held responsible for stabilizing what remained of the façade.

August 7, 2002 – HAF receives deed for 41 Ten Broeck Street and \$150,000 from Albany County.

August, 2002 – Stabilization work begins at 41 Ten Broeck Street.



The June 20th Hidden City Garden Tour was a huge success, with over 1,000 garden tourists and volunteers participating!

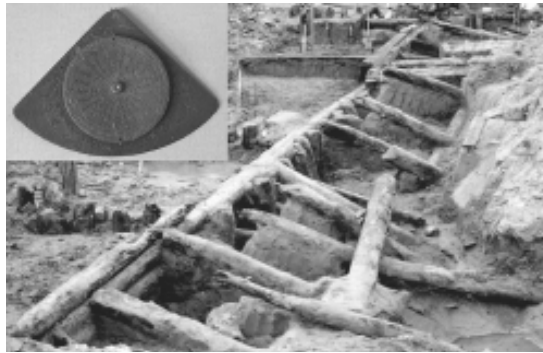
Special thanks to Beautiful Easy Gardens author Laurence Sombke for sharing expert gardening advice at the Morgan State House on State Street.

Albany Underground

Harbor at the Headwaters of Prosperity: Albany's 18th Century Waterfront

In the mid-18th century, New York was a military frontier where tension between British and French forces erupted into the French and Indian War. Albany was a critical staging point for military campaigns in the Champlain and Mohawk valleys. By the mid-19th century, however, Albany had become the prosperous transshipment point between the Hudson River and the Erie Canal. During the interim, New York underwent the major transition from military frontier to premier trade route, and this regional change is represented by the archeological remains within a single city block in downtown Albany at the State University Construction Fund Site between Maiden Lane and the D&H building.

Maps and documents from the 1750s indicate that Albany was encircled by a defensive stockade. Toward the end of the decade, the threat of French attack was less likely and the section of the stockade along the waterfront, which impeded access to the river, was removed to facilitate movement of troops, supplies, and the wounded. Soon after, a renewed interest in trade and river travel developed that led to two major improvements along the shoreline. Public docks were built, and new land was created along the waterfront by filling behind timber retaining walls, or bulkheads, which could also be used as docks for small boats.



A timber bulkhead and its support structure. The river flowed to the right of the bulkhead and the timber supports were filled with the sand on the left to create new land on the waterfront. Inset is a 17th-century Dutch Gunter's Quadrant used for navigation found at the site.

Historical maps indicate that major shoreline expansion began in the late 1750s, and the first public docks were built in the 1760s.

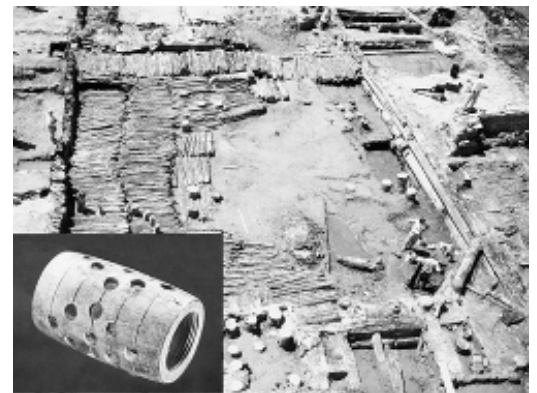
Although the first major bulkheads in Albany were public endeavors, in the 1780s, private individuals bought water lots and built new bulkheads to expand the shoreline further into the river. One of the most prominent of these landowners was the sloop captain and merchant Stewart Dean, who built a house on the newly expanded shoreline. Dean led the second trading voyage from the New World to China in 1785. In 1794, the third major expansion resulted in the creation of Quay Street (present-day Water Street), which formed the 19th-century waterfront along the Albany Basin where the Erie Canal joined the Hudson River.

Archeological excavations for the SUNY Administration's parking garage in downtown Albany revealed 300-foot sections of the 1750s stockade (described in the *Spring 2002 HAF newsletter*), the first waterfront bulkhead from the 1760s, and the second waterfront from the 1780s. The bulkheads

were comprised of pine logs and were filled on the west side with sand, clay, and stacked cord-wood. Two construction techniques were employed in the waterfront bulkheads. Some sections consisted of timber piles driven flush together in a row, whereas logs stacked horizontally with a support system buried beneath the fill were built along other portions of the waterfront.

In addition to the stockade and waterfront bulkheads, the archeological site revealed 19th-century warehouse foundations and a boardinghouse privy that represent the travelers and goods carried on the Erie Canal. From the days of the French and Indian War stockade, to the waterfront bulkheads that reflect and expansion of trade and travel, to the prosperity of the canal days, the features at the SUNY garage site represent major trends in New York during the 18th and 19th centuries.

*by Christopher Kilkenny
Hartgen Archeological Associates, Inc.*



Captain Stewart Dean's lot with stacked timbers in the 1760s bulkhead on the right and cord wood fill behind the driven piles in the 1780s bulkhead on the left. Dean's privy contained this cricket cage from China.

MEMBERSHIP APPLICATION

Each time an historic building is lost to deterioration or demolition, a piece of our history is lost as well. Your membership in Historic Albany Foundation will help to promote, preserve and protect the architectural heritage of the City of Albany.

MEMBERSHIP OPTIONS

Active	\$35
Supporter	\$50
Patron	\$100
Neighborhood Business	\$100
Donor	\$250
Corporate Member	\$250
Benefactor	\$500
Albany Advocate	\$1,000

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Please make your check payable to Historic Albany Foundation and mail with this form to:

Historic Albany Foundation • 89 Lexington Avenue • Albany, NY 12206

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www.historic-albany.org

Albany Heritage

September 13 - November 10

State Street Stories: 350 Years of Albany's Heritage

University at Albany Art Gallery

As part of the ongoing celebration of Albany's Heritage Year, the University at Albany art gallery is mounting an exhibition entitled *State Street Stories*. Utilizing historical documents, drawings, photographs, paintings and artifacts, the exhibit will illuminate the heritage of a city which was truly the "Gateway to Empire."

Focusing on selected sites on State Street, as well as on the city's changing architecture, the exhibit will highlight the growth from fort and fur-trading post to Dutch and Colonial Settlement to Mercantile Center to its present status as the Capital City of one of the most important states in America.

Members Only

Out & About gives HAF members a chance to share and advance our passion for preservation, our love of learning, and our curiosity about our community. Watch your mailbox for invitations to upcoming events, which will include:

September – a tour of a long-time HAF member and volunteer's Gothic Revival Cottage, currently undergoing extensive renovations.

October – To be determined.

November – a members-only event at Historic Cherry Hill, with behind the scenes tours.

December – a Holiday House tour of a professionally decorated State Street residence.

New members are always welcome at these events. HAF members are encouraged to invite their friends to join the Foundation and participate in *Out & About* events.

Preservation Workshops

HAF's popular *Living Preservation* workshops will return this fall. The Saturday morning workshops will feature:

- **Sep. 14: *Living with Lead Paint***, with Judy Coyne Becker from the Troy Architectural Project
- **Oct. 19: *All About Windows***, with designer/craftsman Peter Leue
- **Nov. 9: *Wallpapering 101*** with National Guild of Professional Paperhangers member Mac Mowbray
- **Nov. 23: *Renovation & Restoration of Period Bathrooms*** with interior designer Mary Johnston
- **Dec. 7: *Decorative Plaster Cornices and Ceiling Medallions*** with Eugene Lugowski

Watch for locations, time, and full course descriptions in an upcoming brochure.



Preservation Connection

Save the Date!

HAF's annual spring fundraiser, *"A Moveable Feast"* is slated for Saturday, March 7, 2003. Members in good standing of HAF will receive invitations to this highly anticipated social event, which features cocktail and dessert receptions in historic public buildings, and dinner at private residences throughout the city. ☺☺

Staff Update

Andy Fyfe joined HAF in June as Parts Warehouse Manager. Andy graduated from SUNY Albany where he earned degrees in English Literature and Communication. While at SUNY, he founded the Campus Green Party, worked on Sweatshop

issues and was co-founder of Albany Food Not Bombs. Since graduating, his work has focused primarily around activism, working primarily on labor, poverty and environmental issues. Although new to Preservation work, Andy sees preservation and salvage as important activities in improving the society in which we live.

Christopher Eastman has been working part-time for the Foundation since June to help coordinate the Vacant Buildings Initiative. Prior to receiving his masters degree in regional planning from UAlbany this past spring, where his concentration was economic and community development, Chris was assistant to the president at the Preservation League of New York State. He has also worked for the Lark Street

Business Improvement District and the New York Main Street Alliance. ☺☺

Help Wanted

The **Architectural Parts Warehouse** is being renovated, in hopes of making all the materials in house more accessible. We are also making new storage units for our extensive door and window supply. Volunteers are always welcome! Call the Parts Warehouse at 465-2987. ☺☺

Wish List

To support HAF's growing staff and programming efforts, we are seeking donations of desks and file cabinets. ☺☺