

2021 ANNUAL REPORT HISTORIC ALBANY FOUNDATION

FORTY-SEVEN YEARS OF PRESERVING AND PROMOTING THE BUILT ENVIRONMENT



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Warehouse Manager
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LETTER FROM THE EXECUTIVE DIRECTOR

Friends in Preservation:

Another monumental year is behind us, and I have to say, with a little, or a lot of help from our friends, we made it through unscathed. As we close out one fiscal year and begin another, HAF is so fortunate to have a team in place that allows the organization to grow, try new things, and do our best work, despite the constantly changing world around us. I have to give a great deal of credit and thanks to our wonderful staff and board for their direction, dedication and support. The past year has seen our Warehouse become busier than ever, our events and programs doing remarkably well - both online and in person when possible, and our advocacy efforts and partnerships have taken us out into the community even more. During another year of unknowns, we were able to hold a successful Movable Feast and Built, we reimagined the House and Garden Tour into the Stupendous Stoop Stroll, and held a vast array of programs and walking tours, all while continuing the stabilization project at the Van Ostrande-Radliff House (48 Hudson Avenue). Thanks to our loyal members, donors, event goers and Warehouse customers, Historic Albany Foundation ended the year in a very good place and we look forward to an even better new year.

Sincerely,


Pamela Howard
Executive Director





HISTORIC ALBANY FOUNDATION

BY THE NUMBERS



BUILT

NEW GALLERY HOURS & ONLINE BIDDING @ WOMAN'S CLUB OF ALBANY

- 68 artists
- 150 works of art
- 400 nipper masks
- 1 sewing machine desk



STATIONARY FEAST

TO-GO & LIVE WINE TASTING @ HISTORIC RENAISSANCE HOTEL

- 4 types of wine
- 2 wine experts
- 71 auction items (raising over \$6,000)
- 39 gift basket donations "hosted" by our amazing supporters
- 1 vacation won



STOOP STROLL

A PARTNERSHIP WITH CENTER SQUARE ASSOCIATION & HUDSON/PARK NEIGHBORHOOD ASSOCIATION

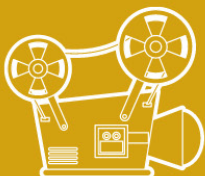
- 400 visitors
- 66 stoops decorated
- 1 dragon

FUN PROGRAMS

- 18 days of Haunted History Tours
- 1 holiday market
- 6 First Friday Tours at 48 Hudson
- 2 virtual tours (Mid-Century Modern & Tiny Houses)
- 2 virtual book clubs (Story of a House & The Address Book)
- 3 reprise sold out tours
- 4 tours with Albany Rural Cemetery
- 1 members only tour of Marcus Reynolds' designed house at Albany Rural Cemetery
- 1 lecture on historic water system



1 NEW KITTY CAT!



SOCIAL MEDIA

- 4,4000 facebook followers
- 3,692 instagram followers
- 43 videos



Swing Albany Tour



Beers, Bikes & Barges Tour

EDUCATION & PROGRAMS

Despite the world wide pandemic, HAF was fortunate to be able to continue our educational programming and special events. Lucky for us, we love to give walking tours, and our members and the public loved being outside.

From scary tours of Center Square, a walk around South Lake Avenue, the Ten Broeck Triangle, the Pastures, a 'Swing Albany' tour focused on the musical time period in the city, a tour of the Shaker Gardens, and a great partnership with Albany Rural Cemetery, almost every tour was sold out. Built was held at the historic Woman's Club of Albany, and for the first time included "gallery hours" that were free and open to the public with

online bidding. A Moveable Feast became Stationary Feast 2.0 with an in person and at home wine tasting and online auction. Our annual Book Club this year was *The Address Book*; a smashing success with author Diredre Mask joining us via Zoom from London.

TREASURER'S REPORT

CURRENT ASSETS

Cash and Cash Equivalents	\$130,626.91
Grants Receivable	\$ 6,800.66
Prepaid Expenses	\$ 15,163.37
Community Foundation Investment	\$ 6,918.60

PROPERTY AND EQUIPMENT

Land, Buildings, and Equipment	\$443,716.21
Boiler Asset	\$ 60,740.79
Less: Accumulated Depreciation	\$(90,939.95)
TOTAL ASSETS	\$573,026.59

LIABILITIES

Accounts Payable and Accrued Expenses	\$ 32,037.80
Notes Payable	\$ 29,644.74
PPP and Deferred Payroll Taxes	\$ 43,222.43
Boiler Loan	\$ 39,019.40
TOTAL LIABILITIES	\$143,924.37

TOTAL NET ASSETS

\$429,102.22

ARCHITECTURAL PARTS WAREHOUSE

The Warehouse had a banner year again this year! Whether our customers are still busy with “pandemic projects,” or just continually improving their homes, sales have been strong. We welcomed Dave Ritrovato as our new Manager in July, after having served as the Warehouse Assistant for two years. New inventory has been arriving steadily through onsite donations, pickups and salvages. Also this year, HAF continued the HVAC project with the abatement and removal of the old oil boiler and several oil tanks - the best part - we gained a lot of floor space! Special thanks to all of our dedicated volunteers who keep business humming along.



the salvage commandos



goodbye to the huge arch



a Festive at 48 tour of the Van Ostrande-Radliff House

THE VAN OSTRANDE-RADLIFF HOUSE

We've been quite busy at 48 Hudson! This past spring, Phase I and II of the stabilization project was complete, which included new foundation walls on the east and south sides of the basement, as well as repair of H bent framing, in addition to the replacement of a large section of floor on the second floor (removed in the mid 20th century).

Fundraising continued for both the building project as well as the Historic Structures Report that is being written for the project. Historic Albany received grants from the National Trust for Historic Preservation for Phase II's masonry repairs and a Preserve NY grant from the Preservation League of NYS (2020) for the Historic Structures Report. Never slowing down, a 2021 Environmental Protection Fund grant application has been submitted to New York State for Phases III and IV for the roof and exterior restoration. The results of that funding round will be announced later in 2021. Cross your fingers! HAF is also teaming up with the Cultural Heritage Agency of the Netherlands to work on a cultural exchange program relating to building treatment and reuse including case studies from the Netherlands. Keep an eye out for this program in early 2022! An application to the Decorative Arts Trust has also been submitted for their 2021 Prize for Innovation and Excellence for this program and the Historic Structures Report. Announcements on the prize to follow soon! First Friday tours have been a sell out and have gotten many more members of the public to visit the building as did our holiday event “Festive at 48.” We are also thrilled to have brought three generations of Ostranders through the House over the last year.

TECHNICAL SERVICES

Our technical services have been going strong this year. Cara has fielded many questions about plaster repairs, what type of mortar to use when repointing, how to find the original blue prints for a historic house, grant availability for asbestos removal, painting brick, roof repairs, cupola repairs and given lots and lots of advice about window repair and replacement. As usual, it's the most frequent technical question. We've also talked a lot about tax credits. In fact, we've done an average of one tax credit consultation a week. Our Technical Tuesday videos took a bit of a break for the summer but will be returning in the fall. Some of our audience's favorite topics were State Street's architecture and street name etymology. Our Restoration Faire was a hybrid event taking place at the STEAM Garden over the summer featuring speakers from the Community Loan Fund, South End Improvement Corp, Affordable Housing Partnership, TAP, Inc, the Legal Project, Legal Aid Society, United Tenant Association, Albany Community Development Agency, Albany County, the D'Angelo Team at Keller Williams, and Landmark Consulting.



Timber framing underway

MESSAGE FROM THE BOARD PRESIDENT

Hello friends,

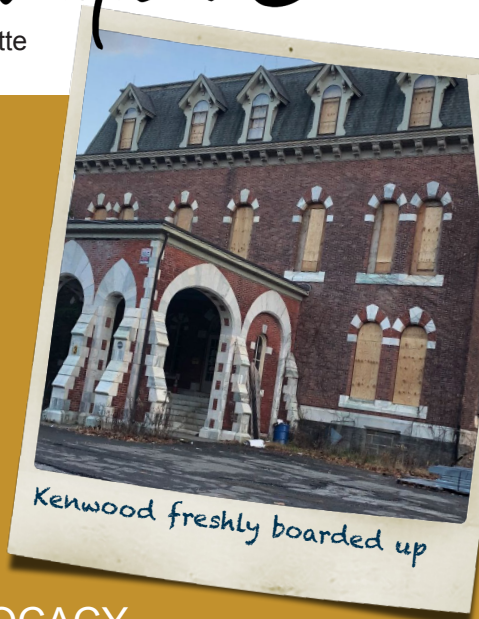
As I close out my first year as the President of Historic Albany Foundation it is my pleasure to tell you we've had quite a successful year despite Covid-19 still upending much of our day to day routine. We continue to modify how to best serve Albany and the surrounding communities with the current protocols that have been put in place. Our two tentpole fundraisers, Built and Moveable Feast, remained popular as a mix of both virtual and in-person. This was our first year using an online bidding application for Built and it worked to great effect. As for Moveable Feast, a wine tasting seminar admirably filled the void of our usual festivities. One thing we've found while navigating the global pandemic, our members are always looking to get outside. Every single walking tour offered this year has sold out. We've had to add additional tours to our schedule to accommodate those needs. In our Warehouse we continue to post record sales. While our former warehouse manager, Tom, set the trend, Dave, who has since been elevated to that title, continues it. This past year we removed asbestos and our old boiler from the building to make sure our customers continue to have a safe experience while visiting us. We've also completed the first two rehabilitation phases on 48 Hudson Avenue, the oldest building in Albany. It is one of the last 18th century buildings and the only Dutch structure in the downtown district. We will continue to raise capital through our next fiscal year to ensure it becomes a vital element in Albany's 21st century and beyond.



Our board of directors have done a wonderful job this past year, continuing to roll with the punches as we slowly move back to a more traditional setting for our committee and board meetings. Their passion for and promoting our mission has made my transition to president smooth and relatively stress-free. My goal this year, and every year, will be to always make sure we move Historic Albany Foundation forward in the right direction while still honoring what those before us did to put us in the wonderful position we find ourselves in today.

Sincerely,

Matt Malette
Matt Malette



ADVOCACY

The continuing pandemic has not been easy on the housing stock of Albany. Deferred maintenance, foreclosures and many devastating fires have also taken their toll. Over the past year though, HAF has been tirelessly working behind the scenes on policy and legislation changes. We have been very involved in the Blight to Betterment Task Force and the Vacant Building Task Force, among other partnerships. The first of our four Restoration Faire programs focused on assistance to property owners struggling with foreclosure, deferred maintenance, COVID related rent collection, and other vacancy prevention initiatives available in Albany. In November 2020, HAF worked with the City of Albany to board up the missing windows at the Kenwood Convent (former Doane Stuart School), protecting the interior from the elements. In addition, HAF was instrumental in assisting with the restoration and acknowledgment of the Quail Street trolley pole, one of two remaining original trolley poles in the city.