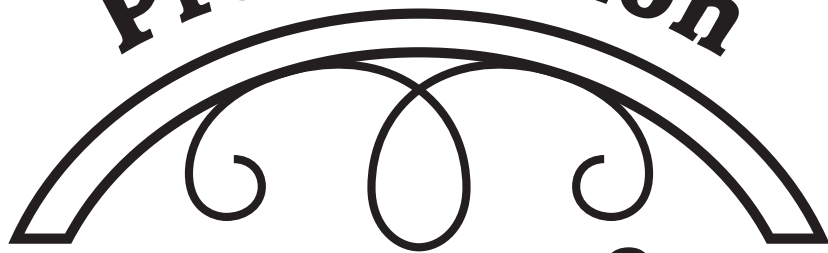




**2022**



**Preservation**



**Merit**



**Awards**



**Annual Report and Program  
Historic Albany Foundation**

**SEPTEMBER 14, 2022**





LETTER FROM THE PRESIDENT

## HELLO FRIENDS,

With my second year as President is coming to a close, it is my pleasure to report another successful year. As Covid-19 restrictions loosen, and normalcy begins to creep back into our everyday lives, our Foundation has grown stronger. This past November, we held Built at the historic Argus Hotel on Thurlow Terrace and stretched it out over four very successful days. Moveable Feast also continued to grow and change as we held a great event at the historic Shaker Heritage Barn in Colonie. In August, HAF held the grand opening of our Tool Lending Library. Through donations in both tools, grants and individual donations, we have been able to stock our newly built shelves for years to come. The warehouse continues to make record sales by utilizing good old fashioned elbow grease and embracing social media. There's always something new in our showroom that is looking for its next home. In December, 48 Hudson Ave, the oldest building in Albany and our eventual new home, was awarded \$500,000 from the Environmental Protection Fund which will allow us to literally raise the roof back to its original pitch in 1728. The facade will also be restored to how it would have looked in the 18th century. Our board continues to do a terrific job to promote the Foundation's mission, and my goal remains every year; 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 position we find ourselves in today.

Sincerely,

A handwritten signature in black ink that reads "Matt Malette". The signature is written in a cursive, slightly slanted style.

Matt Malette, *President*



LETTER FROM THE EXECUTIVE DIRECTOR

## FRIENDS IN PRESERVATION,

I know I seem to say it every year, but what a wonderfully successful year HAF has had. We have added new programming with our Matthew Bender IV Lecture series and opening of the Tool Lending Library, we reinvented and reimagined our long standing favorite fundraising events Feast and Built, our Parts Warehouse is busier than ever, and we continued our educational programming with a wonderful William Kennedy book club, Stoop Stroll, sold out walking and bike tours, and partnerships with many community organizations. The Van Ostrande-Radliff house received \$600,000 in grant commitments this year to continue our restoration efforts on the oldest house in Albany. HAF continues to enjoy a solid financial footing, thanks to our increasing membership, donors, event participants, corporate sponsors and Warehouse customers. We are more than thrilled that the majority of our activities have been in person again. I continue to be impressed with the dedication, creativity and hard work of our small staff and our committed board of directors. While we continue to be grounded in our mission, at the same time, we spread our wings to new and different projects and programs. Onward and upward as always.

Sincerely,

A handwritten signature in black ink that reads "Pam". The signature is written in a cursive, slightly slanted style.

Pamela Howard, *Executive Director*

  
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**BOARD OF DIRECTORS**

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- Charles P. Silverstein  
*1st Vice President*
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*Treasurer*
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- Angela Sicker

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- Pamela Howard  
*Executive Director*
- Cara Macri  
*Director of Preservation Services*
- Dave Ritrovato  
*Warehouse Manager*
- Kimberley Parker  
*Membership, Outreach and Programming Manager*
- Dan Beaudry  
*Warehouse and Office Assistant*

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



Dove Street Development



Peter Lacovara



Reception Sponsor



\*as of September 8, 2022



## ADVOCACY

This year, HAF chose four main focuses for our advocacy efforts: Lexington Avenue, opening the Tool Lending Library, the Restoration Faire and our own 48 Hudson Avenue (the Van Ostrande Radliff House).

As many are aware, Lexington Avenue has its challenges with crime and safety near our offices. We, as an organization, decided to do what we could to be a positive influence on our street to Reimagine Lexington Avenue. This year we partnered with other community based organizations and neighbors to apply for the City of Albany's ARPA funding together, we asked for code enforcement sweeps for the most troublesome buildings, we planted large flower pots in front of our building to be more welcoming, and reached out to our neighbors to participate in our events and programs. Crime continues to be an issue, however, we are doing our best to be positive role models for our street and neighborhood.

We focused our annual Restoration Faire on our West Hill Neighborhood and partnered with the City of Albany, the Albany County Land Bank and others to provide an afternoon of programming in a vacant lot on Lexington Avenue. We had 21 experts and organizations share their knowledge with attendees. The speakers talked about lead and toxin testing and safety, weatherization activities and funding, the New York State Rehabilitation Tax Credits for homeowners, permitting, services provided by Arbor Hill Development Corporation, and how to purchase a building from the Albany County Land Bank. Children and a few adults made wonderful houses out of recycled materials while enjoying scoops of ice cream donated by Stewart's Shops. The afternoon was attended by approximately 125 people.

On August 24th, HAF celebrated the grand opening and ribbon cutting of our new Tool Lending Library. What started out as a kernel of an idea late last year has blossomed through the generosity of financial donors, tool donors and a new corps of volunteers. Libraries of things have been growing in popularity as an antidote to waste, the excess of consumerism, and the issue of ongoing inequality. For a minimal annual fee of \$20, all members will be able to borrow and return items as needed including hand and power tools, ladders, shop vacs and lawn equipment. HAF was fortunate to receive a \$50,000 ARPA grant from the City of Albany, as well as a \$10,000 grant from the Bender Family Foundation to ensure our success in years to come.



## 48 HUDSON

HAF was honored to receive a \$500,000 Environmental Protection Fund grant through the NYS Office of Parks, Recreation and Historic Preservation. This grant will allow us to restore the roof to its original Dutch pitch, as well as restore the facade to its original look of a Dutch house. We also received notice of a \$100,000 Main Street Grant from National Grid that will assist with the building's mechanicals. Research has continued on the Historic Structures report that tells the story of the building's past, present and future. There have been a few exciting finds pinning down the dates for many of the major changes to the building and giving us more insight into the individuals that lived and worked there. The physical house has also been studied and dates assigned to each part on a virtual model of the building, allowing us to get a new look at how the house has grown and changed. HAF also partnered with our sister city of Nijmegen in the Netherlands on two weeks of virtual workshops with the Cultural Heritage Agency of the Netherlands and the Van't Lindenhoutmuseum. We wrap up the workshops with the third and final workshop this coming October.



## PROGRAMS AND EVENTS

This year has been one of our most successful years for programming - from a record breaking BUILT art show to sold out walking tours every month. We continue to grow our partnerships with local organizations, and are thrilled to be offering free monthly workshops out of our Tool Lending Library, starting in September. Our 'Dark Side of Downtown' tours were a huge hit last Halloween, as was our annual book club where we were honored to host famed local author, William Kennedy. We hosted walking tours in the Mansion neighborhood and Washington Park, as well as cycling tours downtown. It was also the first year offering our Matthew Bender IV annual lecture, and a reimagined 'Feast' was enjoyed by over 250 attendees. This coming year we want to keep striving to reach more constituents with our programming, partnering with more organizations, and raising awareness for the importance of Albany's architecture for all.

## TECHNICAL SERVICES

This year has been a busy year for our technical staff. We have been working all over the place, fielding not only technical calls from the City of Albany, but also the Greater Capital Region as we have been seeing more calls coming in from Troy and farther out in Albany County, as well as a handful of calls from Kinderhook and Hudson. We assisted homeowners find masons, roofers, plasterers, and window restorers among other things. We helped many through the process of obtaining a Certificate of Appropriateness from the Historic Resources Commission for repairs in Albany's local historic districts. A few highlight technical projects have been helping a homeowner repair her wall after the emergency demolition of the attached row house left her wall exposed to the elements and causing damage to her home in the South End, finding the original drawings for a Pine Hills house so the porch can be repaired according to the original design, working with a couple through their first rehab in Arbor Hill, finding original drawings for the restoration of a Center Square rowhouse, helping phase a row house restoration in Troy, guiding repairs a cupola in Hudson, providing guidance on mothballing and reusing an A.J David designed church in New Paltz, and giving guidance on funding and restoration planning for the Gomez Mill House in Newburgh.



## WAREHOUSE

The Warehouse has had a very busy and successful year. Currently, we have over 1200 Instagram and 3500 Facebook followers which encourages new research, style, historic perspectives and photography that has been keeping people engaged and coming through our front door. Because of the increased foot traffic, the Warehouse is now open three days each week. Historic items that sold this year of note include: the Cowee Family chestnut carved mantel sold and is now installed in an historic home in Saratoga, and the 1815 William Campbell (of Albany) Mantel is now in an historic home in Slingerlands. We auctioned off the original Quintessence sign which has made its way back to the original owner. We also sold the bar to a couple who had their first date at Quintessence and will install it in their craft brewery in Syracuse. The large Chestnut arch made its way to Oswego, along with so many other great items that rolled out the loading dock. The old van keeps running and passing inspection, allowing us to pick up new inventory each week. The cleaning, organizing and moving of merchandise is a never ending project. All that we do each week is made possible, in part, by a fantastic crew of volunteers who help to keep everything humming along.



**TREASURER REPORT**

**CURRENT ASSETS**

|                                 |              |
|---------------------------------|--------------|
| Cash and Cash Equivalents       | \$94,449.27  |
| Receivables                     | \$217,719.46 |
| Prepaid Expenses                | \$40,200.16  |
| Community Foundation Investment | \$6,074.87   |

**PROPERTY AND EQUIPMENT**

|                                |                |
|--------------------------------|----------------|
| Land, Buildings, and Equipment | \$560,078.17   |
| Boiler Asset                   | \$60,418.79    |
| Less: Accumulated Depreciation | \$(106,137.30) |

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**TOTAL ASSETS** **\$ 872,803.42**

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**LIABILITIES**

|  |             |
|--|-------------|
| Accounts Payable and<br>Accrued Expenses | \$43,673.79 |
| Notes Payable                            | —           |
| PPP and Deferred Payroll Taxes           | \$4,133.64  |
| Boiler Loan                              | \$29,764.23 |

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**TOTAL LIABILITIES** **\$ 77,571.66**

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**TOTAL NET ASSETS** **\$ 795,231.76**

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**HAF BY THE NUMBERS**

**63** programs with a total of **3595** attendees



8

sold out tours



4

live turkeys  
at Feast



**1250** attendees,  
**17** young artists, and  
**225** works of art at Built

133

technical service cases

5

fantastic  
staff members

**155** new members from the Warehouse

**NEW BOARD OFFICER**

Shawn Morris as 2nd Vice President

Shawn, a current HAF Board member, is a long-time advocate for city living in Albany. 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.





Historic Albany Foundation's annual preservation awards celebrate the passion, patience, and persistence of historic property owners. This year we celebrate ten projects and three individuals. The projects are in the Center Square/Hudson Park, Clinton Avenue, Lafayette Park, Ten Broeck Triangle/Arbor Hill, and Washington Park Historic Districts, as well as in the not yet listed Helderberg and Pine Hills Neighborhoods, and Central Avenue commercial corridor.

#### **SCHEDULE OF EVENTS**

**5:00 PM** — Members Only Behind the Scenes Tour of Cap Rep

**5:30 PM** — Cocktail Reception

**6:15 PM** — Welcome

*Maggie Mancinelli Cahill  
Managing Director, Cap Rep*

**Annual Meeting**

*Matt Malette  
HAF Board President*

**Preservation Merit Awards**

*Pam Howard  
HAF Executive Director*



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## 2022 KATHERINE ONUFER YOUNG PRESERVATIONIST AWARD

This 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.

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### BETH MOSALL

Beth is an architect by profession with a passion for historic architecture and craftsmanship. By day she works at Bette and Cring in Latham as a Green Building & Design Manager where she defines project design goals, scope, and schedules, produces site development plans to explore design concepts and options for clients for budget feasibility studies. Beth is also the principal and owner of DBBM through which she designs sensitive additions and garages for historic houses, creates scopes of work; and does scope and design work on the rehabilitation of historic houses, commercial and mixed use buildings across the greater Capital Region. She shares her expertise with all, volunteering for the Boys & Girls Club Teen Center creating the design for the space as well as leading the installation and construction process - painting, installing flooring, and custom furniture.

While she talks the talk in her professional life, Beth walks the walk in her daily life. In her "free time," Beth has restored two historic houses in the Pine Hills neighborhood, a two family home at 892 Mercer Street (a 2019 Preservation Merit Award winning project) and her own home at 94 South Pine Avenue. She can often be found stripping paint, sourcing salvage, cleaning salvaged tile, and restoring wood windows. Beth's instagram is filled with images of the do's on her projects and the don'ts that she encounters (darkly painted Eastlake woodwork, we're talking about you), sage advice with good natured humor, and her power tools.

So like Katherine in many ways, we are honored to be celebrating Beth, her commitment to preservation and sustainability, and her attitude in how she approaches it all.



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## 2022 PRESERVATION MERIT AWARDS

These 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.

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### 525 CLINTON AVENUE | 1880

#### Preservation Merit Award for Rehabilitation of Long Vacant Building Clinton Avenue Historic District

In the West Hill Neighborhood on the edge of the Clinton Avenue Historic District, this building has sat vacant and deteriorating for nearly 20 years. It had everything stacked against it and with mounting decay, neglect, back taxes owed, and an unresponsive owner. It was shaping up to be a candidate for emergency demolition. Historic Albany Foundation is recognizing this rehabilitation because it quite literally saved this once home to many from the wrecking ball, made it liveable, and gave this home residents again. It took a foreclosed on building and made it profitable, tax paying again. The rehabilitation added residents to the West Hill neighborhood which struggles with vacancy and neglect daily.

525 Clinton Ave was acquired from the Albany County Land Bank in 2018. It had been foreclosed on in 2013. It took a few years for Albany Clinton Redevelopment to put their funding plan in place. In March 2021, everything came together and work began on the \$1.2M project. By this time, the building was essentially a shell, requiring all new joists, floors, and partitions within. There wasn't much left on the interior, but the few details remaining such as newel posts and balusters were kept and repaired. The exterior was freshened up. Sixteen apartments were created in nine months, they were all rented within two and a half months. All of this was made possible with a complex combination of funding streams including the NYS and Federal Rehabilitation Tax Credits, grants and loans, but most of all, it was made possible by seeing the potential in this building and having the willingness to bring it out.

**PROJECT PARTICIPANTS:** Albany Clinton Redevelopment; Patrick Chiou, Empire Building Group & Upstate General Construction; Daniel Aladekomo and Phil Park, Upstate General Construction; John Ferraro, architect; Rick Lajoy, City of Albany Department of Buildings & Regulatory Compliance; Albany County Land Bank; Community Preservation Corporation; National Grid.

**10 HALL PLACE | 1860**

**Preservation Merit Award for Tax Credit Rehabilitation of Long Vacant Endangered Building  
Ten Broeck Triangle/Arbor Hill Historic District**

Hall Place is a picturesque street in the Ten Broeck Triangle neighborhood that could easily be featured on post-cards. Many of the rowhouses sport New Orleans style double story porches and are beautifully painted. You would never know that during the 1990s and early 2000s the row was almost completely vacant and suffering from severe neglect. One by one the remaining houses on the street were restored and occupied, all except number 10. Perhaps the most stunning of all, the brownstone clad house had many owners between 2000 and 2018, but none were able to invest the time and money required to stabilize and restore the house. Some lost it in foreclosure. It suffered multiple failures, requiring the rebuild of the rear wall and rendering most of the back of the building inaccessible. In 2015, the house suffered a partial collapse, seeming to be the ultimate death knell for the once stately home. However, the city spent \$70,000 stabilizing the building, which also protected the owner occupied 11 Hall Place, and the Land Bank took ownership in 2018.

In 2019, Frank Taylor and Marie Gayle purchased the home, hired architect Keith Cramer, and work began! The house was essentially a shell with very little left save the still stunning brownstone facade. The building was stabilized with significant repairs to the brick exterior walls, new partitions were put up to redivide up the spaces once again. The few remaining details were repaired and polished to a shine: the staircase and balusters, the entry with its sidelights and transom as well as the pendant light. After \$186,000 and 23 months of construction, the home is no longer in danger and is inhabited.

**PROJECT PARTICIPANTS:** TAGA Associates, Marie Gayle, and Frank Taylor; Albany County Land Bank; Keith Cramer, Architect.







### **94 SOUTH PINE AVENUE**

**Preservation Merit Award for Restoration**  
**Pine Hills Neighborhood, not yet listed**

The Colonial Revival home in the Pine Hills neighborhood at 94 South Pine is on the edge of what most people consider “historic.” Constructed in the early to mid 20th century, it absolutely hits the 50 year mark and is in an area of the city ripe for listing on the National Register of Historic Places. Many homes of this style and age suffered greatly from “upgrades” in the 1960s, 70s and 80s. “Remuddled” is the word we preservation types like to use. These houses are frequent victims of the vinyl salesmen, losing their original windows and being covered head to toe (roof to foundation?) in pastel vinyl siding. We appreciate the thoughtful and sensitive approach given to this house, celebrating its style and especially the restoration of the exterior.

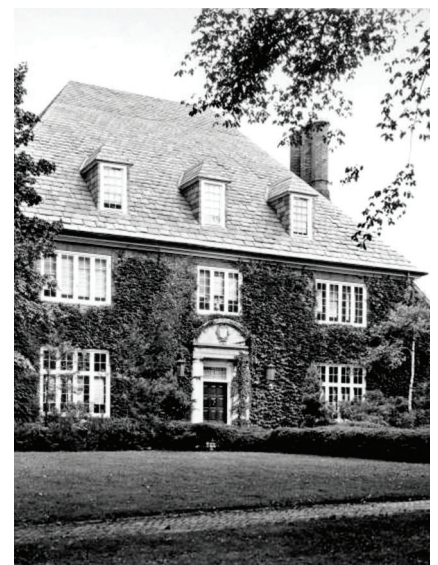
When Beth Mosall purchased the home in 2019, it had been vacant for two years and was still sporting the renovations from the 1960s and 80s: lots of aluminum siding, deferred maintenance, and some questionable aesthetic choices. Beth immediately set to work repairing water damage in the foyer, a hole in the kitchen wall, and stripping lots and lots and lots of paint. The kitchen was reworked to preserve the spaces, but make the layout a bit more functional. The original hardwood floors were rescued from their hiding spot under four layers of linoleum, plywood, and tar paper. The bathrooms were updated, saving original materials and replacing newer, but outdated fixtures with water saving ones.

Beth cleaned and saved vintage wall paper, matching fresh paint to its color scheme. Almost every room utilized architectural salvage in some way from re-loved light fixtures from the 1920s, mid-century modern shades, antique tables, cabinets, reclaimed barn wood, medicine cabinet, and on and on. So far, the house has been a work in progress for just shy of three years. Historic homeowners know no house is ever actually “done,” but with the exterior finally stripped of its aluminum and freshly painted, it’s pretty darn close.

**PROJECT PARTICIPANTS:** Beth Mosall; Allphase Masonry.

**8 THURLOW TERRACE,  
 THE ARGUS HOTEL | 1916**  
**Preservation Merit Award for**  
**Sensitive Renovation**  
**Washington Park Historic District**

Number 8 Thurlow Terrace was designed in the English Cottage style, a popular eclectic style from the early-mid 20th century, just off of Washington Park. It was a single family home for Jerome Mendleson of Bab-O Cleaner fame initially before becoming the residence of the Albany Roman Catholic Diocese’s bishops. The house was converted into offices for the University at Albany administration in 1957, then became a doctor’s office, and most recently the Deily & Glastetter law firm. Buildings of this scale and prime locale are often chopped up, as seen by its decades of earlier renovations and its neighbors on Thurlow Terrace.





Terra Stratton, Matthew Smith, and Matthew Whalen took on the building and used a gentle touch to alter the building again for another new use: a boutique hotel. The renovation removed alterations to the primary house, reusing the living and ante rooms as public gathering spaces. Bedrooms turned offices were returned to bedroom suites. Much of the work improved the systems, upgrading the electrical, plumbing the suites, and installing more energy efficient heating and cooling systems. It also sprinkled the building. Considerable effort was used to install period appropriate fixtures and finishes. The project has taken three years (so far) and \$750,000.

**PROJECT PARTICIPANTS:** Terra Stratton, Matthew Smith, Matthew Whalen; Dan Sanders, Harris Sanders Architects; Evan Hurry, Capital Home Renovation.



## **9 THURLOW TERRACE** | 1889-90

### **Preservation Merit Award for Restoration & Return to Original Use Washington Park Historic District**



As mentioned already, large mansions are often chopped up and adaptively reused. Today's family sizes have shrunk, huge homes are expensive to heat and maintain. There are a whole variety of reasons why they rarely remain single family homes. With that acknowledged, the restoration at 9 Thurlow Terrace and the home's return to its original use as a single family home is nothing short of remarkable. The home had been purchased by the University at Albany in 1957 and converted into a

men's dormitory and administrative offices. Later on it became medical offices and law offices. Clearly there was a trend on Thurlow Terrace.

Faraz Khan and Mehak Jamil purchased the home in June of 2019 and began working to return the stately building back into a home. They removed partitions installed for offices returning the rooms to their original size, scale and orientation. Layers upon layers of flooring was removed over the course of 17 days and four weeks were spent cleaning the wood floors to restore the original parquet. Salvaged wood was sourced for floor repairs and new wood was treated and trimmed to match the existing floors. Three existing bathrooms were restored with the fixtures being repaired where possible. Five new bathrooms were carefully created to blend with the architecture. One improvement that brought these period bathrooms into the 21st century is the new heated floors. Windows and plaster were repaired. Even the original 1921 Otis elevator was refurbished. Much of their work involved reusing architectural salvage from flooring, mouldings, doors, bath fixtures, and lighting and to simple little details like hardware. To save money on this large-scale restoration, Faraz and Mehak did much of the work themselves and with Faraz's construction company. This project took a little over two years.

**PROJECT PARTICIPANTS:** Faraz Khan and Mehak Jamil; Khan Construction & Development; Chiou Development Group; R. J. Kenific Inc; Jason Basle, Hardwood Restoration; Asif Jamil, Architect; CKH, Inc.; Tom Gazda, Historic Albany Foundation's Architectural Parts Warehouse

## 2022 PRESERVATION INITIATIVE AWARDS

These 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.



### 32 DOVE STREET, ROSANNA'S RESTAURANT | 1844-45 Preservation Initiative Award for Sensitive Renovation Center Square/Hudson Park Historic District

Every so often a building could use a facelift and a bit of freshening up on the inside. We love it when those efforts involve bringing out more historic character previously hidden and using architectural salvage.

The rowhouse turned restaurant (with a rich history of suffrage!) on Dove Street received just that when Bongiorno's closed. Brianne Baggetta and Tim Dillon purchased the building. What began as a small project ended up involving more than a bit of structural stabilization with the reinforcement of the floors and walls. At one time a tree had fallen on the building and the repairs done at the time were no longer adequate. The fact that the building wasn't demolished at the time and still lives on to tell the tale is worth celebrating. The renovation began just as the pandemic hit, giving Brianne and Tim a tough decision to make. In the end they worked through it all and opened in August 2020, not the most auspicious time to open a restaurant. The renovation included the replacement of replacement windows with six over six windows, which has been identified in earlier photos of the building. It also received all new electrical and HVAC systems. Architectural salvage was used heavily in the restrooms and dining rooms with bath fixtures, doors, and light fixtures. The result is the continuation of a restaurant providing good food and historic atmosphere to its neighborhood. The project took seven months and an investment of \$500,000.



**PROJECT PARTICIPANTS:** Brianne Baggetta and Tim Dillon; Capitalize Albany; RMC Construction.



**14 LAWRIDGE AVENUE | 1922**  
**Preservation Initiative Award for Sensitive Renovation**  
**Helderberg Neighborhood, not yet listed**

When a home's long-time owner passes away, most neighbors hold their breath on who will buy it, will they be a good neighbor, will they chop the house up into itty-bitty apartments and rent it. They often get a good coating of vinyl siding covering any character in an effort to "increase curb appeal."

Ed Sikora's bungalow at 14 Lawnridge can count its blessings that it escaped this fate when Sam and Dan Curry purchased the home in 2019. The couple fell in love with the cozy 955 square foot home, and decided to share it with others. Working full time at his "day job," Dan worked on this project in the off hours to launch his home renovation business. While the house was in good shape, it was a bit too in touch with the 1980s. Dan and Sam renovated the house, updating the kitchen and baths, bringing it back closer to its original style. They used salvaged lights and a clawfoot tub. Instead of covering everything with drywall, Dan repaired the plaster and carefully preserved the vintage wallpaper. As no house is truly ever done, there is some window trim that is calling out for repairs and a bit of reglazing to do, but that's the beauty of old houses, you can do it bit by bit as it's all meant to be repaired instead of replaced. The house is now operated as an AirBnB, not itty-bitty apartments. The project took a little over two years and \$40,000.

Also of note, it came with a time capsule in the kitchen from 1989 which was shared with the previous owner's grandchildren. Every project should have a time capsule if it possibly can.

**PROJECT PARTICIPANTS:** Samantha Curry; Dan Curry, Curry Carpentry & Design.



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## 2022 CERTIFICATE OF RECOGNITION

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

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### 49 DOVE STREET, LA CENTRALITA | 1876 Center Square Historic District



Basements are often overlooked. They are storage, secondary spaces, sometimes less desirable apartments, very cool places to nerdy preservationists, ahem, but not fascinating to most. We love to see them used to the fullest in new and creative ways. Especially when they invite the public to engage more with a building.

In 2019, Marcela Garces and Yuri Morejon decided they wanted to bring something a little different to their neighborhood by creating a small appointment-only culinary studio to compliment their respective professions (professor and consultant). Over the course of the next two years, they would create La Centralita, the Switchboard in Spanish, a curated design with antique telephones, the gastronomy of Spain, and pedagogical, interactive experiences through private cooking classes and tastings. Using the NYS Rehabilitation Tax Credits, they removed drop ceilings and partitions from the 1968 renovation, then reorganized a few load bearing beams to open up the space. They put in a whole new kitchen and dining area, highlighting the floor joists above. The no longer used fireboxes from the basement fireplaces were creatively repurposed into a sink and countertop with storage. The design took a simple underutilized space and gave it an inviting, very contemporary and yet very vintage-y flair. We love a good basement and now anyone enjoying the culinary efforts of Yuri and Marcela will too. The whole project cost \$75,000 and took two years to complete.

**PROJECT PARTICIPANTS:** Marcela Garces and Yuri Morejon; Curry Carpentry & Design; Empire State Stone; Full Service Restoration; Brendan Hession; J&M Schwarz; Nolan Engineering; Schuler Cabinetry;

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## 2022 MAIN STREET AWARD

This award gives recognition for downtown or “Main Street” revitalization efforts. These projects don’t always focus on a single building preservation effort, but rather efforts that contribute to the community. Main Street revitalization efforts include commercial activities that “buck the trend” of moving to the suburbs and takes the perceived substantial risk of (re)locating in the city core or along the key and historic commercial corridors in struggling neighborhoods.

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### 294 CENTRAL AVENUE, LO NUESTRO | 1920s Central Avenue Commercial Corridor, not yet listed

Neighborhood commercial corridors are a dying breed. They were once filled with mixed use buildings providing homes and services for their neighborhood. Central Avenue was midtown and uptown Albany’s Main Street for most of the 20th century. Now it struggles with vacancy. We celebrate businesses who decide to move to corridors like Central Avenue, revitalizing these forgotten storefronts and bringing new attractions.

Built in the 1920s for Firestone, this building has been an active part of the bustling Central Avenue commercial corridor for most of its life. Philips Hardware





was an Albany staple for decades then closed roughly 10 years ago. It became a Tay Market, an Asian grocery before going vacant. In 2020, Dr. Durosier purchased it for his wife's restaurant. They had a vision to build a new, modern Dominican restaurant, with a state of the art kitchen, and a banquet hall that could accommodate 100-200 people (making it the largest hall in the vicinity).

The renovation of this neighborhood commercial building continues to expand Central Avenue's reputation for a variety of excellent ethnic fare and fills in a vacant storefront. We applaud their efforts to move their business to Central Avenue in Albany.

**PROJECT PARTICIPANTS:** Faraz Khan, Khan Construction & Development; Chiou Development Group; RJ Kenific, Inc.; Asif Jamil, Architect; CKH, Inc.

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## 2022 STEWARDSHIP AWARD

This award gives recognition to important urban planning concepts such as successful building reuse, maintaining/recreating density in downtown, and sustainable/green efforts which do not need to be specifically preservation, but are clearly in line with the Foundation's advocacy efforts.

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### **62 SOUTH SWAN STREET, CATHEDRAL OF ALL SAINTS | 1884-1904** Lafayette Park Historic District/Individually Listed

Maintaining churches is an ever growing challenge. Like a house, there is always something that needs repair, but of course the scale is much bigger and the materials often more expensive. With many congregations shrinking, urban churches struggle to maintain their inspirationally designed homes.

With all of these challenges in mind, we celebrate the efforts of the Cathedral of All Saints. For decades the congregants of the Episcopal cathedral, just a stone's throw from the Capitol, have taken on project after project. They did repairs to the beautiful pink-y brownstone on the South Swan Street facade. In 2017, the Northwest Corner of the Cathedral property underwent major relandscaping with extensive repairs to the terraces and new historically appropriate cast iron railings. In 2019, all of the asbestos tile flooring was abated and removed with a fifth of an acre of new flooring installed. In 2021, the church did major repairs to the Song School where the historic choir of men and boys meets for rehearsals. This is a separate architecturally unique building with a closed garden. In 2022, some of the stone capitals were carefully repaired. Some of these were grant funded, but most through the fundraising efforts of the congregation. All of these projects together have a cost of over \$730,000 and none of that includes the routine maintenance that the Cathedral requires to look its best. How long did it all take? Well, since 1884 of course, so 139 years and counting.



## 2022 ARCHITECTURAL PARTS WAREHOUSE AWARD

This 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.

### EMILY MAJER

This year, we say thank you to Emily Majer for her dedication to the reuse of historic house parts. We particularly admire her frequent reuse of sash weights as, wait for it, sash weights! Emily, owner and founder at White Clay Kill Preservation, restores historic wood windows and makes custom storm windows with her extremely dedicated and talented crew. Emily can often be found in the Parts Warehouse looking for sash weights for a sash she is restoring. While we love a good arts and crafts project, seeing house parts get a new life as something else when they are destined for the rubbish bin, it just tickles us pink to see the unsung sash weights being sought after to continue to counterweight beautiful wood windows. We also love that Emily's passion isn't just for windows. One of the other services she provides is researching historic properties, sharing their stories with its current owners, but also the public through publications and presentations. As many have said, her passion is palpable and quite contagious. With the shortage of window restoration experts that we face nationally, and especially here in the Capital Region, we hope that others see her passion and follow in her footsteps.



## ARCHITECTURAL PARTS WAREHOUSE

### HOURS

Wednesday & Friday **12:00 PM – 6:00 PM**  
Saturday **9:00 AM – 4:00 PM**

89 Lexington Ave  
Albany, NY

518.465.2987  
warehouse@historic-albany.org



## TOOL LIBRARY

### HOURS

Wednesday **3:00 PM – 6:00 PM**  
Saturday **9:00 AM – 12:00 PM**

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## 2022 LIFETIME ACHIEVEMENT AWARD

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

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### MICHAEL LYNCH

Michael has been a fixture in the preservation scene in New York State since the 1970s and has quite the illustrious CV. Over five decades he has influenced generations of preservation practitioners through projects, writing, lecturing, and teaching. He has taught at Columbia University, Pratt Institute, and Boston Architectural Center. He was instrumental in the creation of the Masters in Preservation Engineering Program at Manhattan College, the Masters of Design Studies in Historic Preservation at Boston Architectural Center, and closer to home, the Masters of Science in Building Conservation program at Rensselaer Polytechnic Institute, which is now at the University of Massachusetts, Amherst. He recently retired as Director of the New York State Historic Preservation Office, but has also led the Association for Preservation Technology International, assisted the National Park Service in developing preservation standards, helped establish three graduate-level programs in historic building conservation, defined “the Recent Past” as an architectural period, and brought the Restoration Trade Show from the Netherlands to North America.



While we can continue spouting Michael’s many publications, the symposia he has organized, and so on, one of the key reasons we honor Michael and his legacy today is the passion he brings to preservation. We love that he has a hardware collection that needs cataloging. We love the child-like look of awe and excitement that filled his face when looking into the 1728 roof structure at the Van Ostrande-Radliff House. We thank Michael for sharing his passion with us whether we worked with him or attended a program he helped to found. While we know he has “retired” and all that from his day job, we also know that preservationists never actually “retire.” So we look forward to our next project with Michael and hope that he continues to teach, encourage, mentor and inspire us for a good while longer.





**THANK YOU TO THE HAF STAFF, BOARD,  
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FOR ANOTHER SUCCESSFUL YEAR!**



HISTORIC ALBANY FOUNDATION

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