

Delaware Avenue

Historic Resource Reconnaissance Survey

Funding Provided by the Historic Preservation Fund,
as administered by the National Park Service,
Department of Interior

PRK01-T62201GG-12900000

City of Albany, Albany County, NY

Survey Sponsor:
The City of Albany

Consultant:
Practical Preservation

September 30, 2024

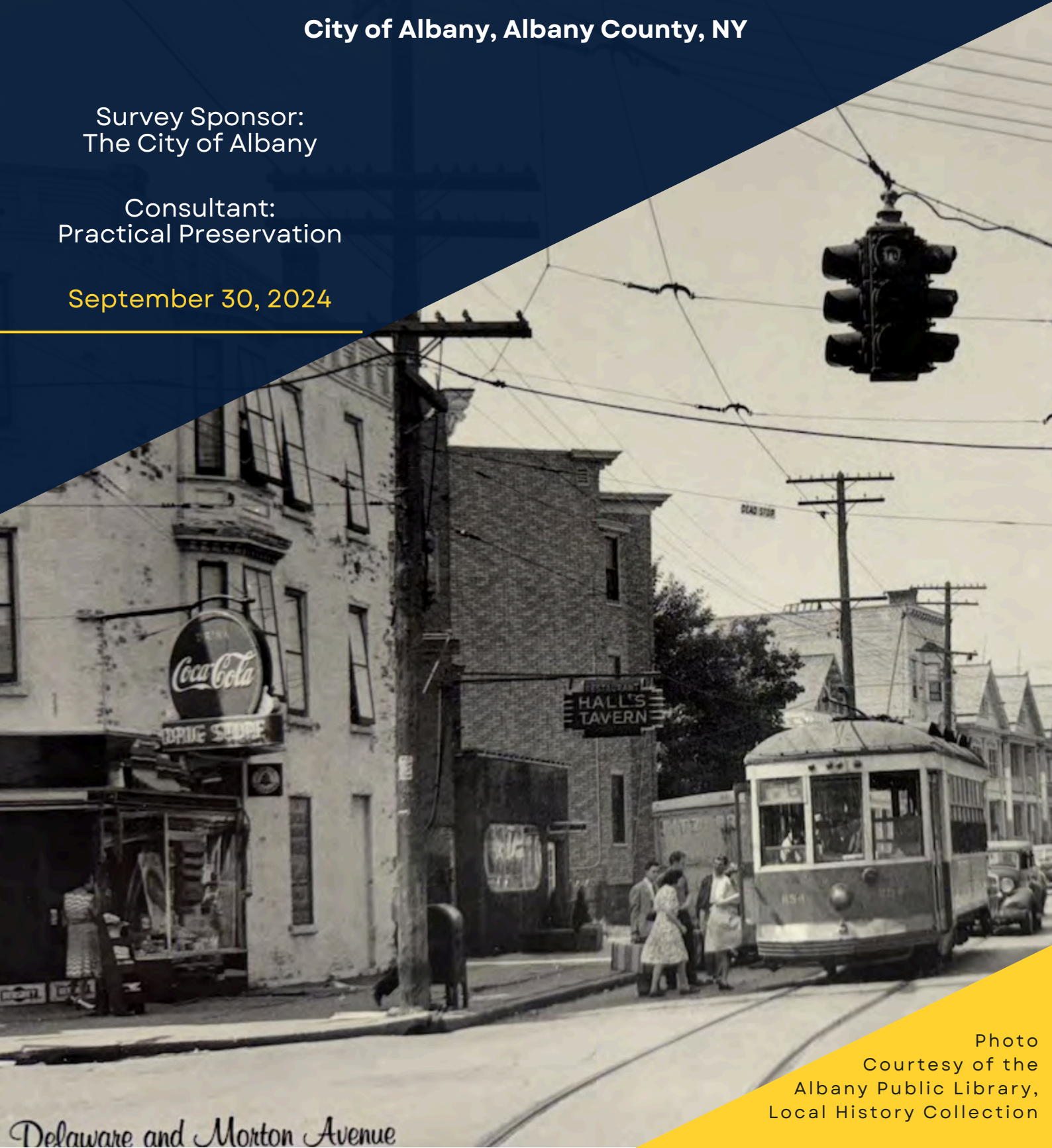


Photo
Courtesy of the
Albany Public Library,
Local History Collection

Delaware and Morton Avenue

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Abstract

The City of Albany 's Citywide Historic Preservation Plan identified several areas within the city to document and evaluate historic resources. Based on this plan, the City of Albany, with funding assistance provided by the Historic Preservation Fund, as administered by the National Park Service, Department of the Interior, solicited consultants to conduct a historic resources reconnaissance survey of the Delaware Avenue corridor. The goal of this survey was to identify its historic resources, develop a historic context of the area and to determine if there is the potential for the creation of a historic district. The results of this survey aim to augment the work completed in 2014 by Kimberly Konrad Alvarez and Landmark Consulting.

Based on the pedestrian survey and through the development of the historic context, the survey team recommends the corridor be evaluated through an Intensive Level Survey. Preliminary analysis indicates that the corridor may include a historic district.

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Introduction

The City of Albany received a grant from the Historic Preservation Fund as administered by the National Park Service, Department of the Interior to complete a survey of the Delaware Avenue neighborhood. The City of Albany's Planning Department solicited consultants to complete a Historic Reconnaissance Survey of the Delaware Avenue corridor. The timeline to complete this survey was truncated to approximately three months and as such, this survey provides a preliminary look at the historic resources within the study area.

Sandra Scaffidi and John Pitman, of Practical Preservation, LLC. completed the reconnaissance survey work and the resulting report.

Methodology

Project Objective

The City of Albany initiated this project to document all the buildings, structures, sites and objects in the Delaware Avenue neighborhood to evaluate the resources in keeping with the City of Albany's Citywide Historic Preservation Plan. This undertaking served as a reconnaissance survey, building off the results of a previous (2013) survey which focused on a microcosm of the overall district. The current report aims to provide an overall understanding of the history, patterns of development, and overall character. The study area encompasses a range of early 20th century dwellings, commercial establishments and religious structures. While the resources within this study area were individually documented, they were not individually evaluated for National Register eligibility or integrity. This

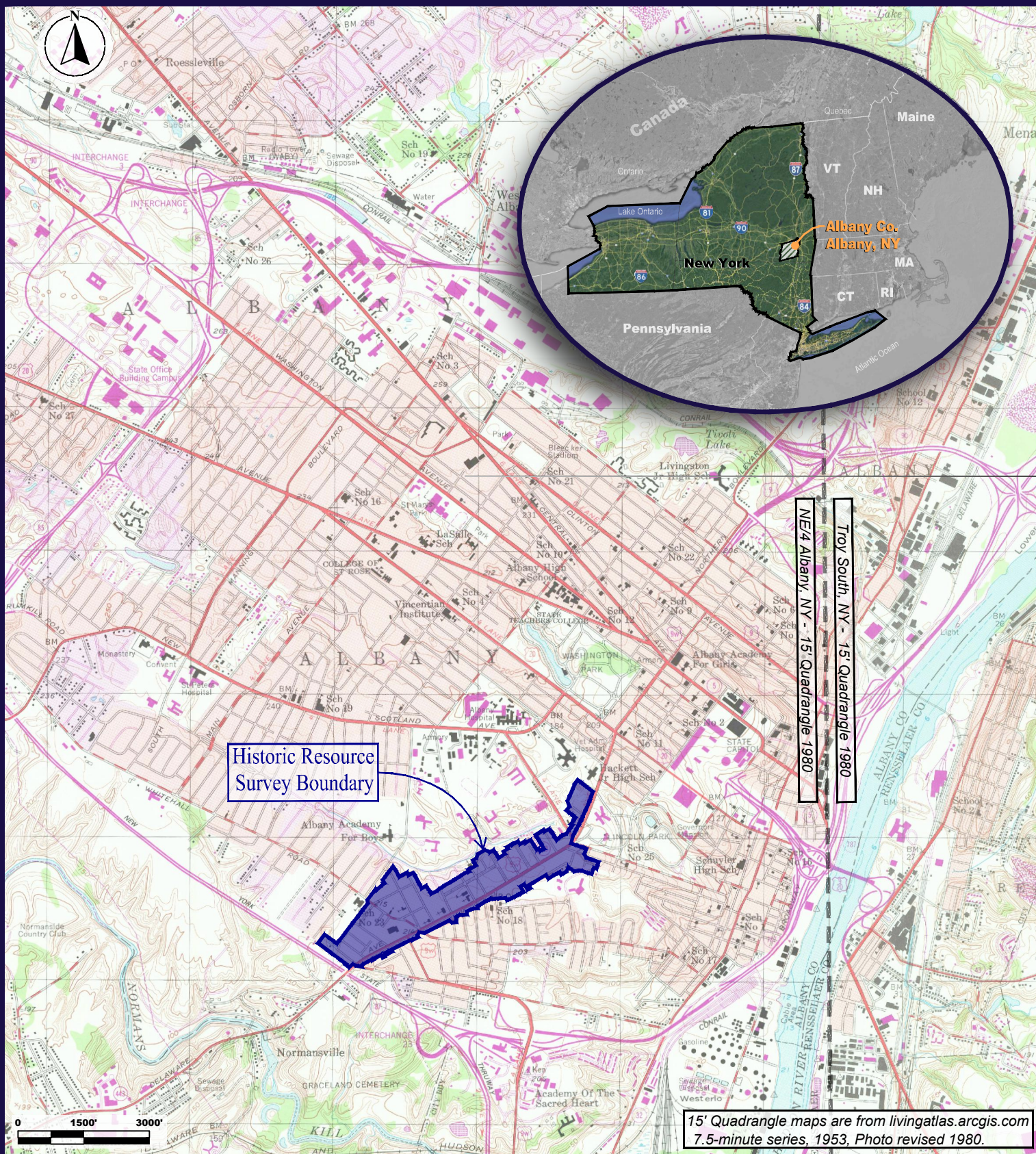
Historic Resources Survey Report identifies the efforts made through this work with a recommendation for next steps.

Geographic Data

The Delaware Avenue survey corridor stretches approximately 1.34 miles in length along the southern edge of the City of Albany, Albany County (Figure 1). Centered on Delaware Avenue, the survey area is bound by Leonard Place on the north, Mereline Avenue on the south (near the city boundary), Delaware and View Avenues on the east and Simpson Avenue on the west. The survey area covers approximately 154 acres and contains 937 parcels with 860 structures. Historically known as the Delaware Turnpike, the corridor has a gentle grade with an average elevation of 210 feet above sea level. The district, primarily developed during the early twentieth century, showcases a rich collection of historic resources constructed between 1900 and 1940.

Description of the Archival Research Techniques

To investigate the history of this area, the project team began by examining secondary sources found at the Albany Public Library, Washington Avenue branch. The team also purchased several books on Albany's history to establish a foundational understanding. Building on this groundwork, the team delved deeper into historic research using state and federal population census records, Albany City Directories, historic newspapers and historic maps accessible through both public and private subscription services. The team also reviewed previously documented resources which were identified in the NYS Cultural Resource Information System (CRIS).



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Scale: 1 in = 3,000 ft

Figure 1
Resource Location Map
Delaware Avenue Neighborhood Historic Resource Survey
Albany, Albany County, New York

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Once the survey team had a general understanding of the historic context, they also met virtually with the City of Albany Historian who directed the team to additional historic resources. The team further explored the City of Albany Hall of Records, where they examined historic subdivision maps and tax assessment roles, and the Albany Public Library and the Albany Institute for History and Art to examine historic photographs.

Summary of Previous Efforts

Between 2011- 2014, the Preservation League of New York State, the Delaware Avenue Neighborhood Association and the Historic Albany Foundation sponsored Kimberly Konrad Alvarez with Landmark Consulting to conduct a reconnaissance survey.

The resulting report, which was completed in March 2013, documented 180 buildings within the corridor. This earlier survey focused on seven streets centrally located in the current study area: Barclay Street, Catalpa Drive, Delaware Avenue, Federal Street, Marinello Terrace, St. James Place and Summit Avenue. The 2013 report provided a valuable foundation for the current survey as many of the themes and patterns of development identified in the 2013 context remain relevant today.

Among the properties in the study area, only one is listed on the National Register of Historic Places, the Hook and Ladder No. 4 Fire Department building, which is located at 360 Delaware Avenue. Additionally, Lincoln Park, which is located immediately outside the study area, is also listed on the National Register of Historic Places. Figure 2 illustrates the location of these resources within the study area.

There are no state or local historic districts or landmarks recorded in this survey area.

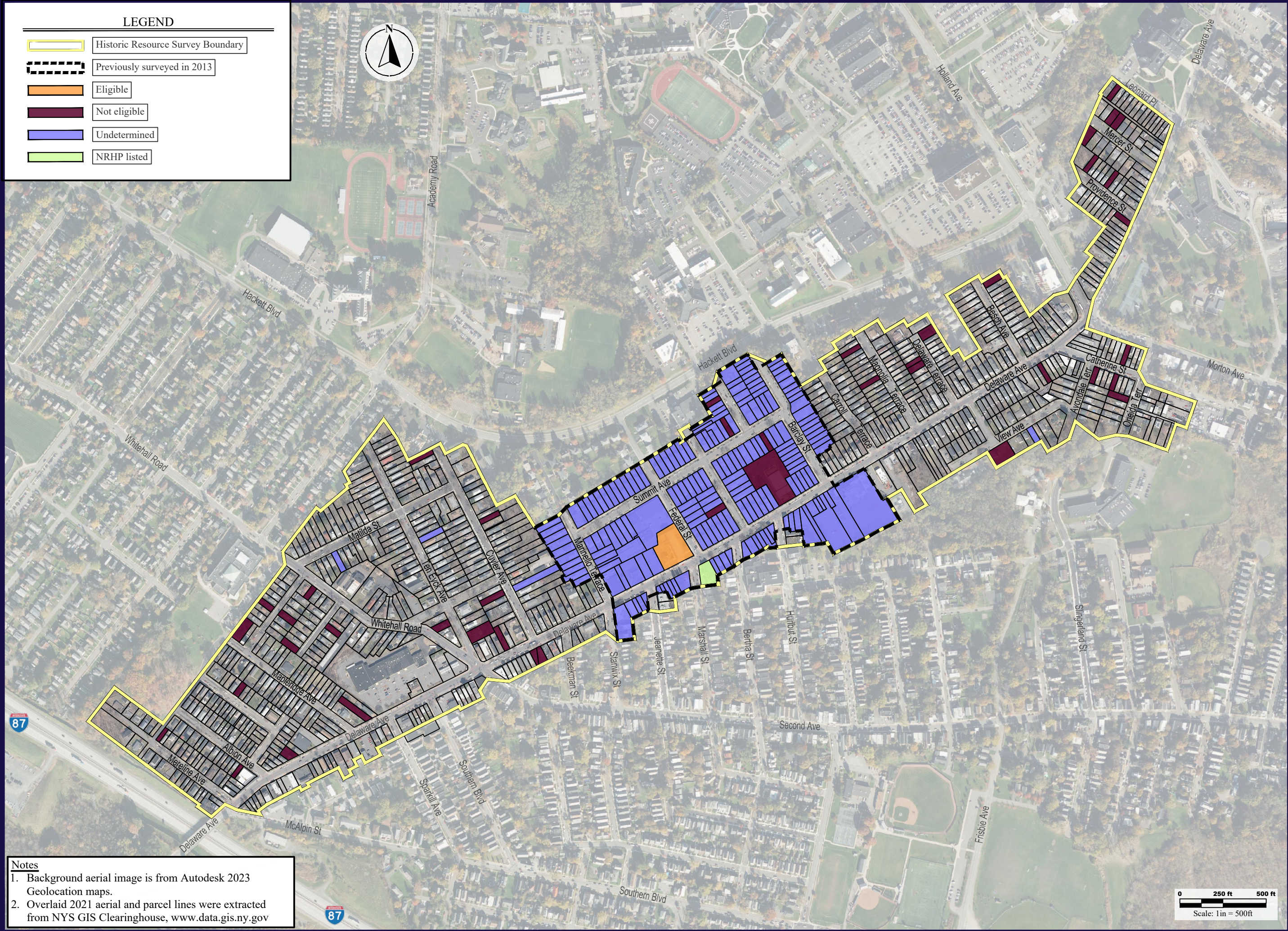
Dates of Field Work and Survey Methods

Given the expedited timeline of this project, the team conducted an initial windshield survey on June 25, 2024 to gain a preliminary understanding of the project area. The field survey took place over three days- July 3, 4 and 5, 2024 with a follow-up visit on July 19, 2024. During the survey, documentation was carried out using an iPhone 14 for the photograph and data was uploaded into the NYS CRIS system.

The field survey team performed a pedestrian survey of the study area, walking each street and taking at least one photograph of each building. In cases where trees or foliage obscured the buildings, notes were made to return to the site to take clearer photographs at a later time.

The documented resources mapped onto tax parcel mapping to highlight representative development patterns and architectural similarities. Historic mapping was superimposed on current mapping to evaluate change over time.

When possible, the survey team engaged with residents, property owners or visitors to gather anecdotal histories. Because of the project's tight schedule, a comprehensive community gathering was only feasible toward the end of the project.



LEGEND

Historic Resource Survey Boundary

Previously surveyed in 2013

Eligible

Not eligible

Undetermined

NRHP listed

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Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Previously Surveyed Resources Map

The Department Of
Planning & Development

DATE: 06/15/24	
ISSUED FOR:	
PROJECT NO:	
DRAWN BY: JCP	
CHECKED BY:	
APPROVED BY:	
REVISION #	DATE:

Scale: 1in = 500ft

Sheet:

Figure 2

Notes

- Background aerial image is from Autodesk 2023 Geolocation maps.
- Overlaid 2021 aerial and parcel lines were extracted from NYS GIS Clearinghouse, www.data.gis.ny.gov

Description of the Geographic or Contextual Scope of the Survey

The initial project boundaries were provided by the City of Albany encompassing the existing roadway with limits roughly defined by Leonard Place on the north, Mereline Avenue on the south, Simpson Avenue on the west and View Avenue and Delaware Avenue on the east. Following discussions with Tabitha O'Connell, a Historic Preservation Specialist at the NYS Office of Parks, Recreation and Historic Preservation, and with approval from the City of Albany Planning Department, the project study area was revised. The previously documented area was excluded from field survey and the boundary was expanded to include the east side of Delaware Avenue, from McAlpin Street to Stanwix Street.

The historic context for this survey primarily focuses on the period between 1900 and 1940, reflecting the era during which most buildings along this route were constructed. However, the study also includes a brief overview of pre-history, colonial history and infrastructure development to provide a comprehensive understanding of the neighborhood history. Given that this project is a reconnaissance survey, it offers only a preliminary exploration; further research is necessary for a more detailed evaluation.

Although the primary aim of this survey was not to conduct an in-depth analysis of the National Register eligibility for individual resources, this report includes preliminary recommendations for eligibility.

Historic Context

Pre-Contact and Colonial History

Before European settlement, the Albany region was heavily populated by native American groups, predominantly the Algonquian and Iroquois nations. "Algonquian" is a term that represents numerous different tribes which all spoke a subset of the Algonquian language; however, they were found throughout the northeast of North America as well as several areas of the Rocky Mountain west. In the Albany area, the Mohegan tribe was one of the largest Algonquian groups. The Iroquois, or Haudenosaunee Confederacy, was an alliance of six tribes consisted of the Mohawk, Onondaga, Oneida, Cayuga, Seneca and later, the Tuscarora tribes who all spoke a common language.¹ This group also dominated a large region which stretched from present day Ontario and Quebec provinces through western New York south to the Ohio Valley.

The Iroquois and the Algonquin groups frequently clashed against each other with the Iroquois based on a hunting/gathering lifestyle while the Algonquin practiced an agrarian lifestyle cultivating crops such as squash, beans and corn using a slash and burn technique. The Iroquois also clashed with their neighbors over the lucrative fur trade, which was becoming increasingly more volatile due to European demand as well as the geo-political conflict between the English and French.

Several decades of war between the colonial governments and their tribal allegiances eventually led to the Iroquois Confederacy nearly breaking up due to the American

¹ George R. Howell and Jonathan Tenney, *Bi-centennial History of Albany: History of the County of Albany, N.Y., from 1609 to 1886*, United States: W. W. Munsell & Company, 1886, 34.

Revolution in which the tribes were forced to choose sides. In the end, many native people immigrated to Canada or were forcibly confined to small reservations.

European desires for a northwest passage to Asia encouraged exploration of north America. In 1607, Henry Hudson, a sailor/navigator sponsored by the Netherlands, explored the Hudson River, claiming the land for the Dutch. In the following years, the Dutch sent additional expeditionary forces to the region and developed an extensive trading network with the native groups, signing a treaty in 1618 with the Five Nations near Norman's Kill (south of Albany) for extensive trading rights in exchange for European goods, liquor and firearms.² In 1623, the Dutch established a small trading post on the Hudson River which they called Fort Orange. Located near present day Albany, this outpost enriched the Dutch West India Company which extensively traded with the Native Americans to supply Europe with beaver pelts which were in demand for high European fashion. Unlike other colonial outposts in the 17th century, the Dutch West India Company had a primary motive to find wealth in the new colony, which superseded the religious conflicts of Europe. Catholics, Quakers, and people of the Jewish faith took residence in the region aiming to find their own riches, although other residents were forced to relocate to the distant outpost, including enslaved Africans.

Conflicts between England and the Netherlands led to multiple changes in control and ownership of the American

territory, before the English secured the land and established themselves as the governor of the region. The treaties, however, did not prevent the occasional skirmish between the indigenous tribes and newcomers including an incident in 1626, near Buttermilk Falls off the Beaverkill near the northeast side of the study area (near present day Lincoln Park), where a party of Mohawk warriors clashed with Dutch residents, in which five Europeans were killed.³

The City of Albany, located on the west bank of the Hudson River, continued to grow and was incorporated on November 1, 1683.⁴ Albany flourished as a trading post, which brought wealth and prosperity to the area throughout the late 17th century. Just north of the present-day Delaware Avenue study area, Evert Wendell established the region's first grist mill on the north side of the Beaverkill ca. 1730.⁵ The Wendell family's success eventually saw the establishment of a sawmill, grist mill, a brew house and a chocolate factory.⁶

The city grew during this period; however, it was soon caught in the crosshairs between the French and British crowns, which also increased the attacks on the British colonies by the native groups allied with the French. After several perilous years, a treaty was signed in 1763, granting British authority in North America.

To recoup the costs of hosting an expensive colony overseas, the British government levied taxes on the colonies which were repudiated and resisted. Using military troops to enforce their laws, the British

² Howell and Tenney, 34.

³ William Kennedy, *O! Albany, Improbable City of Political Wizards, Fearless Ethnics, Spectacular Aristocrats, Splendid Nobodies and Underrated Scoundrels*, New York, 1983, 75.

⁴ Howell and Tenney, 12.

⁵ *Annals of Albany* 6: 40-41, Albany Common Council Minutes January 6, 1729 as found in <https://exhibitions.nysm.nysed.gov/albany/loc/wendellmills.html#council>).

⁶ Ibid.

continued to oppress the colonists, which eventually led to the American Revolution. Members of the Six Nations became allied with the British and provided frequent attacks against the colonists.⁷ The City of Albany was generally well fortified against British and native attacks and therefore was able to quickly recover, economically, post war.

19th Century Development and Infrastructure Improvements

To bring order to the growing city in the late 18th century, Surveyor Simeon De Witt proposed a gridded street system for Albany. In 1813, the City's new surveyor Evert Van Alen implemented the original plan which had the north-south streets named after birds and the east-west streets named after mammals.⁸ At the time, the present-day survey area was part of the Town of Bethlehem near the community of Groesbeckville, southeast of the study area. Today, Groesbeckville (part of the South End Historic District) is marked by the Schuyler plantation, the former home of General Philip Schuyler (a Revolutionary War hero). After his death, the property was subdivided into orderly blocks and streets which developed into a thriving community of Irish and German residents in the early 19th century.⁹

The major transportation routes in the early years of Albany's development relied on the Hudson River as well as established Native American trails and pathways which evolved into named roadways such as the Albany Post Road (which traversed from Albany to NYC on the east side of the Hudson) or the Great Genesee Road (also known as the Mohawk Trail which later connected 18th century forts

and outposts such as Fort Schuyler (present day Utica) to present day Caledonia (and later, Buffalo). The roadway which is now called Delaware Avenue was most likely an unmarked trail.

As Albany grew, the narrow paths became difficult to traverse due to heavy wagons and the constant passage of thousands of animals which quickly turned the established routes into muddy messes. To alleviate the burden of travel, private companies began to establish toll roads, which, for a price, would provide a more efficient means of travel. The Albany and Delaware Turnpike Company was chartered in March of 1805 in order to "build, grade, and construct" a turnpike between Albany to Delaware County.¹⁰ The roadway began near present day Madison Avenue and Lark Street and traversed beyond the city limits through Bethlehem, New Scotland, and Rensselaerville. The hilly geography proved too much for the turnpike, as even though the roadway was macadamized, it was not graded appropriately, and the private turnpike was eventually abandoned in 1868 and its name changed to Delaware Avenue as the state assumed ownership.

Throughout most of the early 19th century, the present-day Delaware Avenue corridor beyond the city line was still undeveloped. While General Schuyler's stately home was located approximately one-half mile to the east of the study area, the western outskirts remained rural or agricultural in nature while the southeastern area transformed into the town of Groesbeckville.

⁷ Howell and Tenney, 7.

⁸ Christine M. Garretson-Persans, *The Smalbanac 2.0: An Opinionated Guide to New York's Capital District*, United States: State University of New York Press, 2016, 4.

⁹ Kimberly Konrad Alvarez, *Reconnaissance-level Survey of the Delaware Avenue Neighborhood*, 2011-

2013, Landmark Consulting, 9; <https://www.albanyny.gov/838/South-End-Groesbeckville-Historic-Distri>, accessed August 22, 2024.

¹⁰ Howell and Tenney, 790.

This area quickly grew both residentially and commercially in the first half of the 19th century. Further west, however, remained rural and became home to social service facilities including an Alms House, a penitentiary, and a hospital for incurables. The Albany County Alms House, built in 1826 along New Scotland Road, (located to the northwest of the Delaware Avenue Corridor study area). The poor farm was established north of Holland Avenue near the current Veteran's Administration Hospital. The penitentiary was located west of Leonard Place and was constructed between 1844 and 1846. The design of the facility was well regarded with its 14-foot-tall crenelated brick wall surrounding the prison while a designed garden attracted visitors and tourists.

The facility was self-sufficient with male inmates producing shoes or chairs while the female inmates served as laundresses.¹¹ Additionally, St. John's Catholic Church in Groesbeckville established a seven-acre cemetery outside of the town limits in 1841, on the south side of Catherine Street, east side of Delaware Avenue.¹²

While the Delaware Turnpike wasn't a fashionable roadway, it did not prevent some residents from establishing households along the route. According to an 1854 map of Albany County, New York, at least twelve different residents constructed buildings along Delaware Avenue in Bethlehem Township (Figure 3). The Ten Eyck family's estate, Whitehall Farm (after which Whitehall Road is named) was among the

largest homesteads.¹³ Additionally, this map also indicates how the town of Groesbeckville connected with the outside world with the future Second Avenue and Whitehall Road intersecting with the Delaware Turnpike.

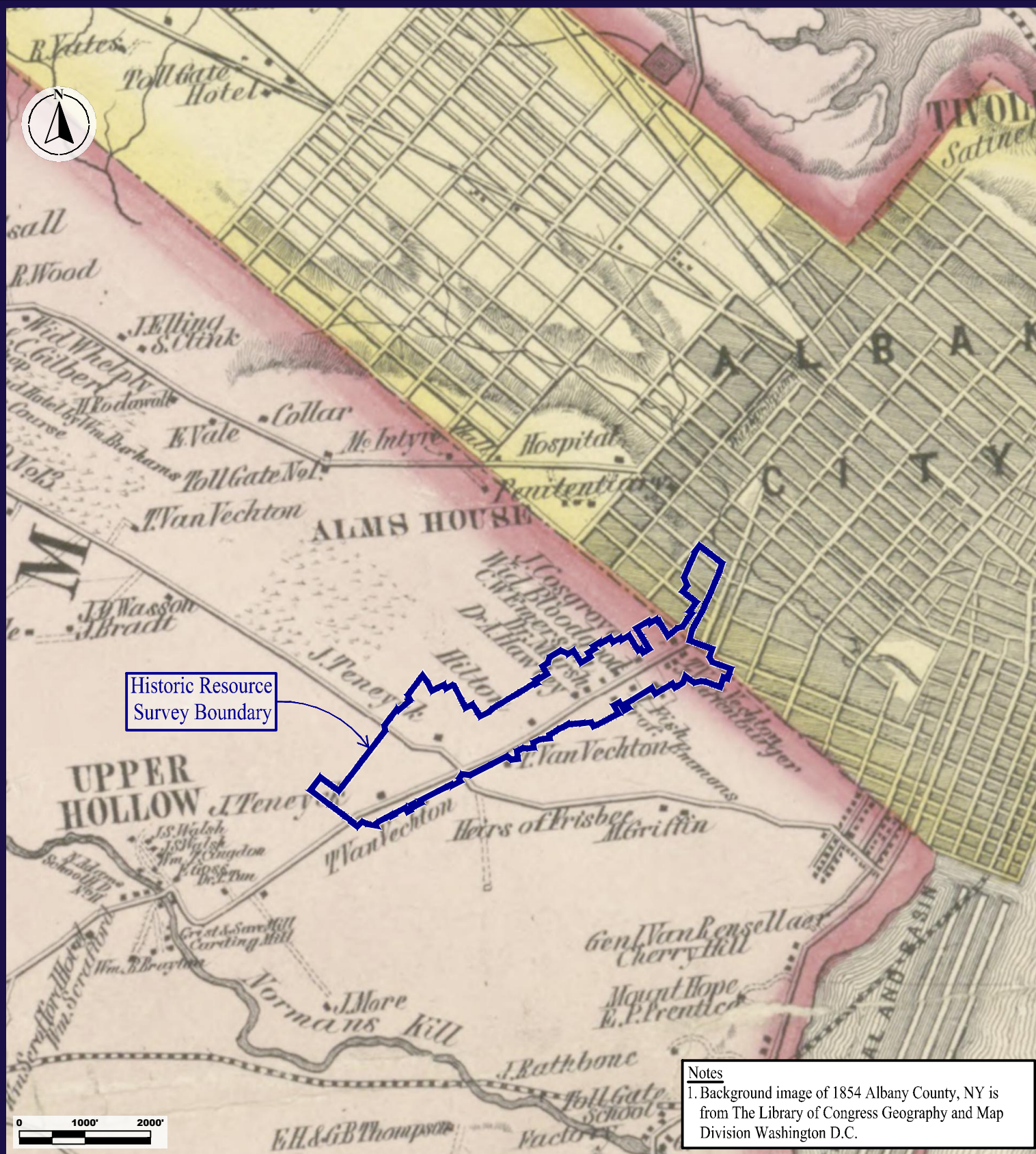
Within the City limits, east of the Delaware Turnpike and a short distance from Albany's more fashionable areas, saw the growth of frame rowhouses, constructed by George Martin, owner of the Martin Opera House, which developed into Martinville (just east of the northern limits of the study area).¹⁴ This neighborhood became home to numerous Irish immigrants whose densely constructed houses were tightly fit against each other and the sloping terrain. The poor living conditions and anti-immigrant sentiment of the time gave this neighborhood an unsavory vibe, especially to the well-established residents of the Capital city.

¹¹ *Friends of Albany*, "The Albany Penitentiary," <https://friendsofalbanyhistory.wordpress.com/2018/01/23/the-albany-penitentiary/> accessed August 23, 2024.

¹² Troy Irish Genealogy Society, "St. John's Cemetery, Albany, NY," https://sites.rootsweb.com/~nytigs/StJohnsCemetery-Albany/StJohnsCemetery-Albany_Intro-Index.htm, accessed August 20, 2024.

¹³ "Map of the White Hall Farm Belonging to L.G. Ten Eyck" by WH Slingerland, Civil Engineer and Surveyor, February 1883, Map 225.

¹⁴ *The Albany Evening News*, "Through the Years with Albany," n.d. as found in the Harmanus Bleeker Library, Albany Collection, Albany Public Library, Local History Collection.



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Figure 3
1854 Historic Map with survey boundary overlay
Delaware Avenue Neighborhood Historic Resource Survey
Albany, Albany County, New York

Scale: 1 in = 2,000 ft

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While the topography of the area was not advantageous to creating a bucolic residential neighborhood, it did encourage the development of industry. The Beaverkill creek cut deep ravines through the area, which were reported to be approximately 70 feet high in some areas.¹⁵ The cliffsides were mined for clay which supported a flourishing brick industry near Delaware Avenue and Dove Street. Babcock and Moore operated another brickyard on Morton Avenue just outside the study area.¹⁶ Additionally, to cater to the new residents and thirsty patrons, enterprising entrepreneur Frederick Hinckel established the Cataract Brewery near Swan and Myrtle Avenues (also outside the current study area).¹⁷ These industries dumped their refuse into the Beaverkill ravine, adding to the smell, muck and decay of the area, creating a health hazard. By 1883, the area was condemned, although it took another ten more years for the region to be cleaned up. Eventually, the property was redeveloped into a playground for children. The Beaverkill Creek was redirected underground, the industries removed, and the inferior housing demolished with the land purchased for a public park.

Albany's population nearly doubled in the mid-19th century, driven by Irish and German immigration. This influx fueled the City's outward expansion. Prior to 1870, the majority of the Delaware Turnpike was

located outside of the city limits in the Town of Bethlehem. As the city annexed a portion of the Town of Bethlehem including Groesbeckville the old City line became a ward boundary (Figure 4).¹⁸

By 1874, the area between the existing Leonard Place and the current Morton Avenue began to be laid out into streets while the land southwest of Morton remained rural, with St. John's Cemetery the only significant landmark along Delaware Avenue, approximately one mile from the city center (Figure 5).

G.M. Hopkins' map of 1876 illustrates the early development of the Delaware Avenue neighborhood (Figure 6). Jacob Leonard owned much of the land abutting Delaware Avenue north of Morton Street and had already subdivided it into blocks and lots. Notable family names on the south side of Delaware Avenue, such as Clarke, Kaffenburg, Christian, Mielke, Wurker, Riehl, Scharff and Rourk, provide a glimpse of the ethnic backgrounds of the property owners at the time. Jacob Kaffenburg, a butcher, moved to South Pearl Street by 1877.¹⁹ Louis Wurker worked in a meat market while Josias Christian was employed in the family business of J.M. Christian and Brothers, maker of soaps and candles.²⁰

¹⁵ Kennedy, 75.

¹⁶

<http://alloveralbany.com/archive/2010/04/13/lincoln-park---from-beer-bricks-and-beavers>, accessed August 20, 2024.

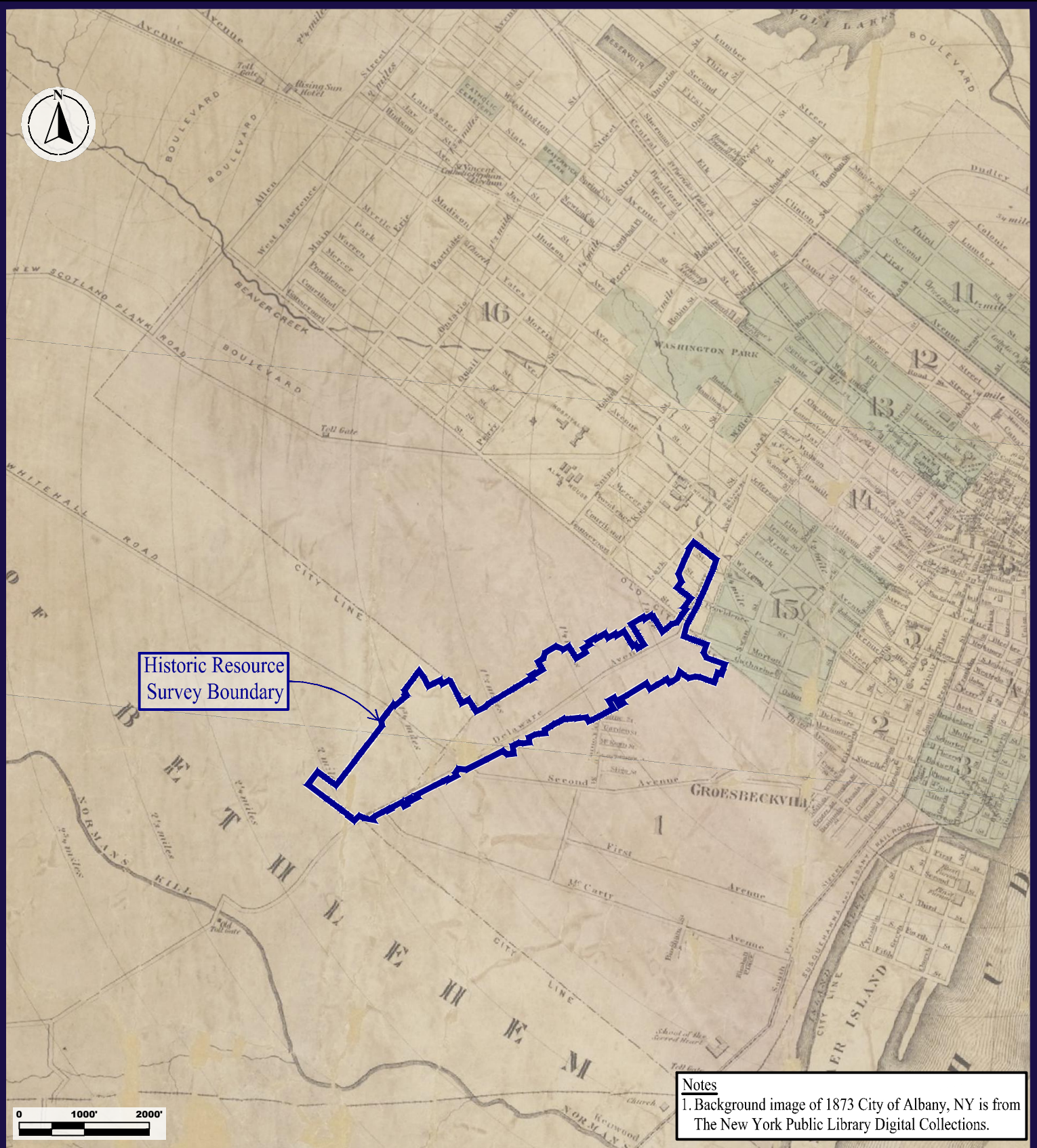
¹⁷ Ibid.

¹⁸ City of Albany, Laws of 1870, Chapter 139 and amended by Laws 1871, Chapter 727 § 6 as found in *The Revised Statutes of the State of New York: As Altered by Subsequent Legislation : Together with the Unrepealed Statutory Provisions of a General Nature, Passed from the Time of the Revision to the*

Close of the Session of the Legislature of 1875, Arranged in the Manner of the Revised Statutes : to which are Added References to Judicial Decisions in Relation to Their Provisions, and Explanatory Notes, and a Full and Complete Index, United States: Banks & Bros, 1875, 240 and also found in George Rogers Howell and Johnathan Tenney, "The History of the County of Albany" in *Bicentennial History of Albany: History of the County of Albany, NY from 1609-1886*, vol. 2, 460.

¹⁹ Albany City Directory, 1870, 1877.

²⁰ Albany City Directory, 1875, 1876.



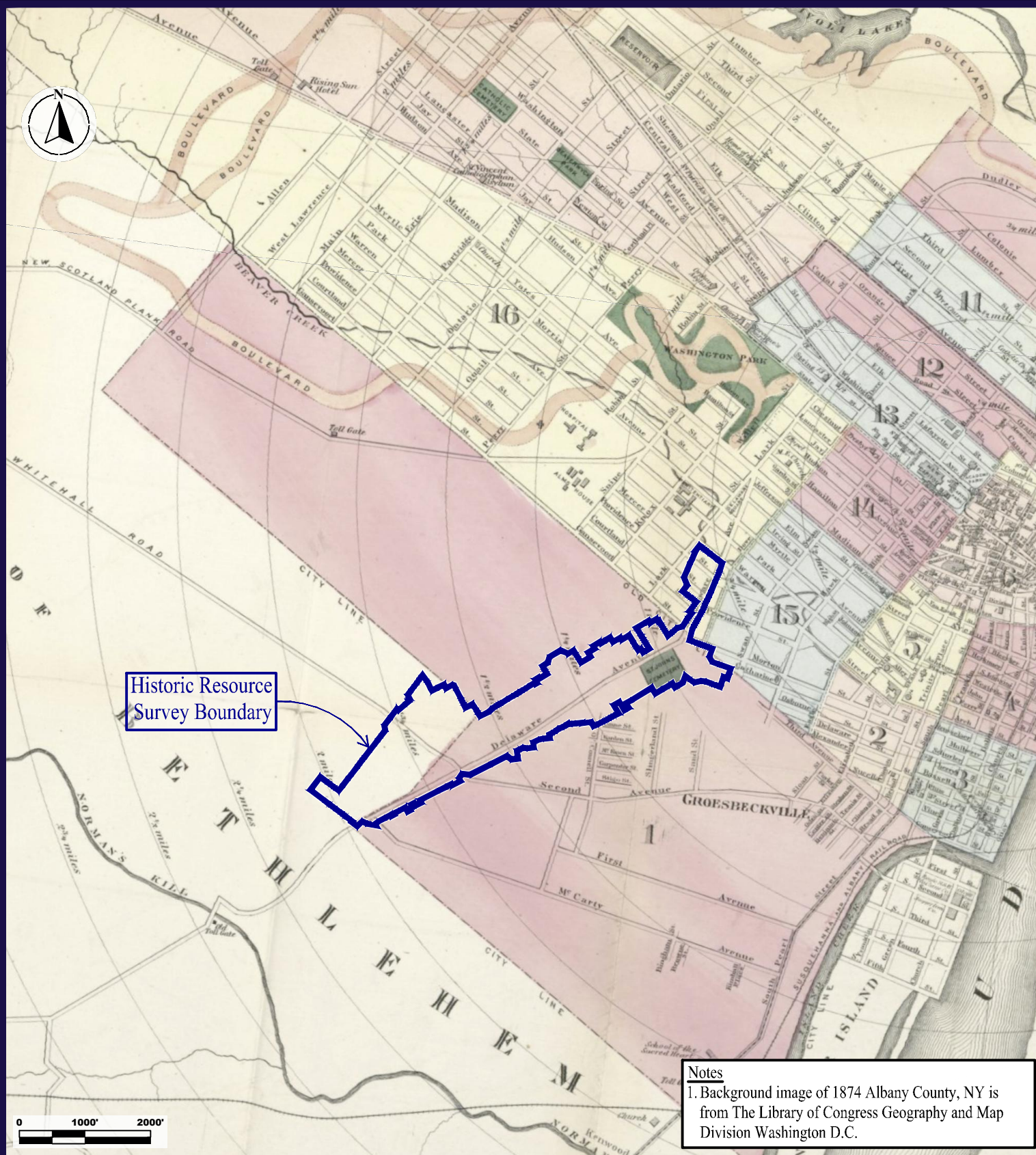
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Scale: 1 in = 2,000 ft

Figure 4

1873 Historic Map with survey boundary overlay
Delaware Avenue Neighborhood Historic Resource Survey
Albany, Albany County, New York

08/10/24

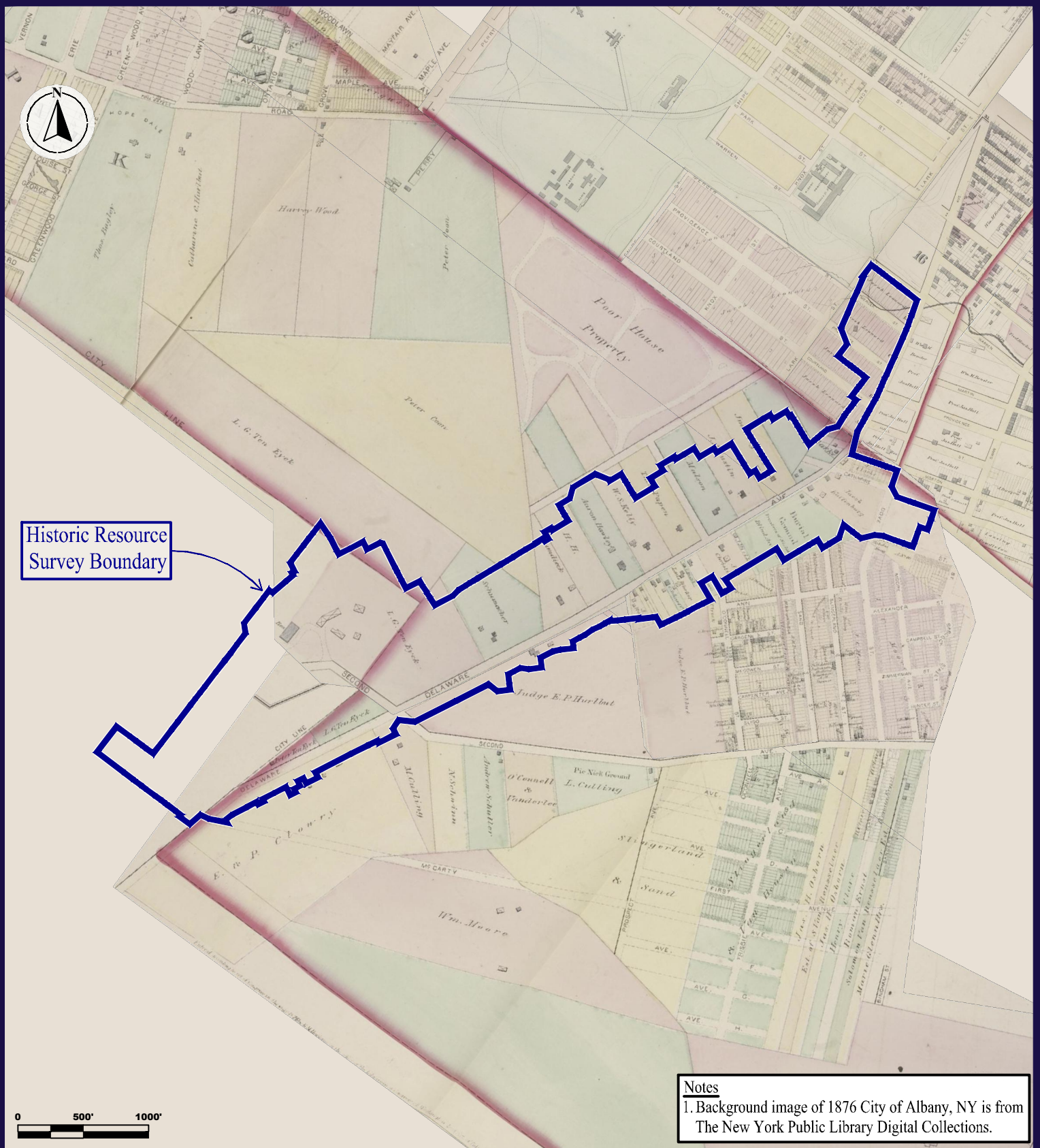


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Figure 5
1874 Historic Map with survey boundary overlay
Delaware Avenue Neighborhood Historic Resource Survey
Albany, Albany County, New York

Scale: 1 in = 2,000 ft

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Scale: 1 in = 1,000 ft

Figure 6
1876 Historic Map with survey boundary overlay
Delaware Avenue Neighborhood Historic Resource Survey
Albany, Albany County, New York

08/10/24

belonging to the Trustees of St. John's Blind Asylum.

By the late 19th century, middle- and upper-class housing began creeping southwest along Delaware Avenue. In 1887, the residential streets on the east side of Delaware Avenue between Morton Avenue and Second Street took shape. This area, between Beekman Street to Hurlbut Street, was largely laid out due to the subdivision of lands by E.P. Hurlbut and F. Goldring. In contrast, the west side of Delaware Avenue remained more sparsely populated with large landowning families such as the Ten Eyck family dominating the landscape.²¹ Second Avenue extended to the northwest, along Whitehall Road which led to the New Scotland Plank Road and a trotting park. What was once a quiet, rural area was poised to become a vibrant, bustling community (Figure 7).

The 1895 Sanborn Map depicted development only as far as Leonard Place where two brick and one brick veneer building were constructed. Jacob Leonard was a pioneering residential developer who saw the potential in southern Albany. Having purchased a large tract of land near Beaver Creek from William James, a wealthy landowner, Leonard later donated land to construct the nearby penitentiary and to enhance nearby Beaver Park. After subdividing the land, he built himself an impressive two and a half-story stately brick

home at 1 Leonard Place.²² Leonard was already well off at this point, as he owned Leonard and Youngman, a firm selling Lackawanna Coal.²³ Initially, the plots of land along Leonard Place were originally long and narrow but were later subdivided to have an alley running behind the property. Mr. Leonard's subdivision, which included what would later become Mercer Street and Providence Street, extended nearly to Holland Avenue. With the help of his son Jesse Leonard, who applied his construction and marketing skills, stately homes began to appear along Delaware Avenue and beyond. Jesse Leonard even created a pamphlet entitled *How to Own a Home Like This for What You Pay In Rent* to extoll the virtues and good business sense of home ownership.²⁴ This success encouraged other investors who saw the potential in the Delaware Avenue corridor and began developing additional subdivisions in the Delaware Avenue corridor.

The City's continued growth prompted the creation of a uniform set of codes to ensure new safe construction practices. In 1900, the City of Albany proposed A "Proposed Building Zone Ordinance" to regulate buildings, yards, open spaces, and industrial locations as well as to provide penalties for violations against the code.²⁵ This ordinance was apparently not wholly put into practice

²¹Map of the lands of E.P Hurlbut", drawn by Slingerland, April 15, 1887, Map 237 and "Map of Subdivision of property owned by F. Goldring," made by William H. Slingerland and Son, Civil Engineer and Surveyor, March 30, 1891, Map No. 74.

²² City of Albany City Directory, 1900, 260.

²³ City of Albany City Directory, 1900, 659.

²⁴ Jesse Leonard, "How to Own a Home Like This For What You Pay For Rent," Albany, n.d. as found

in the Historic Albany Foundation's *Nomination for Local Listing, Holland Avenue Tudor Historic District 110-112 Holland Avenue*, September 5, 2024 composed by Cara Macri, n.p.

²⁵ Proposed Building Code for the City of Albany, 1900, 1 as found in <https://babel.hathitrust.org/cgi/pt?id=mdp.39015063937752&seq=10>.

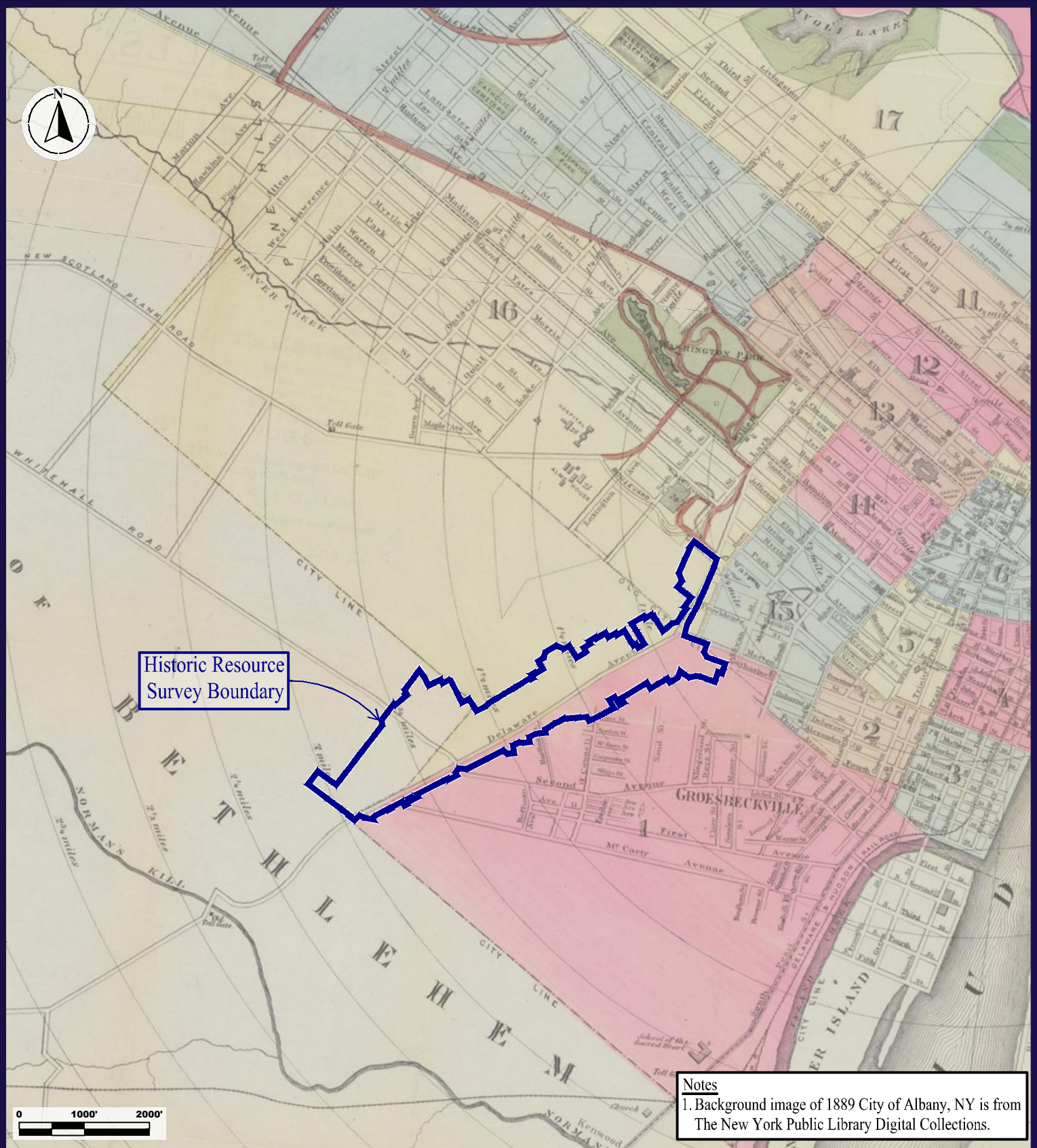


Figure 7
 1889 Historic Map with survey boundary overlay
 Delaware Avenue Neighborhood Historic Resource Survey
 Albany, Albany County, New York

Scale: 1 in = 2,000 ft

08/10/24

until 1903, when it was expanded to include regulations for all buildings, systems and construction for the protection of public health and property.²⁶ This book, which seemed to be compiled by a layperson, aimed to provide an easy-to-understand reference guide for builders and architects working within the City.

As the City began codifying its building regulations, it also focused on improving upon its existing roadway infrastructure as the demand for quality roadways increased. The State Engineer and Surveyor called for

bids to improve 1.04 miles of Delaware Avenue.²⁷ The alignment of the roadway was shifted slightly and graded to create a gentle slope. The new roadway was constructed with a base layer of Stony Point/Hudson River limestone, with a top layer of Rockland Lake and Hudson River trap rock bound by Bethlehem, Albany County limestone, creating a smooth and continuous surface.²⁸ Photographs from the era illustrate the difference in grade between the new roadway and the original route, although the exact locations of these photographs along Delaware Avenue are unclear.

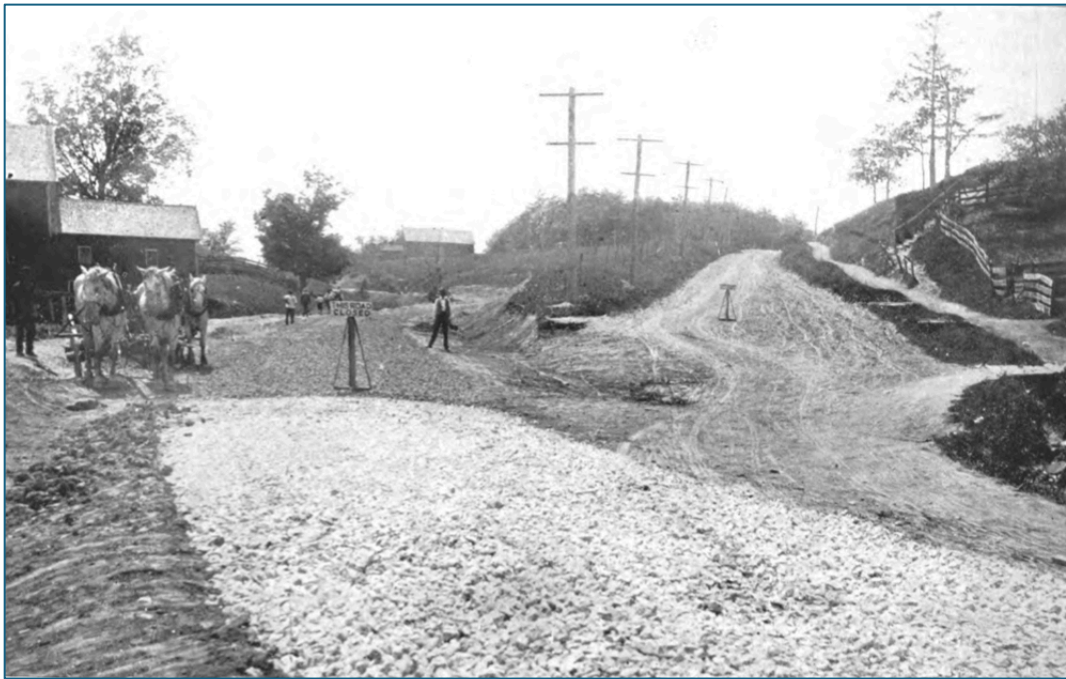


Plate 1. Delaware Avenue Grading, ca. 1900.²⁹

²⁶ Lewis J. Miller, *Laws, Ordinances and Regulations of the City of Albany Governing the erection, construction, alteration and repairs to buildings, placing of heating appliances, boilers, electric, gas and oil engines for mechanical purposes, forges, ranges, bakers' ovens, freight and passenger elevators, plumbing drainage and ventilation of buildings, registration of plumbers, water privileges for buildings, use and occupancy of street for building purposes, removal of wooden buildings within fire limits, laws relating to scaffolding, protection of persons employed on buildings in cities, enclosure and operation of elevators, erection of fire*

escapes, stairs and doors of factories, inspection of bakeries, etc., places of public amusement, protection of health and property, storing of gun cotton or other dangerous explosives, of private drains and swearers, erection of wires in streets and buildings, Albany: JB Lyon Company, 1903.

²⁷ *The Engineering Record*, May 5, 1900, Vol. 41, No. 18, Page 432, Engineering Record, Building Record and Sanitary Engineer. United States: McGraw Publishing Company, 1900).

²⁸ Ibid.

²⁹ *The Engineering Record*, May 5, 1900, Vol. 41, No. 18, Page 432.

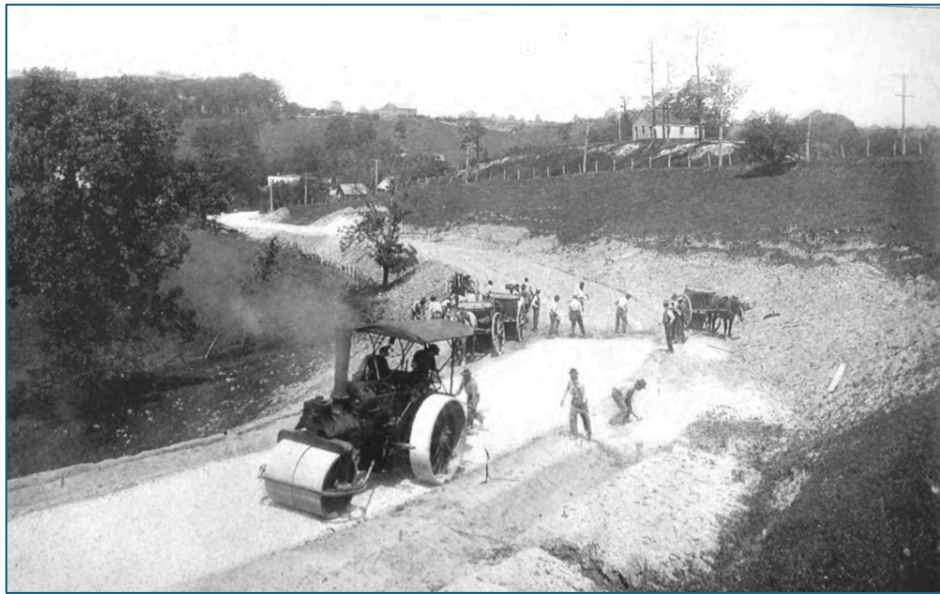


Plate 2. Delaware Avenue grading, ca. 1900.³⁰

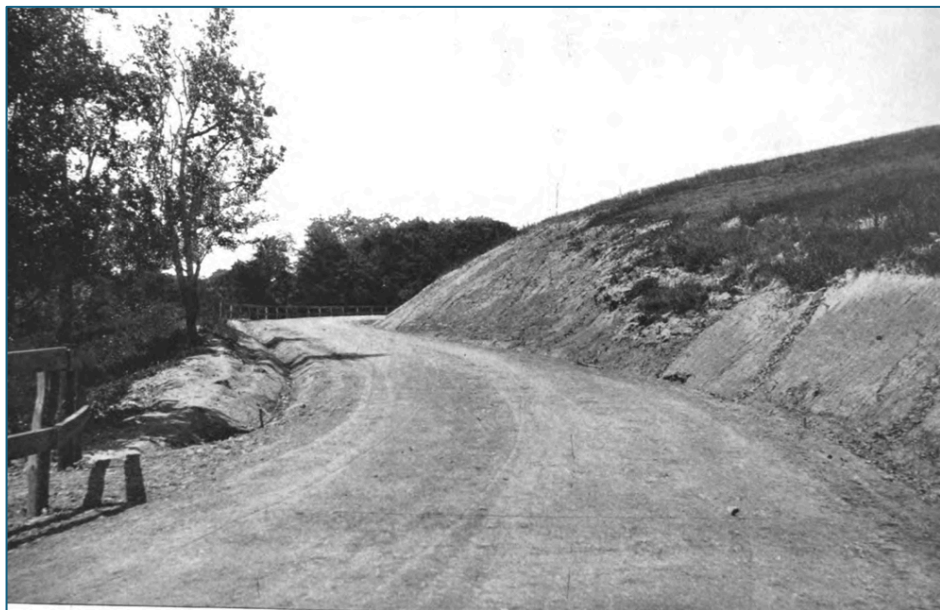


Plate 3. Delaware Avenue grading, ca. 1900.³¹

The advent of the electric streetcar revolutionized suburban development throughout the United States. This new mode of transportation enabled residents to move

away from their place of employment and create a space between the homestead and their place of employment.³² As downtown Albany became more industrialized and

³⁰ *The Engineering Record*, May 5, 1900, Vol. 41, No. 18, Page 432.

³¹ *The Engineering Record*, May 5, 1900, Vol. 41, No. 18, Page 432.

³² Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, New York: Oxford University Press, 1985, 20.

welcomed a large immigrant workforce, people with means began to seek refuge from the hustle/bustle of urban chaos. The streetcar allowed residents to live beyond the typical pedestrian distance from the city and encouraged suburban living. Not only was this change a sign of upward mobility, but it also heralded the birth of the streetcar suburb.

By 1900, Delaware Avenue was generally graveled, but the biggest transformation to the corridor came in the form of the electric streetcar. The Albany Railway Company, later renamed the United Traction Company, brought the first streetcars to the region. Along Delaware Avenue, rails were embedded, and electric wires were strung on poles beside the roadway. The trolley lines first extended to Leonard Place around 1903, then two years later, extended down to the Second Avenue intersection and in 1906, extended down to Graceland Cemetery, beyond the city limits.³³ The introduction of a reliable, fast and relatively inexpensive mode of transportation opened up this area to new developments, transforming the farmland into quaint residential neighborhoods. With easy access to downtown Albany, the Delaware Avenue corridor no longer was an outlier- instead, it became a flourishing community.

This neighborhood, according to the 1900 Federal Census, was fairly homogeneous in its makeup. With approximately 706 residents within the City limits of the project area, the population was entirely Caucasian



Plate 4. Delaware Avenue, ca. 1910. Morris Gerber Collection. Courtesy the Albany Institute of History and Art.

and primarily native-born New Yorkers, while a small number of foreign-born residents came from Germany (54), Ireland (15) and England (11). The residents within the study area also had a high degree of literacy, and 59 residents owned their own home while 83 people rented their dwelling.³⁴

The streetcar suburbs which were developed throughout the United States allowed most residents, regardless of if they were working class, middle class or upper-class individuals, to move away from the urban chaos toward a residential, suburban property where the cost of land was less expensive, and home ownership was attainable.³⁵ The streetcars' ability to stop frequently encouraged developers to establish subdivisions within a 5–10-minute walk of the streetcar line. These developments often consisted of straight street lines with orderly homes situated on small parcels.³⁶

³³ Kennedy, 89.

³⁴ 1900 US Federal Census, New York, Albany County, Albany.

³⁵ David Aimes and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and*

Documentation for the National Register of Historic Places, US Department of the Interior, National Park Service, National Register of Historic places, 2002, 18.

³⁶ Aimes and McClelland, 20.



Plate 5. "Looking North from 294 Delaware Avenue, Morris Gerber Collection, Albany Institute of History and Art.

Delaware Avenue's growth generally followed typical streetcar suburb development patterns but with some unique characteristics. Unlike other areas developed by a single visionary investor, Delaware Avenue saw numerous small-scale subdividers investing in the corridor (Figure 8).



Plate 6. Delaware Avenue at Leonard Place, Morris Gerber Collection, Albany Institute of History and Art.

Lots were generally organized with perpendicular neighborhoods with most subdivisions consisting of approximately 25-50 lots. Unlike Leonard Place, most subdivisions did not contain rear alleys.

In September, 1907, JW Wilbur subdivided property to create the Delaware Avenue Villa Sites in the Town of Bethlehem.³⁷ This neighborhood, included Mereline Avenue, Albion Avenue, Arcadia Avenue, Zoar Avenue and Simpson Avenue, featured 25-foot-wide lots which were 225-feet in length. These lots are among the smallest in the Delaware Avenue area and while they were among the first platted, this portion of the Delaware neighborhood was not fully occupied until the late 1920s.

Mapleridge Park was established as a subdivision on June 24, 1911 for Mrs. Carrie L. Crear. This development featured a 50-foot-wide roadway and included 47 lots.³⁸

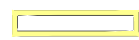

Whitehall Park was developed by the Albany Home Building Company in 1912.³⁹ The compact development included approximately two blocks along the south side of Whitehall Road identified as McDonald Road and Sard Road. The lots on these two streets varied in size; ranging from 32 and 45 feet in width while the lots fronting Whitehall Road ranged between 34 and 60 feet in width.

³⁷ "Delaware Avenue Villa Sites, Town of Bethlehem, NY," September 30, 1907. Subdivision Map

³⁸ "Map of Mapleridge Park," Surveyed for Mrs. Carrie L. Crear by EP Civil Engineer and Surveyor, Albany, NY June 24, 1911.

³⁹ "Whitehall Park, Albany, NY," Albany Home Building Co., September 28, 1912, Subdivision Map 800.

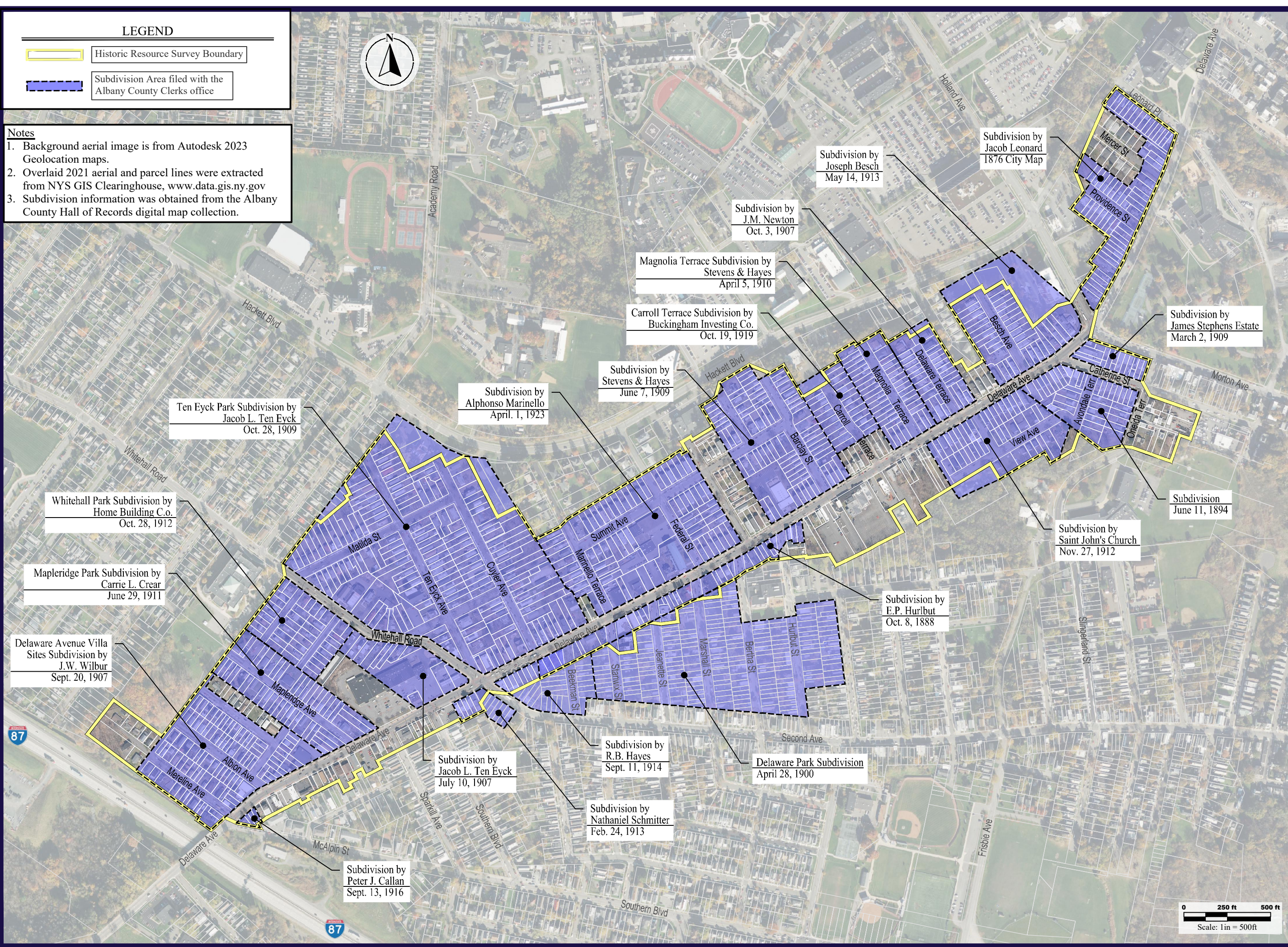
LEGEND

-  Historic Resource Survey Boundary
-  Subdivision Area filed with the Albany County Clerks office



Notes

1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. Overlaid 2021 aerial and parcel lines were extracted from NYS GIS Clearinghouse, www.data.gis.ny.gov
3. Subdivision information was obtained from the Albany County Hall of Records digital map collection.



PRACTICAL
PRESERVATION

Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Historic Development of Subdivisions Map



The Department Of
Planning & Development

DATE: 09/20/24

ISSUED FOR:

PROJECT NO.

DRAWN BY: JCP

CHECKED BY:

APPROVED BY:

REVISION # DATE:

Scale: 1in = 500ft

Sheet:

Figure 8



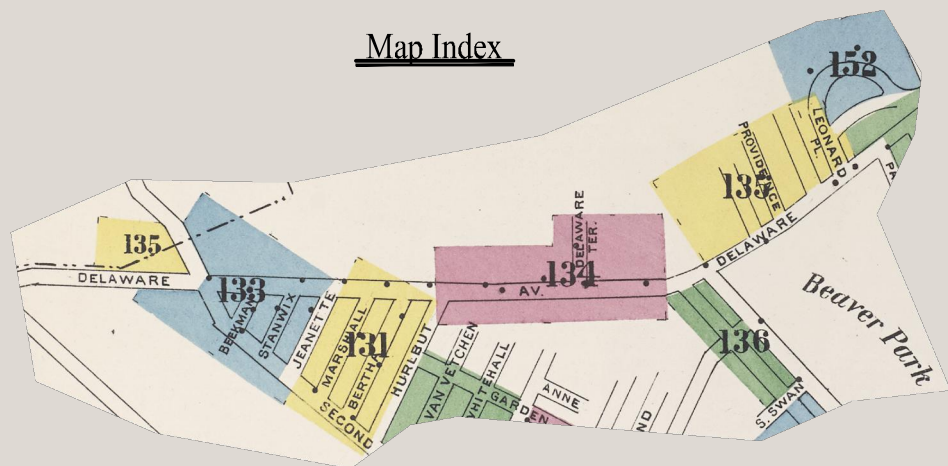
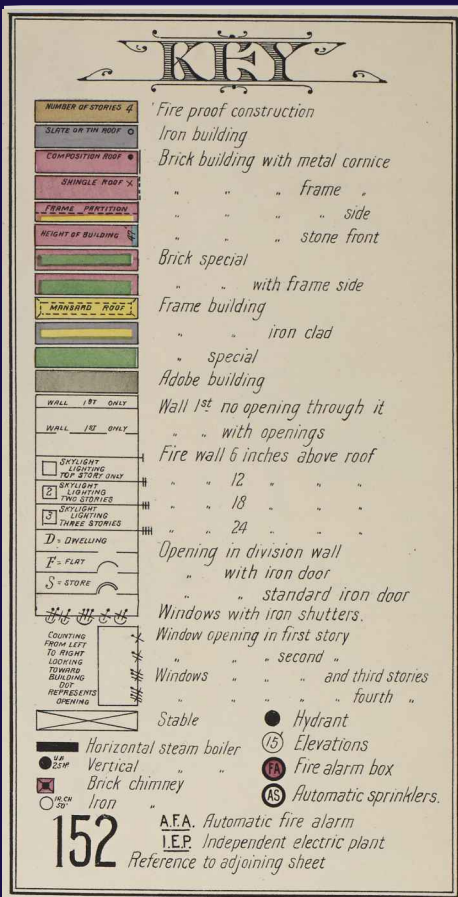
Plate 7. 1915 photograph of Whitehall Park at Sard and McDonald Roads.⁴⁰



Plate 8. Current view of Whitehall Road using Google Streetview.

The expansion of the subdivisions paralleled the neighborhood's population growth as evidenced by Sanborn Maps (Figure 9). By 1910, the community was home to approximately 1165 residents. Most were native born New Yorkers (1026), with 46 residents hailing from other states and 139 residents from Europe including Germany (71), Ireland (31), Russia (4), Scotland (4), Italy (6), Sweden (2), Holland (7) and France (1). The local workforce predominantly held blue-collar jobs such as contractors, janitors, printers, laundry attendants, teamsters, and railroad workers. Home ownership was still prevalent, with 123 residents owning their own home while 162 families rented homes.

⁴⁰ https://albanymuskkrat.wordpress.com/wp-content/uploads/2020/11/120515377_3274825229232383_9126943504418753366_o.jpg, accessed August 20, 2024.



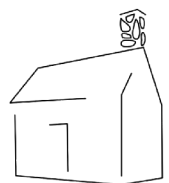
Historic Resource
Survey Boundary



0 500' 1000'

Notes

1. Sanborn Fire Insurance maps Albany County, NY.
1908-1909 Vol. 2, 1909. The Library of Congress,
Geography and Map Division, Sanborn Maps Digital
Collections.



PRACTICAL
PRESERVATION

Figure 9
1909 Sanborn Maps with survey boundary overlay
Delaware Avenue Neighborhood Historic Resource Survey
Albany, Albany County, New York

Scale: 1 in = 1,000 ft

08/10/24

In 1912, Albany Mayor James McEwan asked New York Architect Arnold Brunner and Landscape Architect Charles Downing Lay to reimagine several areas within Albany.”⁴¹ As detailed by Brunner in his 1914 book, *Studies for Albany*, the project was not a complete City plan, instead it was aimed to provide a framework for future development. While the focus was primarily on the downtown and transportation corridors, the plans also considered Beaver Park. While portions of the park were previously beautified, much of the landscape remained untouched. Brunner and Lay expressed admiration for the natural topography and suggested it's design merge both its natural aspects as well as a formal treatment of early 20th century park design.⁴² As a result of Brunner and Lay’s designs, Beaver Park, later renamed Lincoln Park, was redesigned with a swimming pool, a pavilion with a bath house, a grandstand and a playground.⁴³ While the architectural renderings were more detailed than those implemented, the designs still showcased the grand vision to improve the park.⁴⁴

Brunner also focused on improving connectivity of Delaware Avenue with New Scotland Avenue, using the natural contours of the land rather than a grid-iron system. He said, “From considerations of economy and beauty the interesting, curved streets, the unexpected vistas and effects, are infinitely pleasanter than the succession of squares and the elimination of steep grades that this method of planning makes possible is a great advantage from every point of view.”⁴⁵



Plate 9. Illustration of Beaver Park, ca. 1913, by Brunner and Lay

This initiative was in line with the broader City Beautiful movement which transformed the United States after the 1893 World’s Columbian Exposition in Chicago unveiled the “White City,” which encouraged and popularized Beaux Arts architecture and aimed to enhance the urban beauty and functionality, counteracting the often-neglected aesthetic aspects of rapid industrialization American cities- especially in terms of public infrastructure. The City

⁴¹ Arnold W. Brunner and Charles Downing Lay, *Studies for Albany*, Arnold W. Brunner, 1914, 11.

⁴² Brunner and Lay, 51.

⁴³ <https://friendsofalbanyhistory.wordpress.com/tag/beaver-park/>.

⁴⁴ The redesigned park was ultimately listed on the National Register of Historic Places.

⁴⁵ Brunner and Lay, 80.

Beautiful movement, as espoused by architect Daniel Burnham, sought to bring American cities parity with their European counterparts. In addition to creating beautiful buildings, designers pushed forward the movement for urban planning. In addition to beautiful boulevards, city infrastructure, including sanitation, waterworks, recreational and cultural centers would be transformed as well.⁴⁶ Through good planning, Daniel Burnham argued, you would create good citizens (which was especially important, in the eyes of many established Americans, with the early 20th century influx of Southern and Eastern European immigrants). The results of this movement were widespread and transformed many urban centers.

In beautifying Beaver Park, an effort was also made to provide additional space along commercial corridors. St. John's Cemetery occupied valuable real estate, and the Church was encouraged to remove the decedents and relocate their remains to other cemeteries outside of the city. In 1902, the Common Council exempted the cemetery grounds from liens to allow the cemetery lands to be

sold, once the decedents have been removed and reinterred elsewhere.⁴⁷



Plate 10. St. John's Cemetery, Delaware Avenue opposite Magnolia Terrace, February 21, 1904, Morris Gerber Collection, Albany Institute of History and Art.

By 1912, St. John's Church subdivided the area into lots along Delaware Avenue, creating Mona Terrace and View Avenue which saw the development of a mix of frame shops and residential buildings.

With the increase in development along the Delaware Avenue corridor, as well as to its southeast with the Second Avenue neighborhood development, it was necessary to expand the public safety infrastructure. In 1909, the Common Council authorized the City to purchase property and construct a fire station near Delaware Avenue.⁴⁸ Influential Albany architect Marcus T. Reynolds was selected to design the new building which was Dutch/Flemish Revival in style with stepped gables, Flemish bond brickwork and terra cotta detailing. This building, completed

⁴⁶ Thomas Hine, "Architecture: The City Beautiful Movement," <http://www.encyclopedia.chicagohistory.org/pages/61.html>, accessed August 20, 2024

⁴⁷ "An Act to exempt certain property belonging to Saint John's Church of the City of Albany, and now used for cemetery purposes, from certain liens ad by

way of assessments for local improvements, and to permit the same to be used and occupied for other than cemetery purposes," *Laws of the State of New York*, United States: n.p., 1902, 1292.

⁴⁸ Thomas F. Murnane and John A. Bonafide, *National Register of Historic Places Nomination*, Hook and Ladder No. 4, Section 8, Page 3.

in 1912, brought elegance and permanence to the Delaware Avenue neighborhood.⁴⁹

The early 20th century witnessed a significant building boom along the corridor. F.N. Stevens, a prominent broker, residential developer and contractor, was instrumental in developing and promoting the Magnolia Terrace subdivision.⁵⁰ Magnolia Terrace was an orderly subdivision designed with a 64-foot center roadway with three medians along the center and flanked with 30-foot-wide lots. Magnolia Terrace was advertised in 1910 as "...being laid extra wide, thereby ensuring lots of air which is the purest in Albany coming direct from Helderbergs, which are plainly visible."⁵¹ Magnolia Terrace boasted large lots, a spacious central area with grass and flower beds and a boulevard adorned with white and pink magnolia trees.

Stevens, along with partner Hayes, also developed properties including Barclay Avenue, Catalpa Avenue and a portion of Summit Avenue which also featured with center medians.⁵²

Many developers of the era primarily focused on subdividing land, leaving individuals to design and construct their own homes. Trade magazines such as *The American Contractor* facilitated this process by connecting designer, builders and property owners. For instance, in 1910, an advertisement shared that R.B. Hayes was awarded a contract to construct a two story, "two flat" building at 5 and 6 Magnolia Terrace, which were

designed by Architect H.G. Winchman. These structures were to be two stories in height, 24'x50' and cost \$6,500 each. Another project, A bungalow, at 30 Delaware Terrace, designed by architect Adolph Fleishman for Mrs. Lillian Price, was built by C.H. Enselein for \$4,500.⁵³ Coincidentally, contractor Enselein's own address was listed as 25 Delaware Terrace.

Another prosperous developer who also made a significant impact in the Delaware Avenue Neighborhood was Joseph Besch.⁵⁴ Besch, a former saloonkeeper and sheriff, purchased farmland on the south side of Holland Avenue and parceled it off into orderly lots. In September 1913, he filed a subdivision with the City of Albany which created Besch Avenue.⁵⁵

In 1916, J.L. Ten Eyck, advertised Ten Eyck Park as "Albany's Finest Home Section" which originally offered 240 lots.⁵⁶ At the time of the advertisement, the development only had one house remaining and 26 lots available. The featured home was described as:

...a very attractive Bungalow built of Tapestry Brick. It has a drawing room, library, dining room, butler's pantry, kitchen and bathroom on the first floor and five bedrooms and a bath on the second floor. There is a laundry and an extra toilet in the basement. There are two fireplaces, hot water heat and electric lights. The house has hardwood floors

⁴⁹ This building is listed on the National Register of Historic Places.

⁵⁰ *The Albany Directory*, United States: Sampson, Davenport., 1910, 995.

⁵¹ Erik Schlimmer, *Cradle of the Union: A Street-by-Street History of New York's Capital City*, United States: Beechwood Books, (n.d.), 184.

⁵² "Map of Property Belonging to Stevens and Hayes," Subdivided by John J. O'Hara, CE, drawn April 1909, Map 696.

⁵³ *The American Contractor*, United States: F. W. Dodge Corporation, 1910, 62.

⁵⁴ Kennedy, 88.

⁵⁵ "Property of Joseph Besch, Albany, NY," Map Drawn September 1913, Map 843.

⁵⁶ *The Knickerbocker Press*, Sunday, September 24, 1916, 6.

throughout and front and back stairways.
Also shade trees and lawn”.⁵⁷

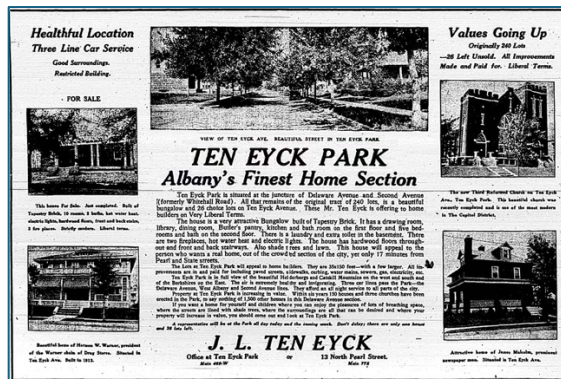


Plate 11. Advertisement for Ten Eyck Park. The Knickerbocker Press, September 24, 1916.

The advertisement is geared toward the rising middle class professional as it goes on to say “this house will appeal to the person who wants a real home, out of the crowded section of the city, yet only 17 minutes from Pearl and State Streets.”⁵⁸ The ad also touts the “healthful location” of the property, the access to “three line car service” and the construction of three churches within the neighborhood. In smaller print, the ad says “good surroundings, restricted building” which also indicates that the community prohibited certain people of ethnic or religious backgrounds from owning a home within this neighborhood. The final line in the ad emphasizes, “if you want a home for yourself and your children where you can enjoy the pleasures of lots of breathing space, where the streets are lined with shade trees, where the surroundings are all that can be desired and where your property will increase in value, you should come out and look at Ten Eyck Park.”⁵⁹

⁵⁷ *The Knickerbocker Press*, Sunday, September 24, 1916, 6.

⁵⁸ *The Knickerbocker Press*, Sunday, September 24, 1916, 6.



Plate 12. 4 Ten Eyck Avenue, ca. 1930, Morris Gerber Collection, Courtesy Albany Institute for History and Art.



Plate 13. 67, 65, 63 Ten Eyck Avenue. Morris Gerber Collection, Courtesy Albany Institute of History and Art

Perhaps the most well-known developer in the 20th century residential development of the Delaware Avenue corridor was Alphonso Marinello, an Italian immigrant mason who lived at 423 Delaware Avenue. According to an article in the *Times Union*, Marinello was initially paid for his masonry work with three building lots, upon which he began constructing homes.⁶⁰ His success continued when he continued purchasing additional properties to develop. Marinello was recognized for constructing 18 new homes in

⁵⁹ *The Knickerbocker Press*, Sunday, September 24, 1916, 6.

⁶⁰ Kimberly Konrad Alvarez, Reconnaissance-level Survey of the Delaware Avenue Neighborhood, 2011-2013, Landmark Consulting, 17.

the area of the former St. John's cemetery on Delaware Avenue.

Mr. Marinello was apparently well regarded both locally as well as nationally, as he was touted, in a national publication, of using specially branded heat regulator.⁶¹ The photo that accompanied the advertisement may have been taken along Summit Avenue or Magnolia Streets.

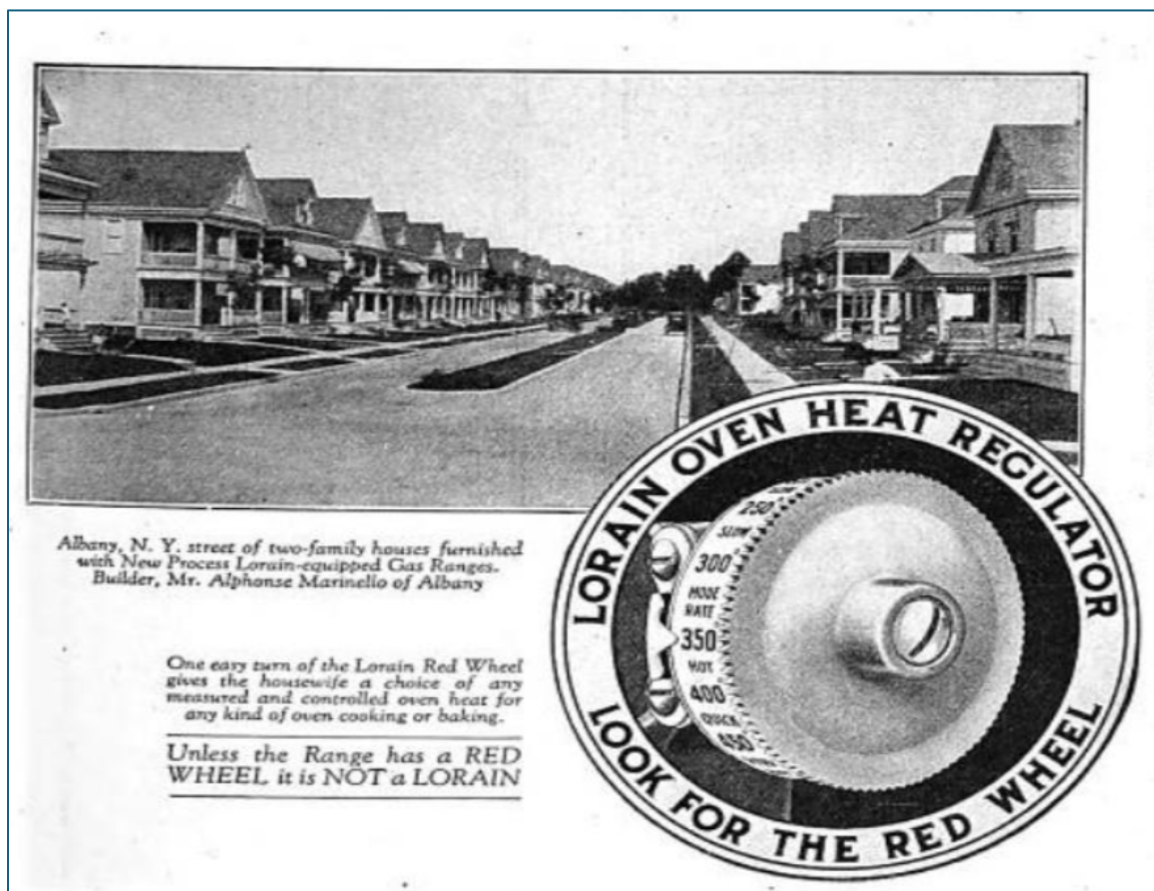


Plate 14. Advertising featuring Alphonso Marinello.⁶²

⁶¹ *National Real Estate Journal*, United States, n.p., February 7, 1927, p. 79.

⁶² *National Real Estate Journal*, United States, n.p., February 7, 1927, p. 79.

While most of the buildings within the Delaware Avenue study area are single family or two-family dwellings, a notable multi-family edifice was constructed on the corner of Delaware Avenue and Stanwix Street. This grand building, constructed of timber with a brick and stone façade stood alongside the Stanwix Court Apartments- a “U” shaped building with a central courtyard and concrete block construction. The Janette Street apartments were also three stories in height with less ornamentation.⁶³



Plate 15. Stanwix Apartments, ca. 1926, Morris Gerber Collection, Albany Institute of History and Art.

Though predominantly residential, the Delaware Avenue corridor also featured several commercial and industrial structures. Perhaps the best known was the Albany Billiard Ball Company, which was located on the southwestern side of Delaware Avenue and Whitehall Road. This company established a large factory to produce billiard balls using a manufactured material called celluloid and later, bonsilate. The chemical compounds invented by this company became a precursor to modern plastics.⁶⁴ The large, two-story masonry building with a stepped parapet occupied the corner block until it went out of business in 1986 and later demolished to make way for a late 20th century strip mall.



Plate 16. Albany Billiard Ball Company, Morris Gerber Collection, Albany Institute of History and Art.

Other residential buildings along Delaware Avenue were repurposed into mixed-use structures, using the first floor as a small shop and second level as a dwelling. These small storefront shops dotted Delaware Avenue and were generally found on the east side of the street, adding to the vibrant character of the corridor

Other residential buildings along Delaware Avenue were repurposed into mixed-use structures, using the first floor as a small shop and second level as a dwelling. These small storefront shops dotted Delaware Avenue and were generally found on the east side of the street, adding to the vibrant character of the corridor

⁶³ Sanborn Map Company, “Sanborn Fire Insurance Map from Albany, Albany County, New York,” Sanborn Map Company to 1935, vol. 2, map, https://www.loc.gov/item/sanborn05725_005.

⁶⁴ <https://www.albanyinstitute.org/online-exhibition/50-objects/section/albany-billiard-balls> accessed August 30, 2024.

By 1919, the City of Albany appeared to have standardized its method of street redevelopment as indicated by the ordinance improving Oneida Terrace (formerly Dove Street). The ordinance outlined specific requirements including that the roadway will be graded according to the City engineer's plans and specifications, that the carriageway be paved with asphalt on a concrete foundation or vitrified shall blocks on a concrete foundation and that the roadway have a concrete curb with steel nosing. Additionally, a five-foot wide concrete sidewalk lined with trees was to be installed underground and sewer, water, and gas extensions be connected to neighboring buildings. The ordinance stipulated that the work must be directed by the City Engineer.⁶⁵

The community continued to grow throughout the second decade of the 20th century. According to the 1920 Census Data, the Delaware Avenue community remained predominantly made up of native born New Yorkers (approximately 3,082 residents) with notable European representation, including individuals from Russia (329), Germany (103), England (49), Scotland (123), Ireland (56), Italy (54), France (7), Sweden (9), Poland (8), Austria (5), Switzerland (5), Holland (19), Syria (4), Denmark (1), Wales (1) and Hungary (2). Every resident within the study area was Caucasian with many employed in a mix of blue and white color jobs such as stenographers, engineers, architects, bookkeepers and students, while others served as machinists, electricians, insurance and real estate agents.

The Delaware Avenue neighborhood also had a flourishing religious community in the

early 20th century. The St. Francis of Assisi Church, located at the corner of St. James Avenue and Delaware Avenue was particularly notable. Originally named St. James Catholic Church, the original one-story brick chapel, built in 1913, was replaced in 1927-1929 by a new Gothic Revival stone church designed by Maginnis and Walsh. The old parish building was repurposed as a parish hall but has since been demolished (Figure 10). The Calvary Church of the Evangelical Association established itself on the corner of Cuyler Avenue and Delaware Avenue in 1909 and the Third Reform Church was constructed along Ten Eyck Avenue in 1914.



Plate 17. Calvary Church, Delaware Avenue and Cuyler Avenue, ca. 1914. Courtesy the Albany Public Library Local History Collection.

Educational institutions were also constructed during this time but were located outside of the present study area.

⁶⁵ *Proceedings of the Common Council of the City of Albany*. United States: Common Council, 1920, April 21, 1919, 84.



PRACTICAL
PRESERVATION

Figure 10

1927 Historic USGS Map with survey boundary overlay
Delaware Avenue Neighborhood Historic Resource Survey
Albany, Albany County, New York

Scale: 1 in = 2,000 ft

08/10/24

The William Hackett Middle School is a grand building located north of Leonard Place; the Green Tech High School is located east of the district on Slingerland Street, while the Thomas O'Brien Academy of Science and Technology is located in Lincoln Park. The Delaware Community School is located along Bertha Street and Public-School No. 23 is a two-story brick building with steel joist construction north of McDonald Road along Whitehall Road.

Efforts to beautify the Delaware Avenue corridor continued during the Depression years. Residents from the Besch Avenue, Delaware Terrace and Delaware Avenue established an informal, three-acre park on the west side of Besch Avenue and Delaware Terrace and bounded by Hackett Avenue.⁶⁶ Eberle Park, named after the property owner Jacob Eberle, who resided at 229A Delaware Avenue, was transformed through the work of neighbors into a community garden with individual plots as well as communal cherry, apple, plum and pear trees. The group also built two quoit courts which is similar to a formal game of horseshoes.⁶⁷

The Delaware Avenue corridor is distinctive for its near equal mix of single family and two-family homes (Figure 10). The ability for a homeowner to purchase a dwelling with an income property which did not cost much more than a single-family home created economic stability, especially during the economic downturn of the Great Depression. Multi-family homes, however, were identified as a negative during the Federal Housing Administration's survey of residential neighborhoods, receiving the second to worst rating indicating that the

⁶⁶ "Neighborhood Efforts Convert Unused Plot into Eberle Park," *Albany Evening News*, August 17, 1936, 3.

Delaware Avenue corridor neighborhoods were not good investments.

Once the United States emerged from the Depression and War years, little available space remained in the neighborhood. Few new residential structures were constructed although the A&P Grocery store on the corner of Marinello Road and Delaware Avenue was a significant addition. This building remains today in use as a CVS pharmacy.



Plate 18. Grand Opening A&P, November 12, 1947. Morris Gerber Collection, Albany Institute of History and Art.



Plate 19. Delaware and Stanwix Streets, facing north, ca. 1940. A&P Market on left⁶⁸

⁶⁷ "Neighborhood Efforts Convert Unused Plot into Eberle Park," *Albany Evening News*, August 17, 1936, 3.

⁶⁸ Albany Group Archive, Delaware Avenue and Stanwix Street, ca. 1940

The Delaware Theatre (now called the Spectrum) was built by Warner Brothers at 292 Delaware Avenue and opened on July 15, 1941. The theatre was noted as “new from the ground up and represents a gay and modern greeting front on Delaware Avenue...”⁶⁹ Local Albany architect Henry Blatner designed the theatre which was described as “ultra-modern” on the exterior, with a “conservative” interior and a “dignified and restful” auditorium.⁷⁰ The interior walls were clad in a pink and red tapestry while the stage was draped in green curtains and the green and blue colored ceiling illuminated with a soft light. The padded upholstered seats were noted as being “wide, comfortable and spaced equally apart with ample space for leg room.”⁷¹ A men’s smoking lounge and a lady’s parlor room were located upstairs.

The 300 block of Delaware Avenue also supported a longtime dining establishment called Goldsmith’s. It was noted as “the ideal place to eat before and after the show... Complete hot dinners... reasonably priced.” Goldsmith’s also advertised the “delightful” atmosphere of their newly enlarged and remodeled dining room where you could enjoy a hot turkey sandwich for 35 cents or a cold one for only 25 cents.⁷²

The streetcars were an integral part of daily life in the Delaware Avenue neighborhood, until their role was gradually diminished

through the rise of personal automobiles and buses which were not tethered to rails.



Plate 20. Delaware and Second Avenue, Courtesy the Albany Public Library, Local History Collection.

The shift in streetcar ridership was also indicated by the presence of filling stations and garages along Delaware Avenue including one at Southern Boulevard (where the current Stewart’s Shop is located), a second across the street and yet a third on the corner of Delaware Avenue and Whitehall Road. Some businesses began to create parking lots to accommodate the increase in cars (Figure 11).

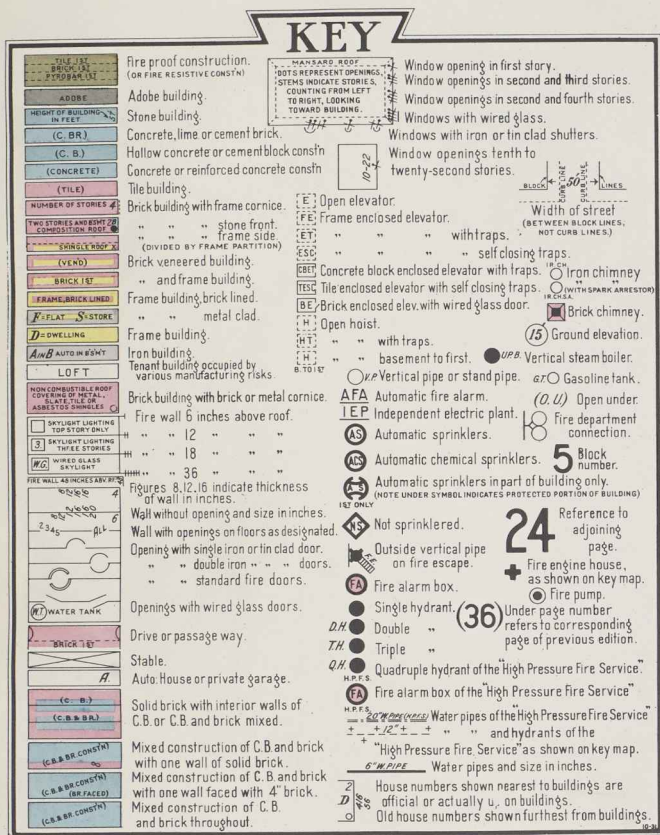
<https://www.flickr.com/photos/albanygroup/10254948766/in/photostream/> accessed August 20, 2024.

⁶⁹ *Albany Times Union*, “Delaware Theatre Opening,” July 15, 1941, 18.

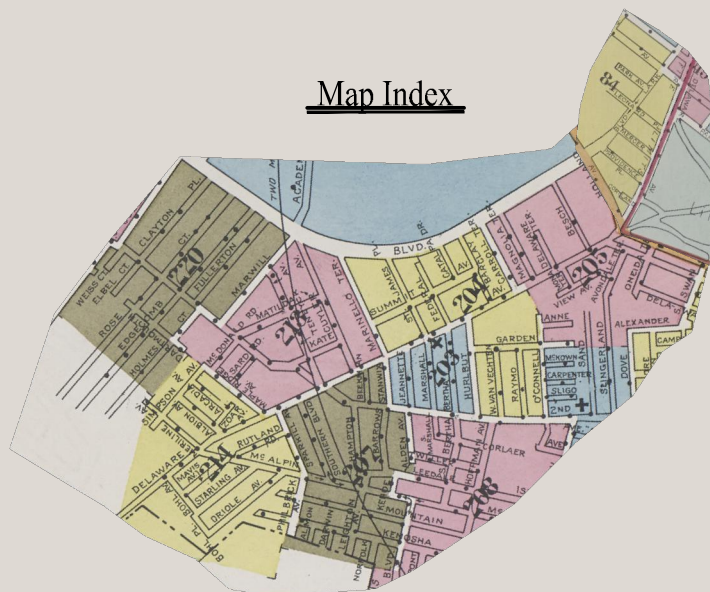
⁷⁰ *Albany Times Union*, “Delaware Theatre Opening,” July 15, 1941, 18.

⁷¹ *Albany Times Union*, “Delaware Theatre Opening,” July 15, 1941, 18.

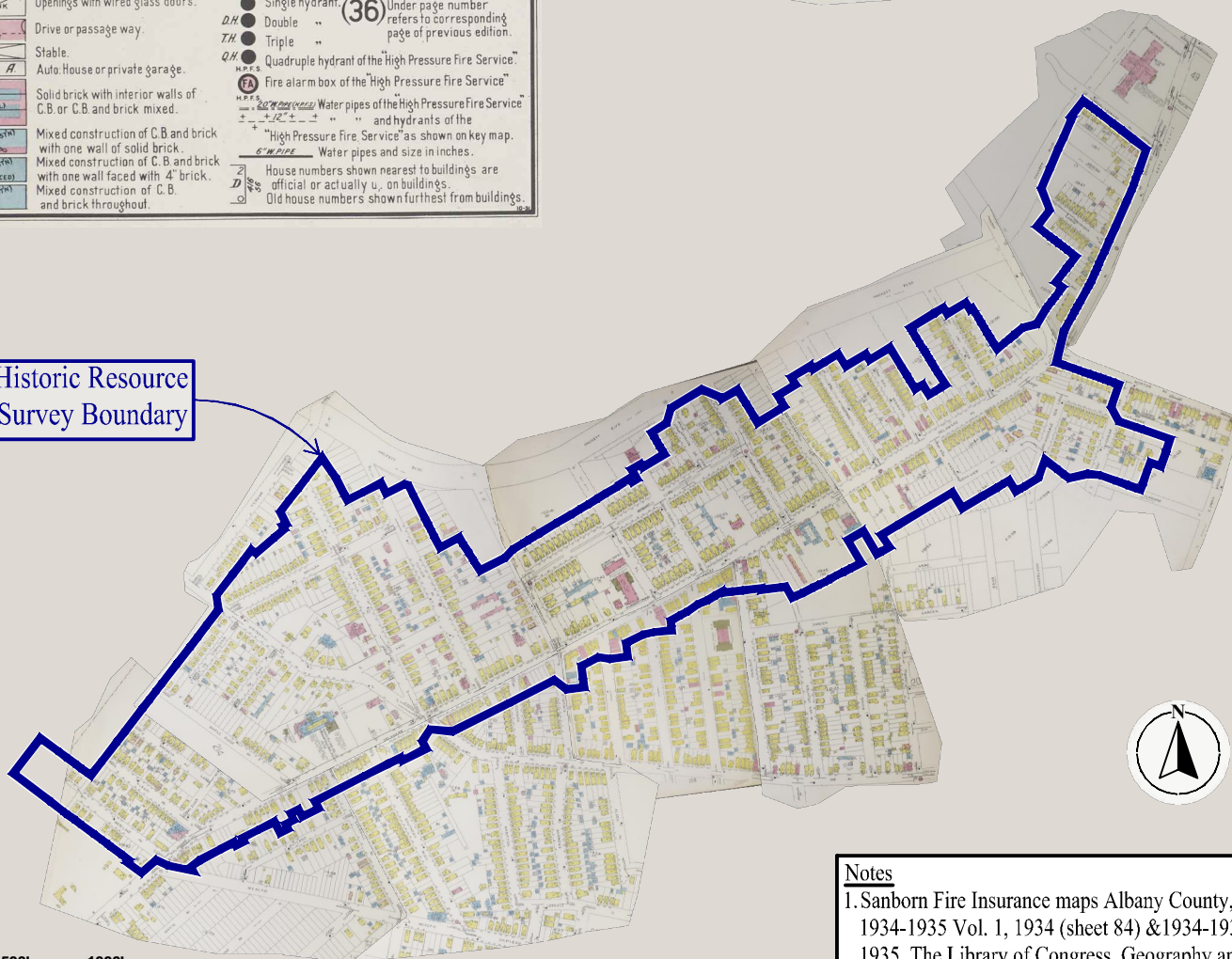
⁷² *Albany Times Union*, July 15, 1941, 18.



Map Index



Historic Resource Survey Boundary



Notes

1. Sanborn Fire Insurance maps Albany County, NY.
1934-1935 Vol. 1, 1934 (sheet 84) & 1934-1935 Vol. 2,
1935. The Library of Congress, Geography and Map
Division, Sanborn Maps Digital Collections.



PRACTICAL
PRESERVATION

Figure 11

1935 Sanborn Maps with survey boundary overlay
Delaware Avenue Neighborhood Historic Resource Survey
Albany, Albany County, New York

Scale: 1 in = 1,000 ft

08/10/24

The mid-century also saw the emergence of several commercial and ecclesiastical buildings in the neighborhood dedicated to Jewish culture. In 1932, the Congregation of the Sons of Israel constructed a synagogue on Federal Street, using bricks discarded from the demolition of the Albany Penitentiary.⁷³ Later, the Albany Hebrew Academy was established along Delaware Avenue by 1951, but the building was later demolished to allow for the establishment of a funeral home.⁷⁴



Plate 21. Hagelu Meat Market, 544 Delaware Avenue, Photo by P.D. Kniskern, ca. 1989, Courtesy of the Albany Public Library, Local History Collection.

The mid-20th landscape slightly changed along Delaware Avenue with the demolition of two dwellings for the introduction of a modernist bank branch for the First Trust company. The rectangular bank branch, constructed of glass and concrete with a flat roof, appeared to be designed by Henry Blatner, the architect of the neighborhood theatre.⁷⁵ This bank building was repurposed ca. 2019 into a neighborhood laundromat. Another notable structure is the Delaware Avenue Library, originally built as the Chicorelli Funeral Home. Designed by

architect Harris Sanders, the library is distinguished by its low, horizontal lines and flat, overhanging eaves, reminiscent of Frank Lloyd Wright's Prairie style designs.



Plate 22. Albany Public Library, Delaware Branch.

A significant change to the Delaware Avenue corridor was the introduction of the New York State Thruway, which effectively serves as the southwestern border to the neighborhood. This major roadway, which was opened in 1954, provided a high-speed connection between New York City, Canada, and Buffalo. Once completed, it was the longest toll highway in the world.⁷⁶ The construction of this superhighway caused the demolition of a small neighborhood of dwellings just south of McAlpin Street and created a visual barrier between the City of Albany and neighboring Bethlehem Township.

Despite changes in demographics and transportation, the Delaware avenue corridor has retained much of its early 20th century character. Modern infill is rare, and the neighborhood continues to be a vibrant and diverse community.

⁷³ Kennedy, 90.

⁷⁴ Alvarez, 15.

⁷⁵ "First Trust Plans Delaware Avenue Branch," Newspaper Article, 1958 as found in Albany Group Archive on flickr at

<https://www.flickr.com/photos/albanygroup/16309206597/in/album-72157639456228123>, accessed August 29, 2024.

⁷⁶ <https://www.thruway.ny.gov/oursystem/toll-collector-history.html>, accessed 8/29/2024.

Architectural and Physical Description of the Delaware Avenue Corridor

The Delaware Avenue corridor is primarily characterized by residential and commercial structures built between 1900 to 1940 (Figure 12). While this area was originally farmland owned by several large landowners, the area began to change significantly with the introduction of the Delaware and Bethlehem Turnpike in 1805, which increased traffic and interest to the region. It was the introduction of the electric streetcar lines around 1900, however, that truly spurred the area's development into a suburban enclave.

The roughly one-mile area is flanked on both sides with a mix of residential and small-scale commercial development. The residential streets extend perpendicular to Delaware Avenue which is oriented northeast southwest. The area is generally flat, thanks to the early 20th century efforts to alter the topography in anticipation of the electric streetcar. The western boundary of the study area has a steep embankment, naturally creating a geographic terminus for the neighborhood. Although the streets were developed by individual land agents through subdivisions, most residential neighborhoods consist of single lots facing a center street, without an alley between neighboring developments.

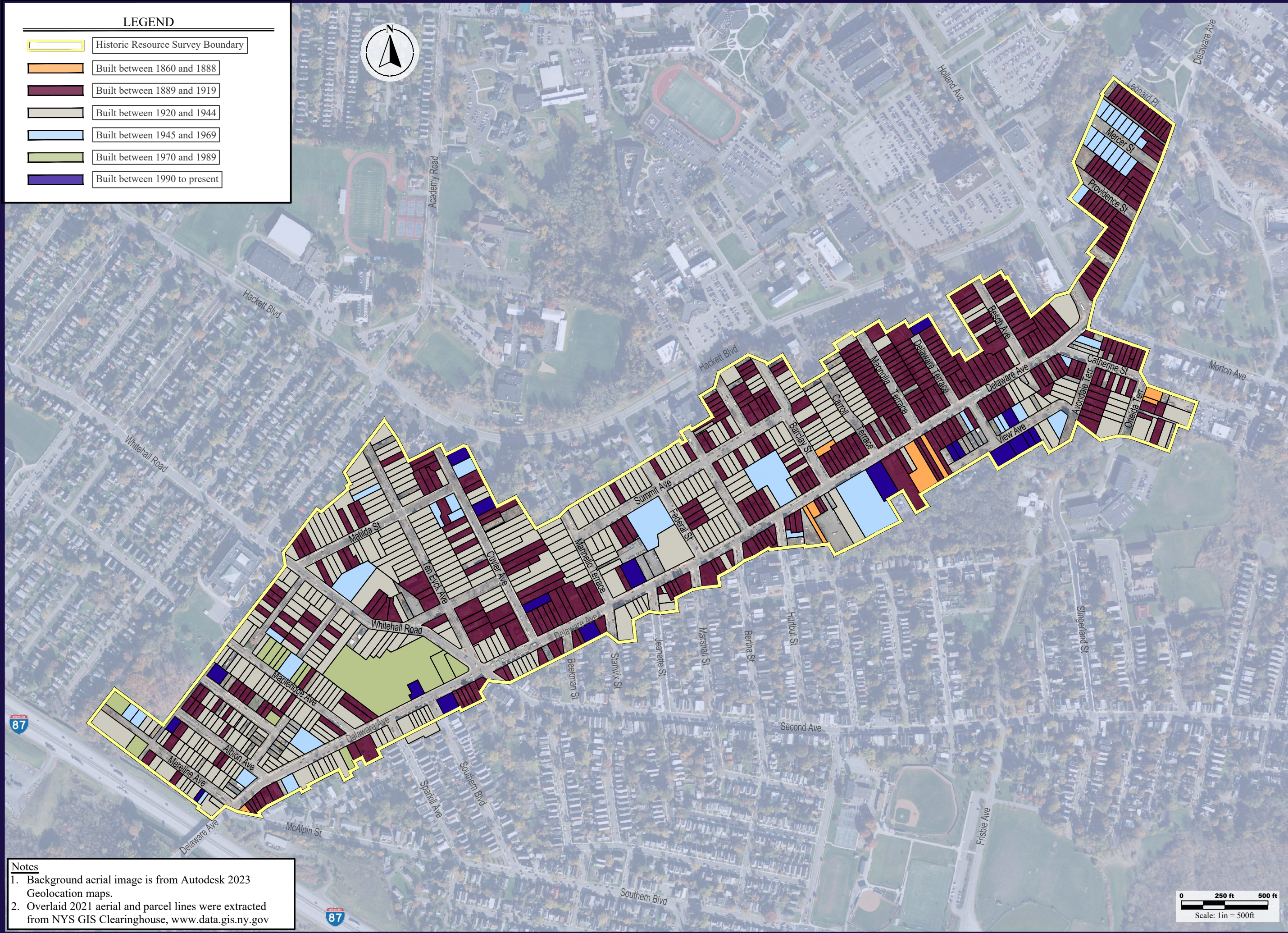
The study area contains approximately 863 resources are located within the study area including 789 residential (367 single family, 337 two-family, 85 multi-family), 65

commercial structures, 4 religious buildings, 1 social facility, 2 public buildings and 2 educational institutions (Figure 13).

Among the earliest residential buildings in the study area were relocated to accommodate newly created subdivisions. In her *Reconnaissance Survey of the Delaware Avenue Neighborhood*, Kimberly Konrad Alvarez identified 6 Marinello Terrace as dating from 1889 and was previously located at 421 Delaware Avenue before being moved to its current location to facilitate the construction of Marinello Terrace.⁷⁷ Alvarez also noted that a dwelling at 2 Magnolia Terrace, likely built in the mid-19th century may have set the precedent for established setbacks for this neighborhood. The subdivision map, however, as designed by Stevens and Hayes, does not note the presence of any previously constructed buildings. Perhaps this two and a half-story dwelling, with a thick cornice and returning eaves, was also moved to accommodate the new street.

Leonard Place stands as one of the first subdivisions within the Delaware Avenue corridor, showcasing an eclectic mix of late 19th and early 20th century architectural designs. The initial three homes on Leonard Place include large, 2 ½ story masonry structures designed as expansive **Queen Anne** Victorians with full height gabled dormers or demure **Norman Revival** style with a steeply pitched mansard roof, hipped gables, and a thick entablature around the base of the roof. A unique dwelling with twin oriel windows, and full height gabled dormers accented with half-timbering, add to

⁷⁷ Alvarez, 14.



LEGEND

Historic Resource Survey Boundary

Built between 1860 and 1888

Built between 1889 and 1919

Built between 1920 and 1944

Built between 1945 and 1969

Built between 1970 and 1989

Built between 1990 to present

Notes

1. Background aerial image is from Autodesk 2023 Geolocation maps.

2. Overlaid 2021 aerial and parcel lines were extracted from NYS GIS Clearinghouse, www.data.gis.ny.gov

PRACTICAL
PRESERVATION

Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Historic resource construction timeline Map

ALBANY

NEW YORK | EST. 1686

The Department Of
Planning & Development

DATE: 09/20/24

ISSUED FOR:

PROJECT NO:

DRAWN BY: JCP

CHECKED BY:

APPROVED BY:

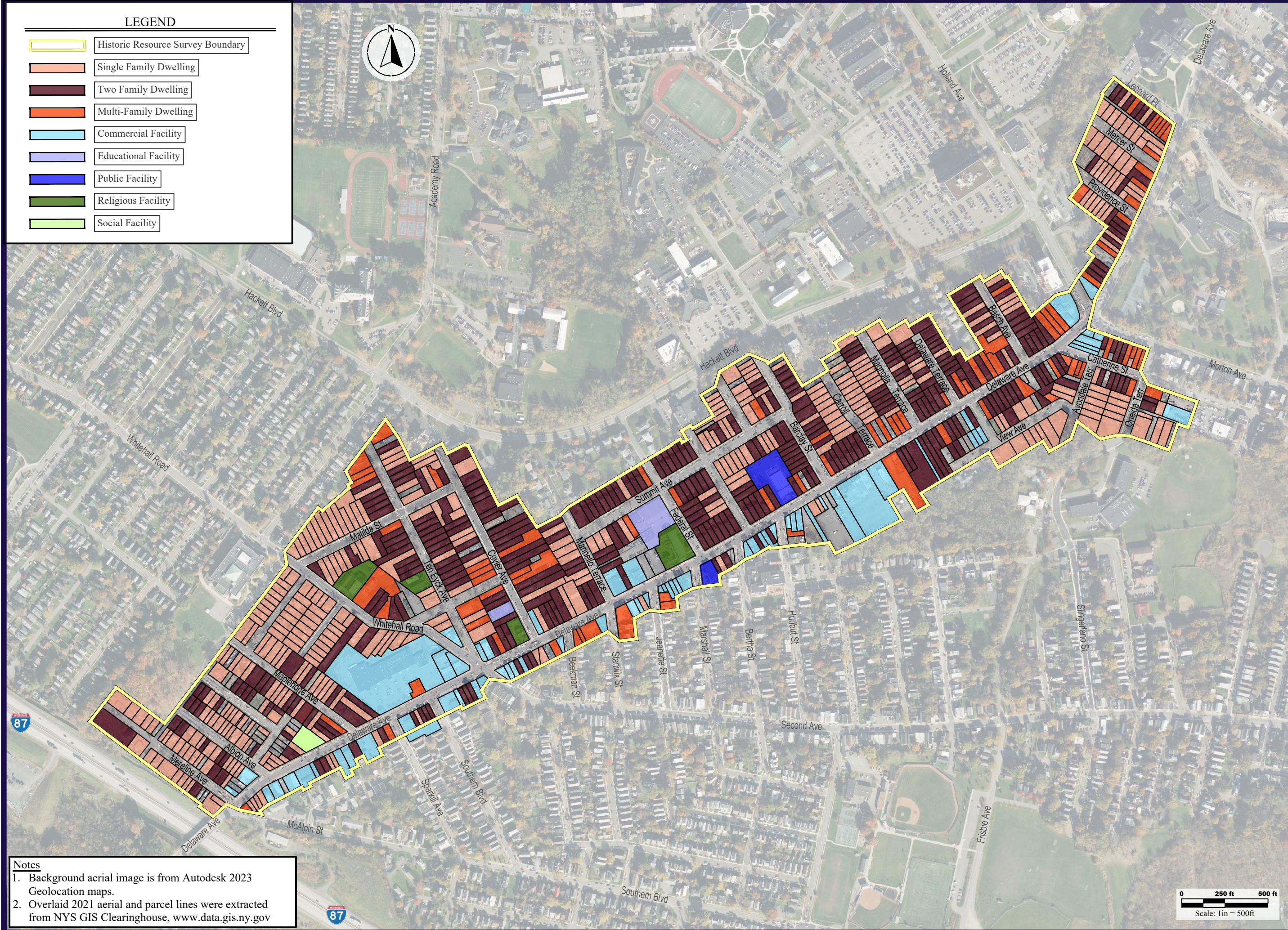
REVISION #

DATE:

Scale: 1in = 500ft

Sheet:

Figure 12



LEGEND

- Historic Resource Survey Boundary
- Single Family Dwelling
- Two Family Dwelling
- Multi-Family Dwelling
- Commercial Facility
- Educational Facility
- Public Facility
- Religious Facility
- Social Facility

Notes

- Background aerial image is from Autodesk 2023 Geolocation maps.
- Overlaid 2021 aerial and parcel lines were extracted from NYS GIS Clearinghouse, www.data.gis.ny.gov



PRACTICAL
PRESERVATION

Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Existing Landuse Map



The Department Of
Planning & Development

DATE: 09/20/24	
ISSUED FOR:	
PROJECT NO.	
DRAWN BY: JCP	
CHECKED BY:	
APPROVED BY:	
REVISION #	DATE:

Scale: 1in = 500ft

Sheet:

Figure 13

the trio of houses at the entry to the Delaware Avenue corridor.



Plate 23. 1 Leonard Place.

As the American economy evolved, a new category of worker emerged. The development of a middle class of managers, engineers, and other professionals created an increased demand for housing which transformed traditional gender roles and residential architecture.

By far, the most prevalent style of housing in the Delaware Avenue corridor during the early 20th century is a **modified Colonial Revival** style dwelling. This style gained popularity following the Philadelphia Centennial of 1876, which celebrated the architectural heritage of America during the founding of the United States. Although these turn of the century styles in Albany were not exact replicas of the early American architecture, they took inspiration from the classical design. With the majority of lots in the study area being long and narrow, the architecture adapted to the limitation, boasting a two-and a half-story tall frame structure with a protruding temple front supported by a double height porch. Oftentimes, the gable is accented with a Palladian window while the front door is placed off to the side, especially to accommodate two family homes which often

provided rental income to the homeowners. This unique design is sometimes identified as a **Homestead Temple** dwelling. Typical Colonial Revival details such as dentil moldings, gabled dormers are not always present along Delaware Avenue. These buildings instead were practical and economical in their design.



Plate 24. 179 Delaware Avenue. Example of a Homestead Temple Design.

This building style was also able to be adapted to serve as two-family homes, with mirror floorplans stacked vertically. This design also created a cost-effective home along Delaware Avenue.

In addition to the long and narrow dwellings along Delaware Avenue, several Colonial Revival style dwellings were constructed with a **four-square plan** with four rooms on two levels. A prime example of this design is the building at 87 Delaware Avenue. It showcases a square footprint with a full width porch recessed beneath an overhanging second story. The porch, supported by paired columns and accented by a closed pediment, exemplifies this style. These building designs can be richly ornamented or streamlined using simple materials, yet they both represent a period of American architecture which represented quality, family and integrity.

The rise of a middle-class comprised of managers, engineers, and other professionals as well as the increased role of women in the workforce, amplified the demand for housing that fostered a more relaxed and functional family environment, as opposed to more rigid domestic separations of earlier American styles.



Plate 25. 87 Delaware Avenue⁷⁸

In addition to the “standard” Colonial Revival style dwellings along Delaware Avenue, another popular subset was the **Dutch Colonial Revival** style which is immediately recognizable for its “barn style” gambrel roof. Typically standing two and a half-stories in height, this dwelling style can vary from more elaborate to more modest in appearance based upon its size and materials.



Plate 26. 85 Delaware Avenue, Typical Dutch Colonial Revival.

The home at 85 Delaware Avenue is a good example of an early Dutch Colonial design with a recessed entry under a projecting porch supported by paired columns. This residence was built by Jesse Leonard, son of the developer of Leonard Place and a prominent and prolific builder/developer in his own right.



Plate 27. 85 Delaware Avenue⁷⁹

The houses along Providence Place are generally two and a half-story in height, three bay frame structures. An early photo from

⁷⁸ *Laws, Ordinances and Regulations of the City of Albany* United States: J.B. Lyon, printers, 1903, 148.

⁷⁹ *Laws, Ordinances and Regulations of the City of Albany* United States: J.B. Lyon, printers, 1903, 127.

1903 shows at least four dwellings already constructed along the southwest side of the street. These early houses were also most likely constructed by Jesse Leonard.



Plate 28. Providence Place, from Beaver Park⁸⁰

Several buildings within the study area exhibit “rowhouse” qualities despite being stand-alone buildings. With ornate bracketed cornices and a bay window, these **vernacular Italianate** structures could be utilized as a single-family home, multi-family dwelling or a mixed-use commercial structure. Today, while some of the details are clad in aluminum or vinyl siding, or a one-story addition has been placed on the facade, obscuring the delicate designs, many buildings retain their overall historic feeling.



Plate 29. Catherine Street.

Perhaps the grandest home within the study area is the dwelling at the corner of Matilda and Ten Eyck Avenues (42 Ten Eyck Avenue). This dwelling is two and a half-stories in height with **Neoclassical** influences such as a full height entry porch with lower full width porch supported by wide Ionic columns, engaged pilasters, a classical pediment with a wide cornice accented with modillions and a clay tile roof.



Plate 30. 42 Ten Eyck Avenue.

The **Craftsman** style of dwelling, with its wide, overhanging, unenclosed eaves and decorative brackets or rafter tails, is an unusual house style in the Delaware Avenue neighborhood. Found generally along the residential roads (for example 11 Summit Avenue and 55 Matilda Avenue), the largest concentration can be found along Ten Eyck Avenue with small Craftsman styles represented at 63, 61 and 15 Ten Eyck Avenue while a large duplex at 9/11 Ten Eyck Avenue has a touch of **Prairie** style influence. The Prairie influence can also be witnessed through the design of the Delaware Avenue branch of the Albany Public Library.

⁸⁰Laws, Ordinances and Regulations of the City of Albany United States: J.B. Lyon, printers, 1903, 138.



Plate 31. 63 Ten Eyck Avenue.

Homes designed with the **Bungalow** form are also found in the study area. Easily recognizable by its low lines and natural materials, Bungalows represented a secure, family-oriented focus. The wide, open front porch created a harmonious relationship between the outside world and the home with its rusticated piers and airy nature. The front porch also acted as both a barrier and a bridge to invoke a neighborly feeling.



Plate 32. Typical bungalow plan house, 10 Carroll Terrace.

The interior of a bungalow is as simple and efficient as its exterior. It generally has an open floorplan with no delineation between

public and private spaces. The rigid formality of Victorianism disappeared with the placement of the bedrooms near the living and dining rooms. A circular floorplan allows movement within the dwelling to create an efficient and hygienic design. Bungalows also allowed its occupants more time for leisure and recreational activities. The bungalow was an unpretentious design, which helped increase the appearance of an average size lot through its horizontal lines and low height.⁸¹ This style was popularized through the use of plan books and illustrations in magazines such as *Ladies Home Journal*. The inexpensive nature of this design also appealed to young couples and middle-class families.⁸²

Carroll Terrace stands out as having a dense collection of Bungalows in the area with eight homes of varying sizes situated on the block. Interestingly, these buildings most likely were constructed by the same craftsman as the owner, John J. Creagan, solicited contracts for eight frame Bungalows in the *American Contractor Magazine* in 1920.⁸³

With the continued industrial advancements, new materials contributed to changes in design. Pressed concrete and later, smooth-faced concrete block began to replace cut stone due to their cost-effectiveness and ease of use. Concrete blocks made with Portland cement became more widely available after 1900 when mail order catalogs like Sears Roebuck began offering block-making machines.⁸⁴ Dwellings with a pressed concrete block first floor are found in the study area at 109 and 115 Delaware Avenue while the dwelling at 18 Besch Avenue is

⁸¹ Kenneth T. Jackson, *Crabgrass Frontier*, 186.

⁸² Clifford Clark, *The American Family Home*, University of North Carolina Press: Chapel Hill, 1986, 185.

⁸³ *The American Contractor*, United States: F. W. Dodge Corporation, 1920, 62.

⁸⁴ Classic Rock Face Block, <https://classicrockfaceblock.com/the-history-behind-rock-face-block/>, accessed 1/31/2021.

wholly constructed of pressed concrete block. On the 1909 Sanborn Maps, they are identified as frame buildings with a “patent stone” on the first story.⁸⁵

Technological innovations such as indoor plumbing, electricity and centralized heating also revolutionized American lifestyles. Garages also began to appear, with many constructed of formed concrete or brick to provide “fireproof” materials. Some garages were even sold as mail order kits. Today, most garages in the study area are small and inaccessible to modern automobiles.

The rising middle class began to reshape the ideals of an American family home, leveraging new transportation networks to escape crowded urban centers and embrace a new suburban ideal. Architects and builders, aided by strategic marketing, contributed to the growth of these middle-class housing developments.

Architects and designers also began to play a pivotal role in helping homeowners acquire the knowledge necessary to construct their own home. George Palliser was an architect from Bridgeport, Connecticut who revolutionized this relationship by selling plan books and designs directly to home buyers.⁸⁶ Palliser democratized the architect-builder-building owner relationship throughout the late 19th century, educating the client to express the desire for a home designed specifically for the buyer’s wants and needs.⁸⁷ This new philosophy was spread nationwide as other designers sought to capitalize on the changing technology and demographics of the middle class.

Another popular resource was *Keith’s Plan Book of Two-Family Houses and Flats*, a popular mail order guide authored by the Keith Corporation in Minnesota. This inexpensive periodical featured several architectural styles similar to houses the Delaware Avenue corridor, although it is unknown if the buildings were built from these specific plans or if they were just popular designs for urban areas. The magazine shared how the cost to construct two dwellings on the same property was not out of reach for a middle-class builder and that a two-family home was more impressive than two smaller, similarly appointed dwellings. Even as early as 1915, these plans called for fire separation between the units as well as soundproofing and thick insulation to provide a good living environment.

Closer to home, the Ray H. Bennett Lumber Company out of North Towanda, NY also sold kit homes advertised through a catalogue in which the prospective homebuyer could select a design from nearly 60 different styles to match their vision, budget and need. The Bennett company shipped the designs via the railway and materials to the homesite to be built throughout the United States. Bennett also offered garage kits to complement the new home. Bennett was able to reduce the cost of their kit homes through the standardization of the design and materials, emphasizing that plans developed by architects were costly, that the cost of finished lumber was a concern as was the contractors who “have been known to be careless about the quality of the material and of the work on the job.”⁸⁸

⁸⁵ Sanborn Fire Insurance Map Company, “Albany, Albany County, NY, 1908-1909, vol. 2,” page 205, Library of Congress, Geography and Map Division, Washington, DC, http://hdl.loc.gov/loc.gmd/g3804am.g3804am_g05725190902

⁸⁶ Clark, 77.

⁸⁷ Clark, 76.

⁸⁸ Ray H. Bennett Lumber Company, Inc., *Bennett Better-Built, Ready-Cut Homes, Catalog No. 21*, 1922, 4.

Albany native son Jesse Leonard provided marketing brochures with beautiful photos detailing how affordable it would be to own your own home. Leonard's breakdown included monthly calculations to alleviate any fears a new homeowner might have over unexpected costs.⁸⁹

The rise of buildings and loan associations in the late 19th century also further transformed the built environment. Historically, when individuals borrowed money from banks, the loan was to be repaid upon a previously agreed upon date with a lump sum payment.⁹⁰ This system was tricky for the borrower as it may be difficult to hold onto such a vast sum of money. Savings and loan association allowed members to invest in the company, earning interest on their investment while the money was lent out to perspective borrowers as a mortgage. These associations helped the middle class attain home ownership with a more attractive and less risky investment.⁹¹ These savings and loan associations reinforced the democratization of home ownership and also spread a gospel of white middle-class Christian morality which included frugality, sobriety, and hard work.⁹² The savings and loan associations were so successful that during the 1920s, they held half of the mortgages in the United States with an interest rate between 6-8%.⁹³

Financing a home was generally a private affair throughout the first quarter of the twentieth century. Many people could not afford a single-family home, and mortgages before the advent of the Federal Housing Authority and Veterans Administration

programs were limited to one half or two thirds of the appraised value of the house. The buyer was required to put a down payment on the rest. Before 1930, five to ten years was the typical mortgage length and the loan was not fully amortized, meaning mortgages might come due in periods of tight money or at the whim of the market.⁹⁴ Renting an apartment, therefore, was an important and necessary part of life in Albany- especially in the Delaware Avenue neighborhood. The Great Depression saw numerous Americans defaulting on their mortgages, and by 1933, nearly half of all mortgaged homes were in default.⁹⁵ As a result, President Herbert Hoover created a *Conference on Home Building and Home Ownership* which identified a new four-point approach in Federal policy:

1. The creation of long-term amortized mortgage
2. The encouragement of low interest rates
3. The institution of government aid to private efforts to house low-income families
4. The reduction of home construction costs.

While the administration sought to find private investment to correct the problems, it still recognized the need for Federal involvement. The establishment of the Federal Home Loan Bank increased the supply of capital to the housing market and encouraged home ownership.⁹⁶ Although Hoover attempted to transform the homeownership market, it was through

⁸⁹ Jesse Leonard, n.p.

⁹⁰ Clark, 96.

⁹¹ Clark, 97.

⁹² Clark, 97.

⁹³ Jackson, 427.

⁹⁴ Kenneth T. Jackson, "Federal Subsidy and the Suburban Dream: The First Quarter-Century of Government Intervention in the Housing Market,"

from *Records of the Columbia Historical Society*, vol. 50 (1980), 427.

⁹⁵ Kenneth T. Jackson, "Federal Subsidy and the Suburban Dream: The First Quarter of Government Intervention in the Housing Market," *Records of the Columbia Historical Society*, Washington, DC 1980, vol. 50, 424.

⁹⁶ Jackson, 425.

President Franklin Roosevelt's administration to establish safety nets to protect home ownership. The Home Owners Loan Act of 1933 was empowered to refinance mortgages in default or foreclosure and in the first three years after it was enacted, three billion dollars was invested to support more than one-tenth of homeowners in the United States.⁹⁷

The success of the Federal Housing Administration's efforts during the Depression is tempered, with hindsight, with the redlining of wholesale neighborhoods, effectively creating ghettos based on racial and religious stereotypes and prejudices. As the FHA was evaluating the risk of investing in neighborhoods, it would look at several criteria including:

1. Relative economic stability
2. Protection from adverse influences
3. Freedom from special hazards
4. Adequacy of civil, social and commercial centers
5. Adequacy of transportation
6. Sufficiency of utilities and conveniences
7. Level of taxes and special assessments
8. Appeal⁹⁸

In evaluating each mortgage, reviewers judged crowded and older properties as attractive to lower classes and encouraged renters to look toward suburbia. More consequently, the FHA also looked for "inharmonious racial or nationality groups" which encouraged segregation. These appraisal reviews were ascribed to color coded maps which identified four distinct

neighborhoods and, therefore, investment opportunities. The first grade is identified with the color green and were generally new, in-demand residential areas with a homogeneous population of "Americans of the better class."⁹⁹ The second grade was blue which included stable areas which had reached their peak but were not in danger of decline. The third grade was yellow which indicated a declining neighborhood with low rent which attracted an undesirable clientele. The fourth grade was marked in red, from which the term "red lining" comes from. These "hazardous" areas, including any areas characterized by poor maintenance, poverty or vandalism were identified in red, which also included any Black neighborhoods, regardless of the condition.¹⁰⁰

According to Security Map drawn in 1937, Delaware Avenue, south of Besch Avenue to Ten Eyck Avenue (and including much of Second Avenue, was identified as a "C" grade and shaded yellow on its accompanying map. Although the neighborhood was listed as having all city facilities, good schools and transportation, the predominance of two-family homes decreased its rating. The form also notes that there is an occupancy rating of 95%, with 50% of families being foreign born and predominantly of German descent. The document states there are no Black families living in the neighborhood. With the clarifying remarks stating, "although of substantial age and quite modest type, it is still a fairly good neighborhood. Delaware Avenue in particular, is almost solidly two-family structures of practically uniform design." Despite the positive assessment, the availability of mortgage funds for this neighborhood was listed as "poor" both for home purchase and home building.¹⁰¹

⁹⁷ Jackson, 425.

⁹⁸ Jackson, 430.

⁹⁹ Jackson, 431.

¹⁰⁰ Jackson, 432-433.

¹⁰¹ Security Map of Albany, NY, NS Form 8, 10-1-37 as found in Home Owners Loan Corporation Redlining Zones in Albany, <https://www.arcgis.com/apps/mapviewer/index.html?>

The area north of Besch Avenue to Leonard Place and beyond was considered the Washington Park area. This area had zero foreign born families, no Black families and some families on relief. The buildings were half single family and half two-family homes in fair to poor condition. The clarifying remarks for this neighborhood stated, “This area is very little better than a “D” district in spite of the presence of two of the city’s best parks. On Holland Avenue, which runs through a large, undeveloped area, there have been constructed recently about 12 houses which were sold for from \$10,000 to \$12,000. Unless this vacant area should be developed in a large way along similar lines, these houses appear to be badly misplaced.” The availability of mortgage funds was listed as very poor for home purchase and no funds available for home building. This area was given a “C- “grade.¹⁰²

Parts of Marinello Terrace, the former Ten Eyck Park area and Delaware Avenue south of Whitehall Road was listed as a blue neighborhood. The residents in this area are a mix of white collar and mixed labor economic backgrounds with a 50/50 split between one- and two-family dwellings. There were no foreign-born residents, no families on relief and no Black families. The clarifying remarks states “this area is bordering a very desirable section to the west. Some quite recent construction of a modest bungalow and a semi-bungalow has taken place in the southern portion. Likewise, there is present now construction on Marinello Street off Delaware Avenue. Delaware Avenue is almost solidly two-family frame

houses of one type and containing two flats of six-rooms each.” The availability of mortgage funds for a one family home purchase or home build was listed as fair.¹⁰³

After the second World War, few new construction projects took place within the study area, as the neighborhood was already densely populated. Very few post-war styles are found in the study area, although there are several examples. The **ranch** style is likely the most populous post-war style found in the neighborhood. Their one-story, linear shape rebels against the typical early twentieth century two-and a half-story dwellings. These dwellings are only found in the residential neighborhoods and may have replaced earlier structures or were late arrivals to previously empty lots.

The commercial district also transformed slightly post-war with one story additions added to the façade of early 20th century residential structures. While the commercial district always included mixed-use structures, the modern additions appear to stand out more with their concrete block construction and rectangular design.

Very few mid-century modern buildings are located in the study area however, the examples found in the district include the former Key Bank building which is now a laundromat (Wishy Washy) located at Delaware Avenue and the Spectrum Theatre at 290 Delaware Avenue.

Late 20th century intrusions generally do not have a defined style, and while they are few in number, they are recognizable in the

[layers=216a8f48d318406c99f9dffd1b2b70ee](https://www.arcgis.com/apps/mapviewer/index.html?layers=216a8f48d318406c99f9dffd1b2b70ee)
accessed August 30, 2024.

¹⁰² Security Map of Albany, NY, NS Form 8, 10-1-37 as found in the HOLC Redlining Zones in Albany, <https://www.arcgis.com/apps/mapviewer/index.html?layers=216a8f48d318406c99f9dffd1b2b70ee>
accessed August 30, 2024.

¹⁰³ Security Map of Albany, NY NS Form 8, 10-1-1937 as found in the Home Owners Loan Corporation Redlining Zones in Albany, <https://www.arcgis.com/apps/mapviewer/index.html?layers=216a8f48d318406c99f9dffd1b2b70ee>,
accessed August 27, 2024.

district. Modern buildings such as the City Square Plaza at 485 Delaware Avenue, Stewart's Shops, gas stations and other late 20th century structures stand out among the Colonial Revival style buildings on the main thoroughfare. Modern residential structures also are very rare in the study area but are less intrusive as several newer buildings mimic the historic design styles. The modern buildings that do not blend in are late 20th century suburban split level style buildings.

Over the course of the late 20th century, some materials were altered, specifically the addition of vinyl/aluminum siding or the enclosure of open porches. Additionally, some incompatible infill was added to the neighborhood but overall, the community retained its overall architectural cohesion and style.

Survey Findings/Preliminary Evaluation

This reconnaissance survey assessed approximately 900 resources within the survey area. Buildings were identified by their use as single family, two-family, multi-family, commercial, religious or public. Notably, nearly half of the buildings in the surveyed area were two-family structures, typically featuring vertical stacking and accessed via two doors on the exterior of the dwelling. Many two-family homes had open porches and two-story columns supporting an overhanging pediment. Nearly all the frame buildings are clad in vinyl or aluminum siding.

While this reconnaissance survey was not intended to provide enough information to collectively evaluate National Register of

Historic Places (NRHP) eligibility, an attempt is made to offer preliminary suggestions to the possibility of NRHP significance for a district.

For the preliminary evaluation, the researchers considered several factors: the impact of the streetcar on the study area, the circulation pattern, lot size, and density. They also investigated subdividers and builders and the City of Albany's impact on infrastructure and utilities. A brief look at deed restrictions in one subdivision also provided a basic understanding of limitations on private landownership. The team also sought a general understanding of the demographic of residents.

Using the guidance from the *Historic Residential Suburbs* Bulletin, to understand the neighborhood's preliminary eligibility for listing on the National Register of Historic Places or as a local district, we need to evaluate the study area's significance, historic integrity and preliminary boundaries. This neighborhood appears to meet National Register Criterion A in that: The neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area. Additional information is necessary to determine eligibility under Criterion B, however, builder Alphonso Marinello, among others, certainly made important contributions to the district. The residential architecture is an important example of a distinctive period of construction and is the work of several important builders- offering a possibility of being eligible under Criterion C, however, eligibility under Criterion C "requires that the features that mark distinction in planning, architecture and landscape design remain intact and recognizable."¹⁰⁴ More information is needed to determine this possibility. From the preliminary research

¹⁰⁴ Aimes, 96.

conducted, the neighborhood is not likely to yield important information under Criterion D.

Additionally, it is important to determine a period of significance of the study area for future research. Period of Significance refers to “the span of time when a historic property was associated with important events, activities, persons, cultural groups, and land uses or attained important physical qualities or characteristics.”¹⁰⁵ This will help identify contributing and non-contributing resources. Preliminarily, it is recommended that the period of significance is approximately 1895 to 1947.

The seven aspects of integrity include design, workmanship, materials, location, setting, association, and feeling. We need to look at the study area to evaluate whether the changes to the district negatively affect the overall integrity and consider if changes occurred during the period of significance or/and compare the condition of the study area to its condition at the end of its period of significance. Finally, does the study area retain its ability to convey its significance and meet the National Register criteria? Preliminary analysis reveals that although many of the buildings have been subjected to small scale alterations such as the installation of vinyl siding, replacement windows or the enclosure of a porch, very few buildings had major alterations. The lot sizes and circulation patterns do not appear to have changed from their initial subdivision plats, aside from the removal of the center medians along Magnolia Terrace and Summit Avenue and the streetcar rail lines no longer remain.

The integrity of materials and workmanship are perhaps the most challenging aspects to meet as many of the buildings have been altered with vinyl siding and replacement

windows, however, an argument can be made that the original siding is oftentimes underneath the aluminum or vinyl siding. Additionally, as long as the replacement siding does not obscure original details and the building’s historic character remains, non-historic siding is less problematic than it may appear. The buildings original scale and massing should not be altered.

The attached map indicates preliminary evaluation of contributing and non-contributing resources as a potential district within the study area (Figure 14). Contributing resources are resources which were present during the period of significance and retain historic integrity. Altered resources or those that were constructed outside the period of significance are considered non-contributing. Four resources were preliminarily recommended individually eligible for the National Register and include three churches and the Delaware Avenue Public Library.

Albany’s Delaware Avenue corridor contains both the multi-family version along the main corridor as well as a single-family homes with a less grand style. The repetition of the style along the main thoroughfares gives a distinct feeling to the neighborhood.

¹⁰⁵ Aimes, 99.

Associated Property Types

As one would expect, most types and styles found in the study area were constructed in the early twentieth century and reflect the popular architectural styles, types and plans of the period.

The study area is dominated by residential construction with Delaware Avenue itself serving as a mixed-use corridor with commercial and residential construction.

The homestead temple house is the most prevalent property type in the study area. Situated with the gable end facing the street, and with a long, narrow, deep floorplan, this building can be found in a single family or two-family floorplan.

Some residential structures have been altered to include a commercial business on the first level and residential apartments on the upper levels.

The majority of dwellings located in the study area were constructed without regard to automobiles, driveways or garages, however, residences built after 1920 generally include a small one-bay garage constructed of a fireproof material.

Houses of worship can be found both along the commercial corridor as well as within residential neighborhoods.

Educational facilities were located just outside the study area; however, they too were intermingled between the commercial corridor and residential area.

The main historic commercial center is located along Delaware Avenue between Barclay Avenue and Marinello Terrace. This area includes several commercial structures,

the theatre complex, the historic fire station, the former A&P grocery store which is now a CVS pharmacy and two laundromats.

Within the study area there are also social facilities such as the Veterans of Foreign Wars (VFW) Lodge and public facilities such as the public library.

Late 20th century gas stations and mechanics shops also populate the district.

While the study area has undergone some changes to the historic fabric of the buildings, including replacement windows, synthetic siding and the enclosure of porches, the buildings rhythm, styles, setbacks and uniformity provide a distinct feeling of a district (Figure 14).

Recommendations

This reconnaissance survey aims to provide a broad overview of the historical patterns of the Delaware Avenue Corridor. Further research is necessary to uncover hidden histories and deeper insights into the social demographics of the neighborhood. While the survey area contains several impressive architectural structures, most of the buildings within the study area were vernacular in their design and use. Additional research is necessary to determine the construction history of these common buildings. Moreover, exploring the social history behind deed restrictions could shed light on issues of race relations and religious bigotry in the area.

Alphonso Marinello, a prominent figure in the Delaware Avenue neighborhood warrants further investigation. Understanding his architectural legacy- such as the buildings he designed, whether he used pattern books or created designs independently, and the

significance of his distinctive “doodle” rooflines- would provide valuable insights into his work.

Further questions remain regarding other influential architects and builders in the area. It is also important to investigate whether any houses in the study area were kit homes or prefabricated, the ground of the apartment complexes and who built, designed and lived in these structures. Comprehensive research into building permit records could illuminate these aspects and enrich the understanding of the district’s history. Aside from Marinello, what other architects and builders made an impact on the neighborhood?

Recommendations for future work:

1. **Conduct an Intensive Level**

Survey: The current reconnaissance survey provides a preliminary overview but is limited by its tight deadline. An intensive level survey is recommended to facilitate a National Register nomination, or at the very least, a local landmark designation. This survey should look closely into the ethnic and economic make-up of the community to ascertain patterns and trends. Future research could also look into how the Delaware Avenue corridor compares with other streetcar suburbs in Albany in terms of architectural styles, ethnic make-up, and integrity.

2. **Consider a Formal NRHP Listing for St. Francis of Assisi Church:**

The former St. James Church should be nominated to the National Register of Historic Places as well as a local landmark.

3. **Re-evaluate the Delaware Avenue**

Public Library: The Delaware Avenue Public Library was once

determined not eligible, however, the library’s architectural integrity warrants reconsideration for local landmark status, especially given its unique design.

4. **Consider Creating a Local Historic District or a Conservation District:**

While the study area is recommended to undergo an intensive level survey to determine National Register eligibility, the City should consider listing the neighborhood as a Local Historic District or Conservation District.

5. **Consider Surveying the Second**

Avenue neighborhood. This area is closely aligned with the Delaware Avenue corridor, however, it developed separately. It would be interesting to note the similarities and differences of each neighborhood.

6. **Promote the Benefits of Further**

Research: Emphasize the advantages of historic designation to the community.

7. **Create Design Guidelines for the**

Neighborhood: Design guidelines may help encourage the continuity of the neighborhood’s unique architecture.

8. **Encourage a Preservation Group:**

The Delaware Avenue Neighborhood Association provides a strong voice for neighborhood affairs. The group could consider having a subgroup dedicated to promoting historic preservation within the neighborhood and encouraging young residents to learn about the history of the neighborhood.

In sum, the Delaware Avenue study area is an important microcosm of the development of streetcar suburbs in Albany. The typical architecture found in this neighborhood is unique and still retains much of its historic integrity without modern infill or demolitions to interrupt the repetition and cadence of the streetscape. The neighborhood is an amazing facet of Albany history and deserves to be recognized and preserved.

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on buildings in cities, enclosure and operation of elevators, erection of fire escapes, stairs and doors of factories, inspection of bakeries, etc., places of public amusement, protection of health and property, storing of gun cotton or other dangerous explosives, of private drains and swearers, erection of wires in streets and buildings. Albany: JB Lyon Company, 1903.

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Appendix A

IDENTIFICATION:

Historic Resource Name: Delaware Avenue Corridor

Location: The proposed district is centered on Delaware Avenue and is roughly bound by Leonard Place on the north, Mereline Avenue on the South, Simpson Avenue on the west and Delaware Avenue on the east.

County: Albany

City: Albany

DESCRIPTION

Primary Building Type: Residential, Commercial, Religious

Architectural Style: Colonial Revival, Craftsman, Victorian

Recommended Criteria: A. Association with the development of an early 20th century streetcar suburb on a local level.

Criteria Consideration: A. There are at least five religious institutions within the boundary that are recommended eligible.

Area of Significance: Community Planning and Development, Architecture

Period of Significance: 1895-1947

Architect/Builder: Alphonso Marinello

The proposed Delaware Avenue Historic District is located in the City of Albany, Albany County, New York. This streetcar suburb contains structures generally built between 1895 and 1947 when the majority of the suburb was established. The proposed district is roughly bounded by Leonard Place on the north, Simpson Avenue on the west, Delaware Avenue on the east and Mereline Avenue on the southern periphery. One existing resource within the boundary was previously listed in the National Register of Historic Places: Hook and Ladder No. 4 Fire Station. Lincoln Park, which is just outside of the proposed district on the northeast side of the boundary, is also listed in the National Register of Historic Places. One building, the Catholic Church located at 381 Delaware Avenue, was previously determined eligible for listing in the National Register of Historic Places.

The proposed Delaware Avenue Historic District is recommended eligible for listing as it represents a period in Albany's history which was characterized by population growth, developments in transportation and public infrastructure and the introduction of new architectural

styles. Historically, the landscape was situated on a slight bluff overlooking the City of Albany, but through public works efforts, the terrain was flattened for the introduction of the streetcar. While Delaware Avenue itself generally followed the historic turnpike route, the residential street spurs which jut east and west from the main road were generally designed by local developers who purchased, subdivided, and laid out residential developments. These rectangular lots were generally then sold directly to homeowners who hired a contractor to build their home. In other areas of the district, residential homes were constructed by a developer/builder (Alphonso Marinello) who then sold the property to homebuyers. Marinello himself reportedly constructed nearly 800 buildings throughout his career, and in the Delaware Avenue area, is known for the “Marinello Doodle,” a scrolled finial located on the gable ends of his slate roofed buildings. Marinello himself certainly gave the neighborhood part of its distinctive character through his “Homestead Temple” two-flat residential duplexes.

The proposed Delaware Avenue Historic District is nearly equally divided between the number of single-family homes and duplexes. There are approximately 637 number of contributing resources within the proposed district which include single family residential homes, duplexes, multi-family homes, mixed-use and commercial structures. The neighborhood has not suffered from numerous teardowns and incompatible infill which has allowed the integrity of the individual subdivisions to remain. The majority of buildings retain their form and massing with their styles readily identifiable. Many of the buildings’ original materials, however, have been covered over or replaced with vinyl or aluminum siding or replacement windows. While the integrity of materials has been decreased, many of the buildings remain intact and retain their original design. There are few vacant lots in the district, although any incompatible infill is readily apparent due to the conflicting designs.

The period of significance for the proposed Delaware Avenue Historic District is suggested to be between 1895 when the first commercial development occurred on Leonard Place to 1947 when the last major construction occurred in the corridor and the streetcars were replaced with commercial buses.

The streets included within the proposed district include:

Delaware Avenue, from Leonard Place to McAlpine Avenue. This is the primary northeast to southwest road in southwestern Albany. The roadway generally follows the historic Delaware Turnpike route and is bordered by sidewalks on each side of the roadway and planters with trees. This street includes a mix of commercial and residential buildings as well as churches, social halls and a fire station. Modern infill along Delaware Avenue includes a gas station and a convenience store as well as a strip mall constructed in the 1980s.

Leonard Place is a dead-end street with a variety of late 19th and early 20th century dwellings. It is adjacent to the William Hackett Middle School. Leonard Place was developed by Jacob Leonard ca. 1895.

Mercer Avenue is a dead-end street which is southwest of Leonard Place. This street contains approximately 16 mid-century split-level and ranch style dwellings which are outside of the period of significance. The resources on this street are all considered non-contributing.

Providence Place is a dead-end tree-lined street flanked with sidewalks. The majority of the 18 residences on this street are Colonial Revival in style. Providence Place was originally subdivided by Jacob Leonard.

Besch Avenue is another dead-end street with dual sidewalks separated from the roadway by a grassy strip. The homes along this street are generally Colonial Revival in style although Bungalow and Foursquare plan homes are also found on this street. An original fire hydrant is located on the south side of the street. Besch Avenue was established by Joseph Besch in 1913.

Delaware Terrace is a dead-end street located on the northwest side of Delaware Avenue. The dwellings and sidewalk are raised approximately three feet above the roadway. The street has a variety of Colonial Revival style dwellings, and one newly constructed multi-family home designed in a historic style. Delaware Terrace was subdivided by J.M. Newton in 1907.

Magnolia Terrace was designed by developers Stevens and Hayes. The roadway originally had a center landscaped median which has since been removed. The flat, dead-end street has a sidewalk separated from the main roadway with a strip of grass and trees. Homes continue to be a variety of Colonial Revival style and Homestead Temple forms, and most are situated on slightly raised foundations. Magnolia Terrace was originally created by F.N. Stevens and Rutherford B. Hayes in 1910.

Carroll Terrace is a flat, short dead-end tree-lined road with curbs and sidewalks separated by a grassy strip. The street has an original fire hydrant on the north side. The homes are a mix of bungalow and front gable forms. Carroll Terrace was originally subdivided by the Buckingham Investment Company, 1919.

Barclay Street is a wide, flat street which is a dead-end roadway but also connects to Summit Avenue. The street was developed by Stevens and Hayes and includes curbs, grassy/tree lined strips and sidewalks. The large houses are overwhelmingly two-and a half-story Colonial Revival style dwellings. Stevens and Hayes subdivided Barclay Street.

Summit Avenue runs perpendicular between Barclay and Marinello Terrace. This street mimics the others as designed by Stevens and Hayes with a flat roadway, stone curbs, and dual sidewalks with a grassy strip. This street also originally had a center median which has since been removed. Dwellings on this street are generally two and a half-story Colonial Revival or Homestead Temple front styles but also include Craftsman style and Four-Square plans. This street is distinctive as it has driveways on many of the lots. Summit Avenue was partially subdivided by Stevens and Hayes and Alphonso Marinello.

St. James Place is a dead-end street which connects with Summit Avenue. The street is occupied by Colonial Revival homes in addition to the Catholic Church and school complex. This street, as it intersects with Summit Avenue, has a streetlight. West of Summit Avenue, the street atmosphere changes with the introduction of ranch style and split-level homes. Alphonso Marinello subdivided St. James Place in 1923.

Catalpa Drive is a short, dead-end street with curb, grassed strip and sidewalks. The homes generally include Colonial Revival homes, bungalows and four-square plans. This subdivision was also designed by Stevens and Hays.

Marinello Terrace has a variety of residential building styles and the homes include driveways. Once past Summit Avenue, the building stock becomes newer and is not compatible with the existing buildings. The street contains curbs, sidewalks and trees. This street was established by Alphonso Marinello in 1923.

Cuyler Avenue was historically part of the Ten Eyck Park which was subdivided by Jacob Ten Eyck in 1909. Cuyler Avenue has a wide roadway with a tree lined sidewalk. Homes along the street are primarily Colonial Revival style, however, there are some Craftsman influenced buildings. Some dwellings along Cuyler Avenue possess a driveway, although the majority of lots do not. The Calvary Church is also located along the street. The homes are set back from the roadway and the dead-end road is relatively flat.

Matilda Street is a cross street which runs horizontally between Cuyler Avenue and Whitehall Road. This street is treelined and with a sidewalk. The dwellings, which are a mix of Bungalows, Colonial Revivals and front gable cottages, appear to be single family dwellings and are more modest than the neighboring homes on Ten Eyck Avenue and Cuyler Avenue. This road was also part of the original Ten Eyck Park and was established in 1909.

Ten Eyck Avenue extends from Delaware Avenue through to Marwill Street. The dwellings are situated on a tree-lined street and are grand in their designs. The architectural styles consist of large, Colonial Revival homes and some Craftsman inspired. There are a mix of single family and duplexes. The Third Reform Church is located within this neighborhood. This street was originally subdivided by Jacob L. Ten Eyck in 1909.

Whitehall Road is a historic road which has turned into a thoroughfare with high-speed roads. The homes consist of bungalows, craftsman and colonial revival style dwellings. A large church complex and a school is also located along this roadway. Jacob Ten Eyck subdivided a portion of Whitehall Road in 1907 and Home Building Company subdivided the western track in 1912.

Sards Road is a small, dead-end street off Whitehall Road which was part of a subdivision created by the Home Building Company in 1912. The street has modest houses of various early 20th century styles.

McDonald Street is a small, dead-end street off White Hall Road which was part of a subdivision created by the Home Building Company in 1912. The street has modest houses of various early 20th century styles.

Kate Road is a small pass through road that was part of the Ten Eyck Subdivision in 1909.

Mapleridge Avenue is a quiet, tree lined street with flat sidewalks, curbs and a grassy strip. Resources consist of front gable cottages, homestead temple buildings, four square buildings and several modern ranch homes. The roadway loops around and extends to Simpson Avenue. The homes along Mapleridge Avenue have shallow setbacks. Mapleridge Avenue subdivision was established in 1911 by Carrie L. Crear.

Arcadia Avenue is a flat, short road with sidewalks. The buildings on this roadway are primarily front gable cottages. The setback from the roadway is very shallow and the lots appear smaller than others in the district. This street is part of the Delaware Avenue Villas by J.W. Wilbur in 1907.

Albion Avenue also has a flat, short roadway with sidewalks. The buildings on this roadway are primarily small bungalows and cottages. The setback from the roadway is very shallow and the lots appear smaller than others in the district. This street is part of the Delaware Avenue Villas by J.W. Wilbur in 1907.

Zoar Avenue is a short road with a variety of building styles. The roadway appears like an alley in size and was historically part of the Delaware Villa Subdivision.

Mereline Avenue is part of the Delaware Villa Subdivision. The homes on this roadway are small and consist of Colonial Revival style, craftsman and bungalow styles.

Catherine Street is located perpendicular to Delaware Avenue and originally featured some of the oldest buildings in the district, however, it appears that some garages were demolished to make way for parking lots. This was an older street in the neighborhood and a portion of it was part of the James Steven Estate subdivision in 1909.

Mona Terrace was part of a new subdivision plat laid out for St. John's Catholic Church as after they relocated the cemetery that was on the property. The roadway connects Delaware Avenue to View Avenue and does not have any dedicated lots on it.

View Avenue again was part of St. John's Catholic Church subdivision of the former cemetery property in 1912. The majority of lots are standardized in size, however, some lots are awkward and irregularly shaped. The terrain is relatively flat and there is a narrow sidewalk on both sides of the street. Modern residential buildings are located on the View Avenue portion of the roadway.

Avondale Terrace is part on an early subdivision from 1894. The lots are wide and irregularly spaced.

Osborn Street is a small, dead-end street with approximately 5 buildings on it. The street is occupied by a tow yard.

Oneida Terrace is a flat, tree lined street with large, Colonial Revival style dwellings. The street transforms into Slingerland Street which is outside of the proposed district.

Typical Architecture Within the Proposed District

The Delaware Avenue corridor has a short period of significance as the neighborhood quickly developed as a result of the streetcar lines. The small window of construction did not allow for a diversity of architectural styles, which instead were concentrated with Victorian, Colonial Revival and Craftsman styles. Most buildings were built for the working- and middle-class professionals which muted in their design or were constructed for two-families to allow for greater affordability. Most buildings in the district are free-standing buildings which are comprised of single family, two-family and mixed-use buildings. A large majority of the residential buildings are constructed of frame, although a few more stylized buildings are constructed of brick, pressed concrete or stucco. Most residential structures in the district are designed to fit on the long and narrow lots, with many of the dwellings consisting of two and a half-story tall, rectangular-shaped buildings. Other common elements found among the residential buildings in the district include front porches (sometimes double stacked) and regularly placed double hung fenestration. Many buildings were constructed as two-family homes and as such, have two entrances on the main façade.

The Flemish design of the NRHP-listed Hook and Ladder No. 4 is perhaps the most stylized building in the district, along with the ecclesiastical structures.

The architecture of the commercial corridor is a combination of mixed-use homes and purpose-built structures. The Spectrum Theatre, the Clayton Building and the former Key Bank building are two of the most prominent commercial buildings in the district. Other buildings that serve commercial purposes appear to be residential structures that were repurposed into mixed-use buildings where the original building's second story façade remains visible. A majority of the commercial buildings are also constructed of frame although some may have a masonry one story addition attached to the front of the building. The individual subdivisions developed prior to the City of Albany's mandated setbacks provided uniform building arrangements. Modern commercial structures which were outside the period of significance are considered non-contributing.

The buildings within the district are detailed on the attached spreadsheet and tax parcel mapping.

Typical Landscape Features

The features along Delaware Avenue corridor are typical of other early 20th century streetcar suburbs as it contains residential lots with typical setbacks dependent upon the subdivision. All streets within the proposed district contain sidewalks with curbing and drainage inlets although most of the residential streets have a grassed strip between the concrete sidewalk and the residential lot with many trees set along the strip. Among the residential streets with slight topographic rises, concrete steps may lead from the roadway to the front stoop. Beginning in the mid-1920s, lots began including small garages and driveways, although the majority of buildings within the district do not contain either. The streetcar rails no longer visible on Delaware Avenue, however, the electric lines which run parallel to Delaware Avenue remain. No parks are located within the proposed district, however, immediately outside the district is Lincoln Park, which is an important part of the growth and establishment of the district. The streets appear to retain their historic width, although three streets may have lost their center medians (Summit Avenue, Catalpa Street and Magnolia Terrace).

Previously Listed Resources

Only one resource located within the historic district was previously listed on the National Register of Historic Places, the Hook and Ladder No. 4 fire station.

Resource List:

Total Contributing Resources: 637

Total Non-Contributing Resources: 231

Total Previously Listed Non-Contributing Resource: 1

Total Resources: 868

Statement of Significance

The Delaware Avenue corridor is recommended eligible for listing under Criterion A on a local level as an intact, early 20th century streetcar suburb in the City of Albany. The majority of the properties were constructed between 1895 when the first major development was established along Leonard Place, when the first street until 1947 when the streetcar lines ceased operating. While some of the buildings in the corridor were subjected to material changes, the majority of the buildings retain their original design and workmanship of residential and commercial design in the early 20th century. Without a lot of modern infill, the proposed district retains its feeling, setting and association of a streetcar suburb. For nearly 50 years, the community flourished, with its growth and development dependent upon the streetcar system and with a distinctive architectural design reflected in the region's prominent two and a half-story homestead temple design. While the district has changed over time, it has relatively few non-contributing resources within the proposed Delaware Avenue corridor district in terms of its architectural integrity. Resources which may be clad in unoriginal aluminum or vinyl siding or have replacement windows but still retain their overall architectural style, massing, shape and detailing are considered contributing. Those structures with severe alterations to the original character defining features are also considered non-contributing.

Mixed use structures that have been altered after the period of significance to add additional square footage which has marred the character, scale, massing or style of the original building are considered non-contributing. If the building contained a commercial storefront and residential units above which was constructed prior to the concluding date of the period of significance and has not been substantially altered, however is recommended as a contributing resource.

Properties that were constructed beyond the period of significance or that are less than 50 years old are considered non-contributing to the proposed district.

While many buildings may have been altered with modern materials, the overall district retains its feeling, setting, materials, design, location, workmanship and association of a streetcar suburb in the City of Albany.

The corridor today continues to reflect the vibrant and compact streetcar suburb of yesteryear.

Historic Context

19th Century Development and Infrastructure Improvements

For the first 200 years of the City of Albany, the Delaware Avenue corridor area was generally rural, forested land and part of the Town of Bethlehem near the community of Groesbeckville. Today, Groesbeckville (part of the South End Historic District) is marked by the Schuyler plantation, the former home of General Philip Schuyler (a Revolutionary War hero). After his death, the property was subdivided into orderly blocks and streets which developed into a thriving community of Irish and German residents in the early 19th century.¹

The major transportation routes in the early years of Albany's establishment relied on the Hudson River as well as established Native American trails and pathways which evolved into named roadways such as the Albany Post Road (which traversed from Albany to NYC on the east side of the Hudson) or the Great Genesee Road (also known as the Mohawk Trail which later connected 18th century forts and outposts such as Fort Schuyler (present day Utica) to present day Caledonia (and later, Buffalo). The roadway which is now called Delaware Avenue was most likely an unmarked trail that followed the crestline of the existing terrain.

As Albany grew, the narrow paths became difficult to traverse due to heavy wagons and the passage of thousands of animals quickly turned the established routes into muddy messes. To alleviate the burden of travel, private companies began to establish toll roads, which, for a price, would provide a more efficient means of travel. The Albany and Delaware Turnpike Company was chartered in March of 1805 in order to "build, grade, and construct" a turnpike between Albany to Delaware County.² The roadway began near present day Madison Avenue and Lark Street and traversed beyond the city limits through Bethlehem, New Scotland, and Rensselaerville. The hilly geography proved too much for the turnpike, as even though the roadway was macadamized, it was not graded appropriately, and the private turnpike was eventually abandoned in 1868 and its name changed to Delaware Avenue as the state assumed ownership.

Throughout most of the early 19th century, the present-day Delaware Avenue corridor beyond the city line was still undeveloped. While General Schuyler's stately home was located approximately one-half mile to the east of the study area, the western outskirts remained rural or agricultural in nature while the southeastern area transformed into the town of Groesbeckville.

Groesbeckville quickly grew both residentially and commercially in the first half of the 19th century. Further west, however, remained rural and became home to social service facilities including an Alms House, a penitentiary, and a hospital for incurables. The Albany County Alms House, built in 1826 along New Scotland Road, (located to the northwest of the Delaware Avenue Corridor study area). The poor farm was established north of Holland Avenue near the current Veteran's Administration Hospital. The penitentiary was located west of Leonard Place and was

¹ Kimberly Konrad Alvarez, *Reconnaissance-level Survey of the Delaware Avenue Neighborhood*, 2011-2013, Landmark Consulting, 9; <https://www.albanyny.gov/838/South-End-Groesbeckville-Historic-Distri>, accessed August 22, 2024.

² Howell and Tenney, 790.

constructed between 1844 and 1846. The design of the facility was well regarded with its 14-foot-tall crenelated brick wall surrounding the prison while a designed garden attracted visitors and tourists.

The facility was self-sufficient with male inmates producing shoes or chairs while the female inmates served as laundresses.³ Additionally, St. John's Catholic Church in Groesbeckville established a seven-acre cemetery outside of the town limits in 1841, on the south side of Catherine Street, east side of Delaware Avenue.⁴

While the Delaware Turnpike wasn't a fashionable roadway, it did not prevent some residents from establishing households along the route. According to an 1854 map of Albany County, New York, at least twelve different residents constructed buildings along Delaware Avenue in Bethlehem Township. The Ten Eyck family's estate, Whitehall Farm (after which White Hall Road is named) was among the largest homesteads.⁵ Additionally, this map also indicates how the town of Groesbeckville connected with the outside world with the future Second Avenue and Whitehall Road intersecting with the Delaware Turnpike.

Within the City limits, east of the Delaware Turnpike and a short distance from Albany's more fashionable areas, saw the growth of frame rowhouses, constructed by George Martin, owner of the Martin Opera House, which developed into Martinville (just east of the northern limits of the study area).⁶ This neighborhood became home to numerous Irish immigrants whose densely constructed houses were tightly fit against each other and the sloping terrain. The poor living conditions and anti-immigrant sentiment of the time gave this neighborhood an unsavory vibe, especially to the well-established residents of the Capital city.

While the topography of the Martinville area was not advantageous to creating a bucolic residential neighborhood, it did encourage the development of industry. The Beaverkill creek cut deep ravines through the area, which were reported to be approximately 70 feet high in some areas.⁷ The cliffsides were mined for clay which supported a flourishing brick industry near Delaware Avenue and Dove Street.⁸ Additionally, to cater to the new residents and thirsty patrons, enterprising entrepreneur Frederick Hinckel established the Cataract Brewery near Swan and Myrtle Avenues (also outside the current study area).⁹ These industries dumped their refuse into the Beaverkill ravine, adding to the smell, muck and decay of the area, creating a health hazard. By 1883, the area was condemned, although it took another ten more years for the region to be cleaned up.

³ *Friends of Albany*, "The Albany Penitentiary," <https://friendsofalbanyhistory.wordpress.com/2018/01/23/the-albany-penitentiary/> accessed August 23, 2024.

⁴ Troy Irish Genealogy Society, "St. John's Cemetery, Albany, NY," https://sites.rootsweb.com/~nytigs/StJohnsCemetery_Albany/StJohnsCemetery-Albany_Intro-Index.htm, accessed August 20, 2024.

⁵ "Map of the White Hall Farm Belonging to L.G. Ten Eyck" by WH Slingerland, Civil Engineer and Surveyor, February 1883, Map 225.

⁶ *The Albany Evening News*, "Through the Years with Albany," n.d. as found in the Harmanus Bleeker Library, Albany Collection, Albany Public Library, Local History Collection.

⁷ Kennedy, 75.

⁸ <http://alloveralbany.com/archive/2010/04/13/lincoln-park---from-beer-bricks-and-beavers>, accessed August 20, 2024.

⁹ Ibid.

Eventually, the property was redeveloped into a playground for children. The Beaverkill Creek was redirected underground, the industries removed, and the inferior housing demolished with the land purchased for a public park.

Albany's population nearly doubled in the mid-19th century, driven by Irish and German immigration. This influx fueled the City's outward expansion. Prior to 1870, the majority of the Delaware Turnpike was located outside of the city limits in the Town of Bethlehem. As the city annexed a portion of the Town of Bethlehem, including Groesbeckville, the old City line became a ward boundary.¹⁰

By 1874, the area between the existing Leonard Place and the current Morton Avenue began to be laid out into streets while the land southwest of Morton remained rural, with St. John's Cemetery the only significant landmark along Delaware Avenue, approximately one mile from the city center.

G.M. Hopkins' map of 1876 illustrates the early development of the Delaware Avenue neighborhood (Figure 6). Jacob Leonard owned much of the land abutting Delaware Avenue north of Morton Street and had already subdivided it into blocks and lots. Notable family names on the south side of Delaware Avenue, such as Clarke, Kaffenburg, Christian, Mielke, Wurker, Riehl, Scharff and Rourk, provide a glimpse of the ethnic backgrounds of the property owners at the time. Jacob Kaffenbur was a butcher and Louis Wurker worked in a meat market while Josias Christian was employed in the family business of J.M. Christian and Brothers, maker of soaps and candles.¹¹

By the late 19th century, the residential streets on the east side of Delaware Avenue between Morton Avenue and Second Street took shape. This area, between Beekman Street to Hurlbut Street (outside of this study area), was largely laid out due to the subdivision of lands by E.P. Hurlbut and F. Goldring. In contrast, the west side of Delaware Avenue remained more sparsely populated with large landowning families such as the Ten Eyck family dominating the landscape.¹² Second Avenue extended to the northwest, along Whitehall Road which led to the New Scotland Plank Road and a trotting park. What was once a quiet, rural area was poised to soon become a vibrant, bustling community (Figure 7).

The 1895 Sanborn Map depicted development only as far as Leonard Place where two brick and one brick veneer building were constructed. Jacob Leonard was a pioneering residential developer who saw the potential in southern Albany. Having purchased a large tract of land near Beaver Creek from William James, a wealthy landowner, Leonard later donated land to construct the

¹⁰ City of Albany, Laws of 1870, Chapter 139 and amended by Laws 1871, Chapter 727 § 6 as found in *The Revised Statutes of the State of New York: As Altered by Subsequent Legislation : Together with the Unrepealed Statutory Provisions of a General Nature, Passed from the Time of the Revision to the Close of the Session of the Legislature of 1875, Arranged in the Manner of the Revised Statutes : to which are Added References to Judicial Decisions in Relation to Their Provisions, and Explanatory Notes, and a Full and Complete Index*, United States: Banks & Bros, 1875, 240 and also found in George Rogers Howell and Johnathan Tenney, "The History of the County of Albany" in *Bicentennial History of Albany: History of the County of Albany, NY from 1609-1886*, vol. 2, 460.

¹¹ Albany City Directory, 1870, 1875, 1876, 1877.

¹² Map of the lands of E.P Hurlbut", drawn by Slingerland, April 15, 1887, Map 237 and "Map of Subdivision of property owned by F. Goldring," made by William H. Slingerland and Son, Civil Engineer and Surveyor, March 30, 1891, Map No. 74.

nearby penitentiary and to enhance nearby Beaver Park. After subdividing the land, he built himself an impressive two and a half-story stately brick home at 1 Leonard Place.¹³ Leonard was already well off at this point, as he owned Leonard and Youngman, a firm selling Lackawanna Coal.¹⁴ Initially, the plots of land along Leonard Place were originally long and narrow but were later subdivided to have an alley running behind the property. Mr. Leonard's subdivision, which included what would later become Mercer Street and Providence Street, extended nearly to Holland Avenue. With the help of his son Jesse Leonard, who applied his construction and marketing skills, stately homes began to appear along Delaware Avenue and beyond. Jesse Leonard even created a pamphlet entitled *How to Own a Home Like This for What You Pay In Rent* to extoll the virtues and good business sense of home ownership.¹⁵ This success encouraged other investors who saw the potential in the Delaware Avenue corridor and began developing additional subdivisions.

The City's continued growth prompted the creation of a uniform set of codes to ensure new safe construction practices. In 1900, the City of Albany proposed A "Proposed Building Zone Ordinance" to regulate buildings, yards, open spaces, and industrial locations as well as to provide penalties for violations against the code.¹⁶ This ordinance was apparently not wholly put into practice until 1903, when it was expanded to include regulations for all buildings, systems and construction for the protection of public health and property.¹⁷ This book, which seemed to be compiled by a layperson, aimed to provide an easy-to-understand reference guide for builders and architects working within the City.

As the City began codifying its building regulations, it also focused on improving upon its existing roadway infrastructure as the demand for quality roadways increased. The State Engineer and Surveyor called for bids to improve 1.04 miles of Delaware Avenue.¹⁸ The alignment of the roadway was shifted slightly and graded to create a gentle slope. The new roadway was constructed with a base layer of Stony Point/Hudson River limestone, with a top layer of Rockland Lake and Hudson River trap rock bound by Bethlehem, Albany County limestone, creating a smooth and continuous surface.¹⁹

¹³ City of Albany City Directory, 1900, 260.

¹⁴ City of Albany City Directory, 1900, 659.

¹⁵ Jesse Leonard, "How to Own a Home Like This For What You Pay For Rent," Albany, n.d. as found in the Historic Albany Foundation's *Nomination for Local Listing, Holland Avenue Tudor Historic District 110-112 Holland Avenue*, September 5, 2024 composed by Cara Macri, n.p.

¹⁶ Proposed Building Code for the City of Albany, 1900, 1 as found in <https://babel.hathitrust.org/cgi/pt?id=mdp.39015063937752&seq=10>.

¹⁷ Lewis J. Miller, *Laws, Ordinances and Regulations of the City of Albany Governing the erection, construction, alteration and repairs to buildings, placing of heating appliances, boilers, electric, gas and oil engines for mechanical purposes, forges, ranges, bakers' ovens, freight and passenger elevators, plumbing drainage and ventilation of buildings, registration of plumbers, water privileges for buildings, use and occupancy of street for building purposes, removal of wooden buildings within fire limits, laws relating to scaffolding, protection of persons employed on buildings in cities, enclosure and operation of elevators, erection of fire escapes, stairs and doors of factories, inspection of bakeries, etc., places of public amusement, protection of health and property, storing of gun cotton or other dangerous explosives, of private drains and swearers, erection of wires in streets and buildings*, Albany: JB Lyon Company, 1903.

¹⁸ *The Engineering Record*, May 5, 1900, Vol. 41, No. 18, Page 432, Engineering Record, Building Record and Sanitary Engineer. United States: McGraw Publishing Company, 1900).

¹⁹ Ibid.

The advent of the electric streetcar revolutionized suburban development throughout the United States. This new mode of transportation enabled residents to move away from their place of employment and create a space between the homestead and their place of employment.²⁰ As downtown Albany became more industrialized and welcomed a large immigrant workforce, people with means began to seek refuge from the hustle/bustle of urban chaos. The streetcar allowed residents to live beyond the typical pedestrian distance from the city and encouraged suburban living. Not only was this change a sign of upward mobility, but it also heralded the birth of the streetcar suburb.

By 1900, Delaware Avenue was generally graveled, but the biggest transformation to the corridor came in the form of the electric streetcar. The Albany Railway Company, later renamed the United Traction Company, brought the first streetcars to the region. Along Delaware Avenue, rails were embedded, and electric wires were strung on poles beside the roadway. The trolley lines first extended to Leonard Place around 1903, then two years later, extended down to the Second Avenue intersection and in 1906, extended down to Graceland Cemetery, beyond the city limits.²¹ The introduction of a reliable, fast and relatively inexpensive mode of transportation opened up this area to new developments, transforming the farmland into quaint residential neighborhoods. With easy access to downtown Albany, the Delaware Avenue corridor no longer was an outlier- instead, it became a flourishing community.

This community, according to the 1900 Federal Census, was fairly homogeneous in its makeup. With approximately 706 residents within the city limits of the project area, the population was entirely Caucasian and primarily native-born New Yorkers while a small number of foreign-born residents came from Germany (54), Ireland (15) and England (11). The residents within the study area also had a high degree of literacy, and 59 residents owned their own home while 83 people rented their dwelling.²²

The streetcar suburbs which were developed throughout the United States allowed most residents, regardless of if they were working class, middle class or upper-class individuals, to move away from the densely populated, urban area toward a residential, suburban property where the cost of land was less expensive and home ownership was attainable.²³ The streetcars' ability to stop frequently encouraged developers to establish subdivisions within a 5-10 walk of the streetcar line. These developments often consisted of straight street lines with orderly homes situated on small parcels.²⁴

Delaware Avenue's growth generally followed typical streetcar suburb development patterns but with some unique characteristics. Unlike other areas developed by a single visionary investor, Delaware Avenue saw numerous small-scale subdividers investing in the corridor. Lots were generally organized along streets located perpendicular to Delaware Avenue with most

²⁰ Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, New York: Oxford University Press, 1985, 20.

²¹ Kennedy, 89.

²² 1900 US Federal Census, New York, Albany County, Albany.

²³ David Aimes and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, US Department of the Interior, National Park Service, National Register of Historic places, 2002, 18.

²⁴ Aimes and McClelland, 20.

subdivisions consisting of approximately 25-50 lots. Unlike Leonard Place, other subdivisions in the region did not contain rear alleys.

In September, 1907, JW Wilbur subdivided property to create the Delaware Avenue Villa Sites in the Town of Bethlehem.²⁵ This neighborhood, included Mereline Avenue, Albion Avenue, Arcadia Avenue, Zoar Avenue and Simpson Avenue, featured 25-foot-wide lots which were 225-feet in length. These lots are among the smallest in the Delaware Avenue area and while they were among the first platted, this portion of the Delaware neighborhood was not fully occupied until the late 1920s.

Mapleridge Park was established as a subdivision on June 24, 1911 for Mrs. Carrie L. Crear. This development featured a 50-foot-wide roadway and included 47 lots.²⁶

Whitehall Park was developed by the Albany Home Building Company in 1912.²⁷ The compact development included approximately two blocks along the south side of Whitehall Road identified as McDonald Road and Sard Road. The lots on these two streets varied in size; ranging from 32 and 45 feet in width while the lots fronting Whitehall Road ranged between 34 and 60 feet in width.

The expansion of the subdivisions paralleled the neighborhood's population growth as evidenced by Sanborn Maps. By 1910, the community was home to approximately 1165 residents. Most were native born New Yorkers (1026), with 46 residents hailing from other states and 139 residents from Europe including Germany (71), Ireland (31), Russia (4), Scotland (4), Italy (6), Sweden (2), Holland (7) and France (1). The local workforce predominantly held blue-collar jobs such as contractors, janitors, printers, laundry attendants, teamsters, and railroad workers. Home ownership was still prevalent although tenancy was also popular, with 123 residents owning their own property while 162 families rented homes.

In 1912, Albany Mayor James McEwan asked New York Architect Arnold Brunner and Landscape Architect Charles Downing Lay to reimagine several areas within Albany.”²⁸ As detailed by Brunner in his 1914 book, *Studies for Albany*, the project was not a complete City plan, instead it was aimed to provide a framework for future development. While the focus was primarily on the downtown and transportation corridors, the plans also considered Beaver Park. While portions of the park were previously beautified, much of the landscape remained untouched. Brunner and Lay expressed admiration for the natural topography and suggested it's design merge both its natural aspects as well as a formal treatment of early 20th century park design.²⁹ As a result of Brunner and Lay's designs, Beaver Park, later renamed Lincoln Park, was redesigned with a swimming pool, a pavilion with a bath house, a grandstand and a playground.³⁰ While the architectural

²⁵ “Delaware Avenue Villa Sites, Town of Bethlehem, NY,” September 30, 1907. Subdivision Map

²⁶ “Map of Mapleridge Park,” Surveyed for Mrs. Carrie L. Crear by EP Civil Engineer and Surveyor, Albany, NY June 24, 1911.

²⁷ “Whitehall Park, Albany, NY,” Albany Home Building Co., September 28, 1912, Subdivision Map 800.

²⁸ Arnold W. Brunner and Charles Downing Lay, *Studies for Albany*, Arnold W. Brunner, 1914, 11.

²⁹ Brunner and Lay, 51.

³⁰ <https://friendsofalbanyhistory.wordpress.com/tag/beaver-park/>.

renderings were more detailed than those implemented, the designs still showcased the grand vision to improve the park.³¹

Brunner also focused on improving connectivity of Delaware Avenue with New Scotland Avenue, using the natural contours of the land rather than a grid-iron system. He said, “From considerations of economy and beauty the interesting, curved streets, the unexpected vistas and effects, are infinitely pleasanter than the succession of squares and the elimination of steep grades that this method of planning makes possible is a great advantage from every point of view.”³²

This initiative was in line with the broader City Beautiful movement which transformed the United States after the 1893 World’s Columbian Exposition in Chicago unveiled the “White City,” which encouraged and popularized Beaux Arts architecture and aimed to enhance the urban beauty and functionality, counteracting the often-neglected aesthetic aspects of rapid industrialization American cities- especially in terms of public infrastructure. The City Beautiful movement, as espoused by architect Daniel Burnham, sought to bring American cities parity with their European counterparts. In addition to creating beautiful buildings, designers pushed forward the movement for urban planning. In addition to beautiful boulevards, city infrastructure, including sanitation, waterworks, recreational and cultural centers would be transformed as well.³³ Through good planning, Daniel Burnham argued, you would create good citizens (which was especially important, in the eyes of many established Americans, with the early 20th century influx of Southern and Eastern European immigrants). The results of this movement were widespread and transformed many urban centers.

In beautifying Beaver Park, an effort was also made to provide additional space along commercial corridors. St. John’s Cemetery occupied valuable real estate, and the Church was encouraged to remove the decedents and relocate their remains to other cemeteries outside of the city. In 1902, the Common Council exempted the cemetery grounds from liens to allow the cemetery lands to be sold, once the decedents have been removed and reinterred elsewhere.³⁴

By 1912, St. John’s Church subdivided the area into lots along Delaware Avenue, creating Mona Terrace and View Avenue which saw the development of a mix of frame shops and residential buildings.

With the increase in development along the Delaware Avenue corridor, as well as to its southeast with the Second Avenue neighborhood development, it was necessary to expand the public safety infrastructure. In 1909, the Common Council authorized the City to purchase property and construct a fire station near Delaware Avenue.³⁵ Influential Albany architect Marcus T. Reynolds

³¹ The redesigned park was ultimately listed on the National Register of Historic Places.

³² Brunner and Lay, 80.

³³ Thomas Hine, “Architecture: The City Beautiful Movement,”

<http://www.encyclopedia.chicagohistory.org/pages/61.html>, accessed August 20, 2024

³⁴ “An Act to exempt certain property belonging to Saint John’s Church of the City of Albany, and now used for cemetery purposes, from certain liens ad by way of assessments for local improvements, and to permit the same to be used and occupied for other than cemetery purposes,” *Laws of the State of New York*, United States: n.p., 1902, 1292.

³⁵ Thomas F. Murnane and John A. Bonafide, *National Register of Historic Places Nomination*, Hook and Ladder No. 4, Section 8, Page 3.

was selected to design the new building which was Dutch/Flemish Revival in style with stepped gables, Flemish bond brickwork and terra cotta detailing. This building, completed in 1912, brought elegance and permanence to the Delaware Avenue neighborhood.³⁶

The early 20th century witnessed a significant building boom along the corridor. F.N. Stevens, a prominent broker, residential developer and contractor, was instrumental in developing and promoting the Magnolia Terrace subdivision.³⁷ Magnolia Terrace was an orderly subdivision designed with a 64-foot center roadway with three medians in the center and flanked with 30-foot-wide lots. Magnolia Terrace was advertised in 1910 as "...being laid extra wide, thereby ensuring lots of air which is the purest in Albany coming direct from Helderbergs, which are plainly visible."³⁸ Magnolia Terrace boasted large lots, a spacious central area with grass and flower beds and a boulevard adorned with white and pink magnolia trees.

Stevens, along with partner Hayes, also developed properties including Barclay Avenue, Catalpa Avenue and a portion of Summit Avenue which also featured with center medians.³⁹

Many developers of the era primarily focused on subdividing land, leaving individuals to design and construct their own homes. Trade magazines such as *The American Contractor* facilitated this process by connecting designer, builders and property owners. For instance, in 1910, an advertisement shared that R.B. Hayes was awarded a contract to construct a two story, "two flat" building at 5 and 6 Magnolia Terrace, which were designed by Architect H.G. Winchman. These structures were to be two stories in height, 24'x50' and cost \$6,500 each. Another project, A bungalow, at 30 Delaware Terrace, designed by architect Adolph Fleishman for Mrs. Lillian Price, was built by C.H. Enselein for \$4,500.⁴⁰ Coincidentally, contractor Enselein's own address was listed as 25 Delaware Terrace.

Another prosperous developer who also made a significant impact in the Delaware Avenue Neighborhood was Joseph Besch.⁴¹ Besch, a former saloonkeeper and sheriff, purchased farmland on the south side of Holland Avenue and parceled it off into orderly lots. In September 1913, he filed a subdivision with the City of Albany which created Besch Avenue.⁴² In 1916, J.L. Ten Eyck, advertised Ten Eyck Park as "Albany's Finest Home Section" which originally offered 240 lots.⁴³ At the time of the advertisement, the development only had one house remaining and 26 lots available. The featured home was described as:

...a very attractive Bungalow built of Tapestry Brick. It has a drawing room, library, dining room, butler's pantry, kitchen and bathroom on the first floor and five bedrooms and a bath on the second floor. There is a laundry and an extra toilet in the basement. There are two fireplaces,

³⁶ This building is listed on the National Register of Historic Places.

³⁷ *The Albany Directory*, United States: Sampson, Davenport., 1910, 995.

³⁸ Erik Schlimmer, *Cradle of the Union: A Street-by-Street History of New York's Capital City*, United States: Beechwood Books, (n.d.), 184.

³⁹ "Map of Property Belonging to Stevens and Hayes," Subdivided by John J. O'Hara, CE, drawn April 1909, Map 696.

⁴⁰ *The American Contractor*, United States: F. W. Dodge Corporation, 1910, 62.

⁴¹ Kennedy, 88.

⁴² "Property of Joseph Besch, Albany, NY," Map Drawn September 1913, Map 843.

⁴³ *The Knickerbocker Press*, Sunday, September 24, 1916, 6.

hot water heat and electric lights. The house has hardwood floors throughout and front and back stairways. Also shade trees and lawn”.⁴⁴

The advertisement is geared toward the rising middle class professional as it goes on to say “this house will appeal to the person who wants a real home, out of the crowded section of the city, yet only 17 minutes from Pearl and State Streets.”⁴⁵ The ad also touts the “healthful location” of the property, the access to “three line car service” and the construction of three churches within the neighborhood. In smaller print, the ad says “good surroundings, restricted building” which also indicates that the community prohibited certain people of ethnic or religious backgrounds from owning a home within this neighborhood. The final line in the ad emphasizes, “if you want a home for yourself and your children where you can enjoy the pleasures of lots of breathing space, where the streets are lined with shade trees, where the surroundings are all that can be desired and where your property will increase in value, you should come out and look at Ten Eyck Park.”⁴⁶

Perhaps the most well-known developer in the 20th century residential development of the Delaware Avenue corridor was Alphonso Marinello, an Italian immigrant mason who lived at 423 Delaware Avenue. According to an article in the *Times Union*, Marinello was initially paid for his masonry work with three building lots, upon which he began constructing homes.⁴⁷ His success continued when he continued purchasing additional properties to develop. Marinello was recognized for constructing 18 new homes in the area of the former St. John’s cemetery on Delaware Avenue.

Mr. Marinello was apparently well regarded both in Albany as well as generally, as he was touted, in a national publication, of using specially branded heat regulator.⁴⁸ The photo that accompanied the advertisement may have been taken along Summit Avenue or Magnolia Terrace.

While most of the buildings within the Delaware Avenue study area are single family or two-family dwellings, a notable multi-family edifice was constructed on the corner of Delaware Avenue and Stanwix Street. This grand building, constructed of timber with a brick and stone façade stood alongside the Stanwix Court Apartments- a “U” shaped building with a central courtyard and concrete block construction. The Janette Street apartments were also three stories in height with less ornamentation.⁴⁹

Though predominantly residential, the Delaware Avenue corridor also featured several commercial and industrial structures. Perhaps the best known was the Albany Billiard Ball Company, which was located on the southwestern side of Delaware Avenue and Whitehall Road. This company established a large factory to produce billiard balls using a manufactured material called celluloid and later, borsilicate. The chemical compounds invented by this company became a precursor to

⁴⁴ *The Knickerbocker Press*, Sunday, September 24, 1916, 6.

⁴⁵ *The Knickerbocker Press*, Sunday, September 24, 1916, 6.

⁴⁶ *The Knickerbocker Press*, Sunday, September 24, 1916, 6.

⁴⁷ Kimberly Konrad Alvarez, Reconnaissance-level Survey of the Delaware Avenue Neighborhood, 2011-2013, Landmark Consulting, 17.

⁴⁸ *National Real Estate Journal*, United States, n.p., February 7, 1927, p. 79.

⁴⁹ Sanborn Map Company, “Sanborn Fire Insurance Map from Albany, Albany County, New York,” Sanborn Map Company to 1935, vol. 2, map, https://www.loc.gov/item/sanborn05725_005.

modern plastics.⁵⁰ The large, two-story masonry building with a stepped parapet occupied the corner block until it went out of business in 1986 and later demolished to make way for a late 20th century strip mall.

Other residential buildings along Delaware Avenue were repurposed into mixed-use structures, using the first floor as a small shop and second level as a dwelling. These small storefront shops dotted Delaware Avenue and were generally found on the east side of the street, adding to the vibrant character of the corridor.

By 1919, the City of Albany appeared to have standardized its method of street redevelopment as indicated by the ordinance improving Oneida Terrace (formerly Dove Street). The ordinance outlined specific requirements including that the roadway will be graded according to the City engineer's plans and specifications, that the carriageway be paved with asphalt on a concrete foundation or vitrified shall blocks on a concrete foundation and that the roadway have a concrete curb with steel nosing. Additionally, a five-foot wide concrete sidewalk lined with trees was to be installed underground and sewer, water, and gas extensions be connected to neighboring buildings. The ordinance stipulated that the work must be directed by the City Engineer.⁵¹

The community continued to grow throughout the second decade of the 20th century. According to the 1920 Census Data, the Delaware Avenue community remained predominantly made up of native born New Yorkers (approximately 3,082 residents) with notable European representation, including individuals from Russia (329), Germany (103), England (49), Scotland (123), Ireland (56), Italy (54), France (7), Sweden (9), Poland (8), Austria (5), Switzerland (5), Holland (19), Syria (4), Denmark (1), Wales (1) and Hungary (2). Every resident within the study area was Caucasian with many employed in a mix of blue and white color jobs such as stenographers, engineers, architects, bookkeepers and students, while others served as machinists, electricians, insurance and real estate agents.

The Delaware Avenue neighborhood also had a flourishing religious community in the early 20th century. The St. Francis of Assisi Church, located at the corner of St. James Avenue and Delaware Avenue was particularly notable. Originally named St. James Catholic Church, the original one-story brick chapel, built in 1913, was replaced in 1927-1929 by a new Gothic Revival stone church designed by Maginnis and Walsh. The old parish building was repurposed as a parish hall but has since been demolished. The Calvary Church of the Evangelical Association established itself on the corner of Cuyler Avenue and Delaware Avenue in 1909 and the Third Reform Church was constructed along Ten Eyck Avenue in 1914.

Educational institutions were also constructed during this time but were located outside of the present study area.

The Delaware Avenue corridor is distinctive for its near equal mix of single family and two-family homes. The ability for a homeowner to purchase a dwelling with an income property which did

⁵⁰ <https://www.albanyinstitute.org/online-exhibition/50-objects/section/albany-billiard-balls> accessed August 30, 2024.

⁵¹ *Proceedings of the Common Council of the City of Albany*. United States: Common Council, 1920, April 21, 1919, 84.

not cost much more than a single-family home created economic stability, especially during the economic downturn of the Great Depression. Multi-family homes, however, were identified as a negative during the Federal Housing Administration's survey of residential neighborhoods, receiving the second to worst rating indicating that the Delaware Avenue corridor neighborhoods were not good investments.

Once the United States emerged from the Depression and War years, little available space remained in the neighborhood. Few new residential structures were constructed although the A&P Grocery store on the corner of Marinello Road and Delaware Avenue was a significant addition. This building remains today in use as a CVS pharmacy.

The Delaware Theatre (now called the Spectrum) was built by Warner Brothers at 292 Delaware Avenue and opened on July 15, 1941. The theatre was noted as "new from the ground up and represents a gay and modern greeting front on Delaware Avenue..."⁵² Local Albany architect Henry Blatner designed the theatre which was described as "ultra-modern" on the exterior, with a "conservative" interior and a "dignified and restful" auditorium.⁵³ The interior walls were clad in a pink and red tapestry while the stage was draped in green curtains and the green and blue colored ceiling illuminated with a soft light. The padded upholstered seats were noted as being "wide, comfortable and spaced equally apart with ample space for leg room."⁵⁴ A men's smoking lounge and a lady's parlor room were located upstairs.

The 300 block of Delaware Avenue also supported a longtime dining establishment called Goldsmith's. It was noted as "the ideal place to eat before and after the show... Complete hot dinners... reasonably priced." Goldsmith's also advertised the "delightful" atmosphere of their newly enlarged and remodeled dining room where you could enjoy a hot turkey sandwich for 35 cents or a cold one for only 25 cents.⁵⁵

The streetcars were an integral part of daily life in the Delaware Avenue neighborhood, until their role was gradually diminished through the rise of personal automobiles and buses which were not tethered to rails.

The shift in streetcar ridership was also indicated by the presence of filling stations and garages along Delaware Avenue including one at Southern Boulevard (where the current Stewart's Shop is located), a second across the street and yet a third on the corner of Delaware Avenue and Whitehall Road. Some businesses began to create parking lots to accommodate the increase in cars.

The mid-century also saw the emergence of several commercial and ecclesiastical buildings in the neighborhood dedicated to Jewish culture. In 1932, the Congregation of the Sons of Israel constructed a synagogue on Federal Street, using bricks discarded from the demolition of the Albany Penitentiary.⁵⁶ Later, the Albany Hebrew Academy was established along Delaware

⁵² *Albany Times Union*, "Delaware Theatre Opening," July 15, 1941, 18.

⁵³ *Albany Times Union*, "Delaware Theatre Opening," July 15, 1941, 18.

⁵⁴ *Albany Times Union*, "Delaware Theatre Opening," July 15, 1941, 18.

⁵⁵ *Albany Times Union*, July 15, 1941, 18.

⁵⁶ Kennedy, 90.

Avenue by 1951, but the building was later demolished to allow for the establishment of a funeral home.⁵⁷

The mid-20th landscape slightly changed along Delaware Avenue with the demolition of two dwellings for the introduction of a modernist bank branch for the First Trust company. The rectangular bank branch, constructed of glass and concrete with a flat roof, appeared to be designed by Henry Blatner, the architect of the neighborhood theatre.⁵⁸ This bank building was repurposed ca. 2019 into a neighborhood laundromat. Another notable structure is the Delaware Avenue Library, originally built as the Chicorelli Funeral Home. Designed by architect Harris Sanders, the library is distinguished by its low, horizontal lines and flat, overhanging eaves, reminiscent of Frank Lloyd Wright's Prairie style designs.

A significant change to the Delaware Avenue corridor was the introduction of the New York State Thruway, which effectively serves as the southwestern border to the neighborhood. This major roadway, which was opened in 1954, provided a high-speed connection between New York City, Canada, and Buffalo. At its completion, it was the longest toll highway in the world.⁵⁹ The construction of this superhighway caused the demolition of a small neighborhood of dwellings just south of McAlpin Street and created a visual barrier between the City of Albany and neighboring Bethlehem Township.

Despite changes in demographics and transportation, the Delaware avenue corridor has retained much of its early 20th century character. Modern infill is rare, and the neighborhood continues to be a vibrant and diverse community.

⁵⁷ Alvarez, 15.

⁵⁸ "First Trust Plans Delaware Avenue Branch," Newspaper Article, 1958 as found in Albany Group Archive on flickr at <https://www.flickr.com/photos/albanygroup/16309206597/in/album-72157639456228123>, accessed August 29, 2024.

⁵⁹ <https://www.thruway.ny.gov/oursystem/toll-collector-history.html>, accessed 8/29/2024.



1. 16 Avondale Road, facing north.



2. Leonard Place, facing east.



3. 15 Providence Place



4. Delaware Avenue at Mercer Avenue



5. Besch Avenue, facing west.



6. Delaware Terrace, facing west.



7. Magnolia Terrace, facing east.



8. 19 Magnolia Terrace, facing north



9. Delaware Avenue, facing northwest.



9. 287 Delaware, facing west



10. Cuyler Avenue, facing northwest.



11. Catherine Street, facing southeast.



12. Arcadia Street, facing southwest.



12. Albion Street, facing north.



13. Mapleridge Avenue, facing southwest.



14. 11 Matilda Street, facing northwest.



12. Mereline Avenue, facing northwest.



13. 29 Ten Eyck Avenue, facing southwest.



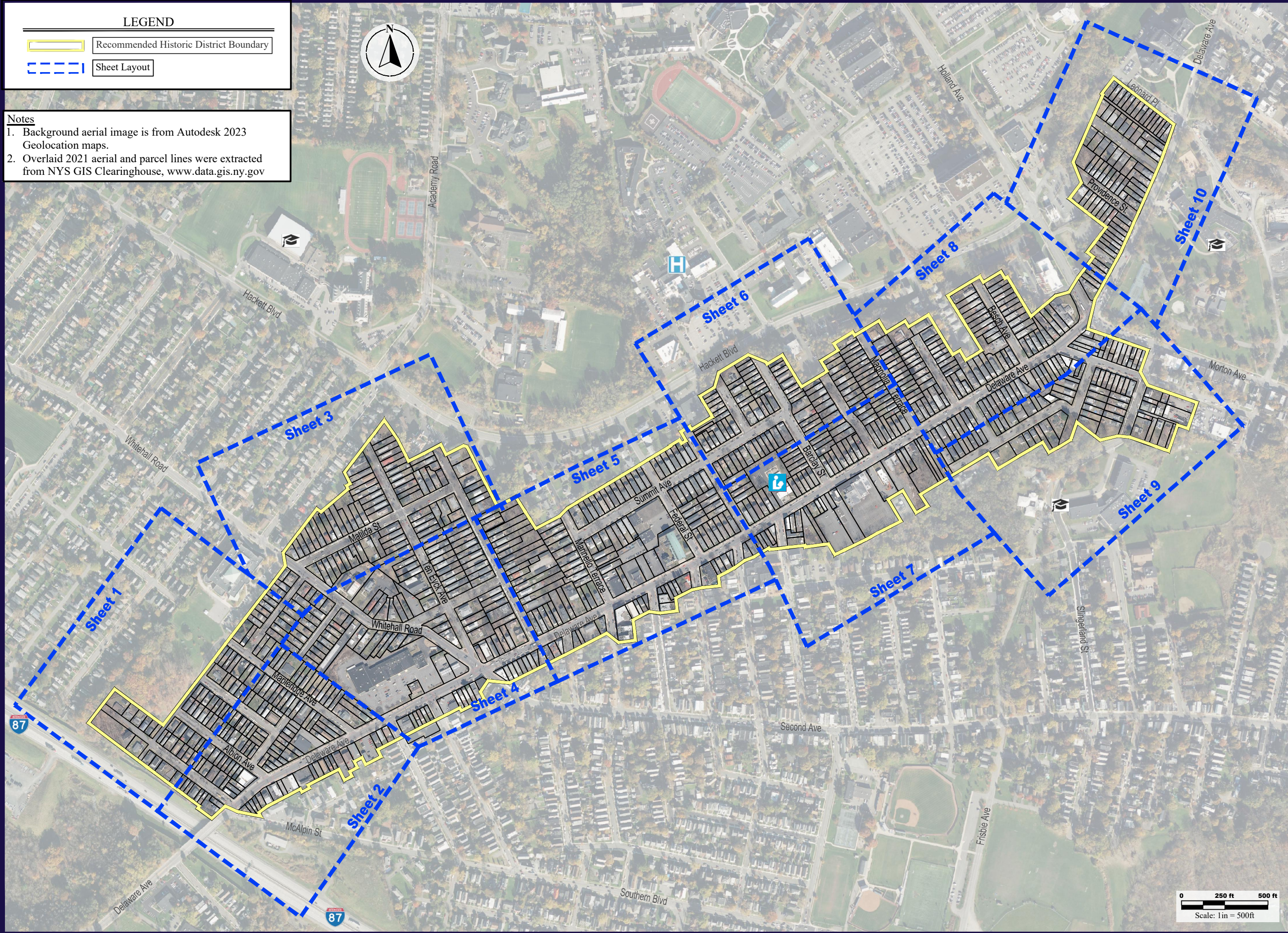
15. 43 Ten Eyck Avenue, facing northeast.



16. 72 Whitehall Road, facing west.



17. Zoar Road, facing southeast.



LEGEND

- Recommended Historic District Boundary
- Sheet Layout

Notes

1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. Overlaid 2021 aerial and parcel lines were extracted from NYS GIS Clearinghouse, www.data.gis.ny.gov



PRACTICAL
PRESERVATION

Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Index)



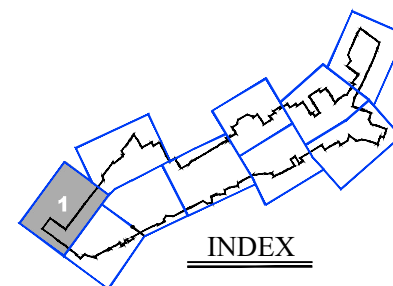
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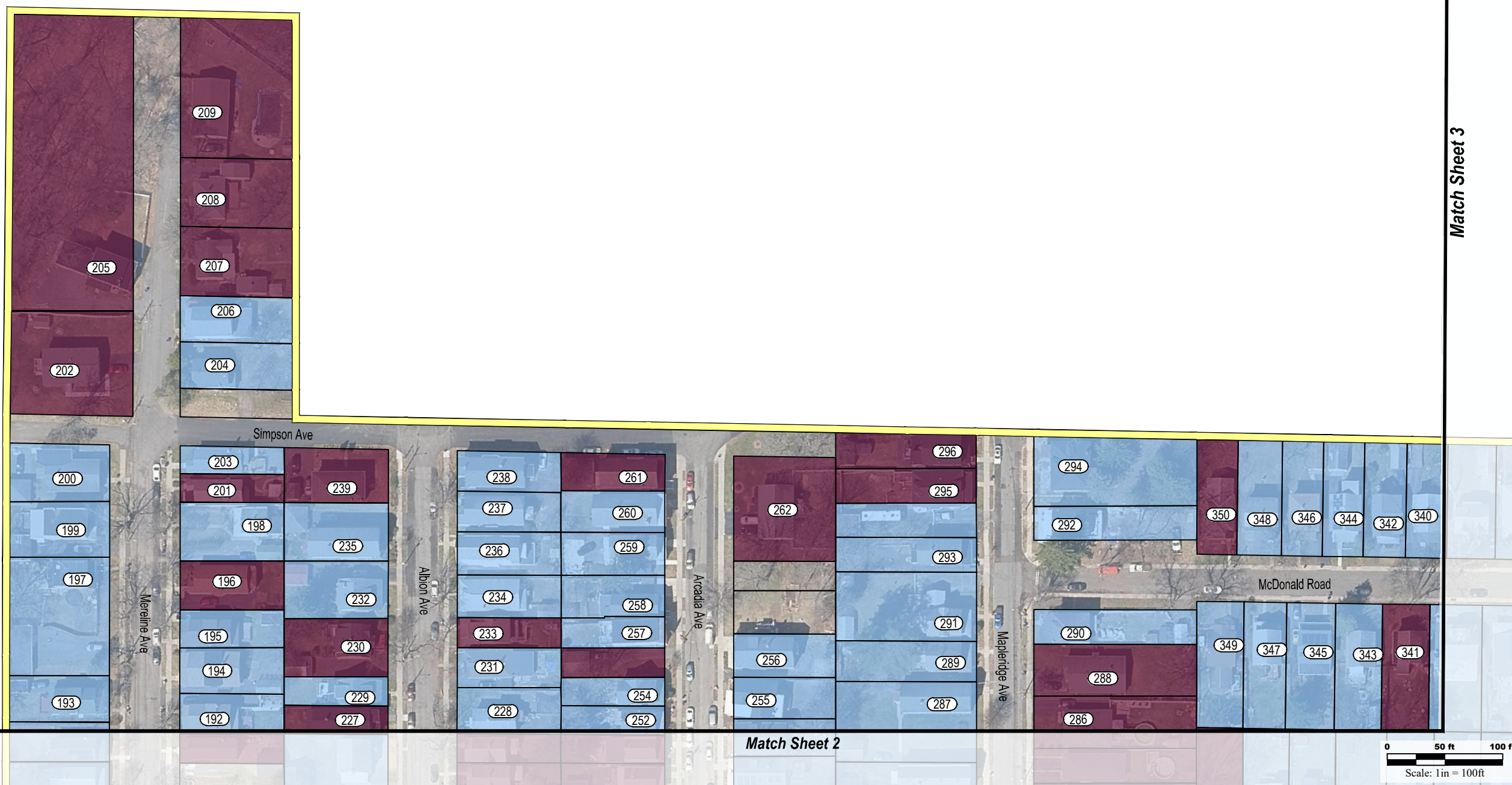
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APPX A



PRACTICAL PRESERVATION

1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. Overlaid 2021 aerial and parcel lines were extracted from NYS GIS Clearinghouse, www.data.gis.ny.gov
3. See Tabulated Field Survey Data for detailed information on the resources assessed for this project.



Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Sheet 1)



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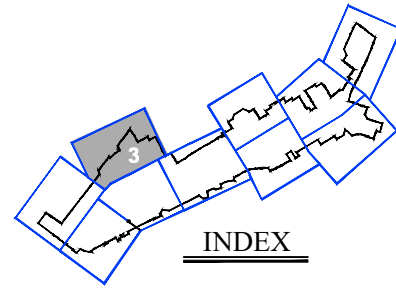
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APPX B



LEGEND

Recommended Historic District Boundary

Recommended Contributing

Recommended for Individual Listing NRHP

Recommended Non-Contributing

NRHP Listed

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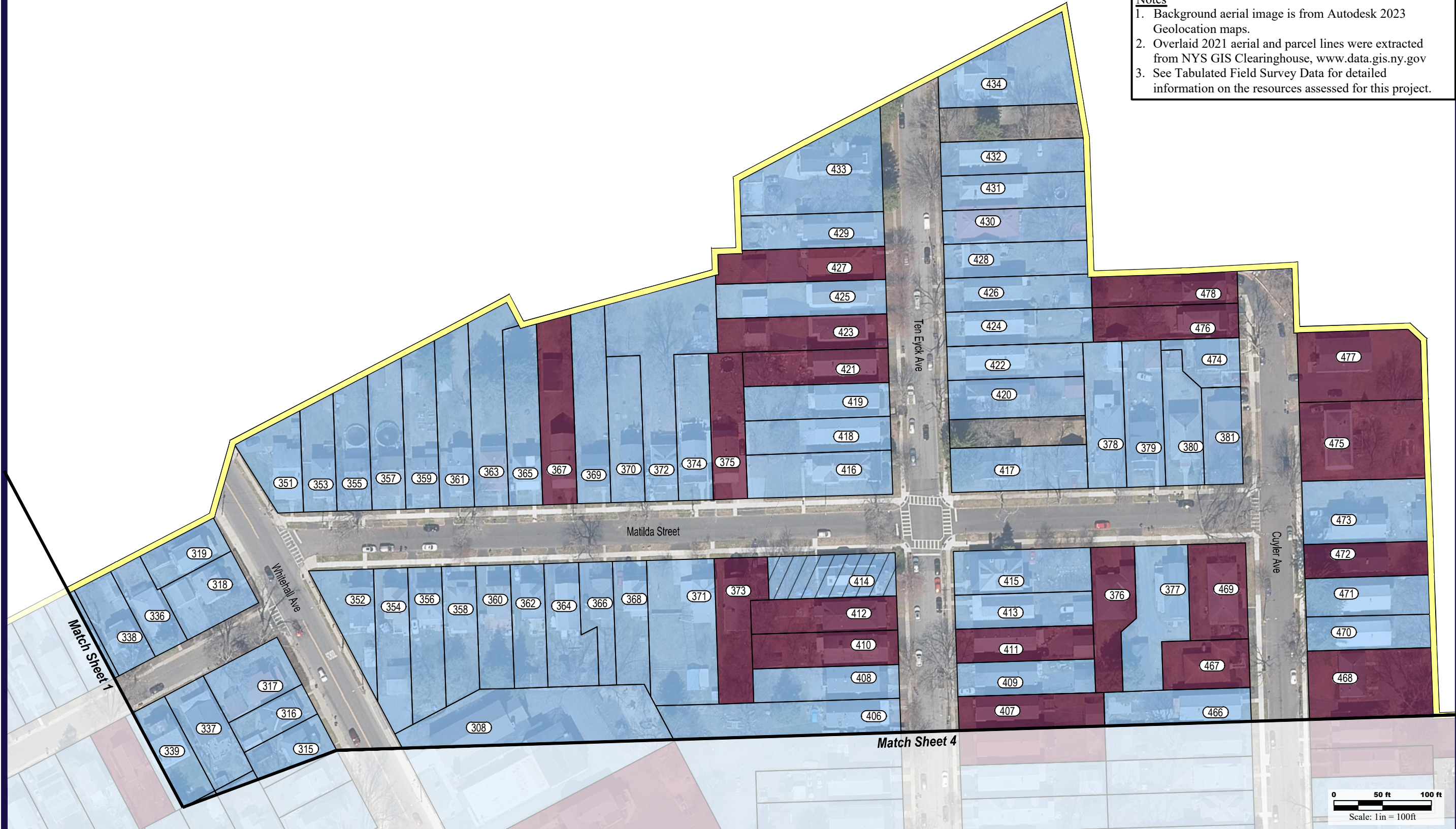
Resource ID -see Tabulated Field Survey Data

PRACTICAL
PRESERVATION

- Notes
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Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Sheet 3)

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DATE:

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Sheet:

APPX D

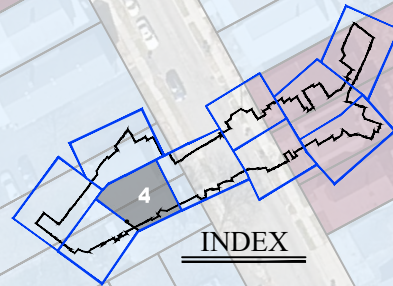


Match Sheet 1

Match Sheet 3

Match Sheet 5

Match Sheet 2



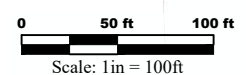
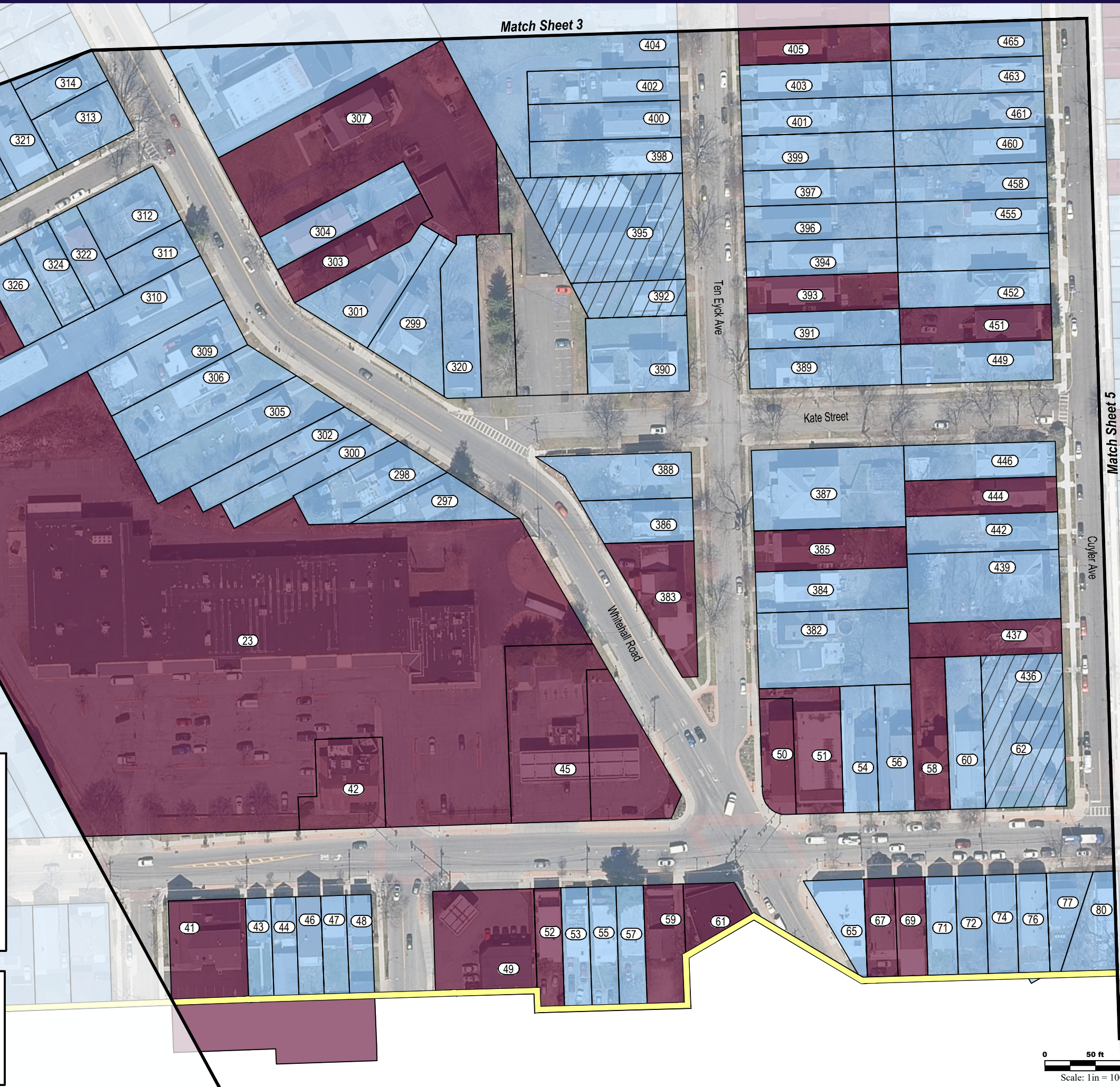
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LEGEND

- Recommended Historic District Boundary
- Recommended Contributing
- Recommended for Individual Listing NRHP
- Recommended Non-Contributing
- NRHP Listed
- Resource ID -see Tabulated Field Survey Data

Notes

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Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Sheet 4)



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APPX E



LEGEND

Recommended Historic District Boundary

Recommended Contributing

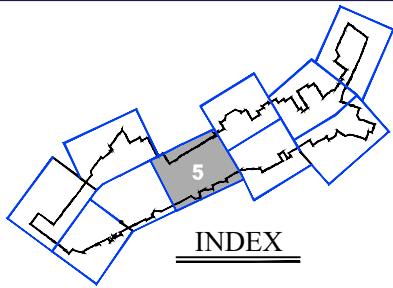
Recommended for Individual Listing NRHP

Recommended Non-Contributing

NRHP Listed

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Resource ID -see Tabulated Field Survey Data



PRACTICAL
PRESERVATION

Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Sheet 5)



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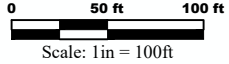
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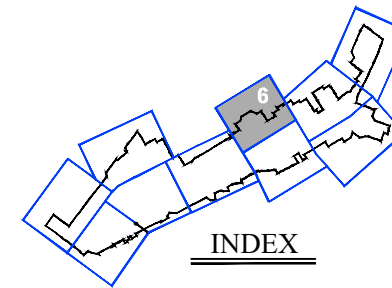
APPX F

- Notes
1. Background aerial image is from Autodesk 2023 Geolocation maps.

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LEGEND	
	Recommended Historic District Boundary
	Recommended Contributing
	Recommended for Individual Listing NRHP
	Recommended Non-Contributing
	NRHP Listed
	Resource ID -see Tabulated Field Survey Data



PRACTICAL
PRESERVATION

- Notes**
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Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Sheet 6)



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APPX G



Match Sheet 5

Match Sheet 6

Match Sheet 8

Match Sheet 9



PRACTICAL
PRESERVATION

Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Sheet 7)



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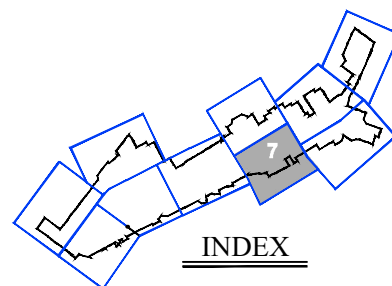
APPX H

LEGEND

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	Recommended Contributing
	Recommended for Individual Listing NRHP
	Recommended Non-Contributing
	NRHP Listed
	Resource ID -see Tabulated Field Survey Data

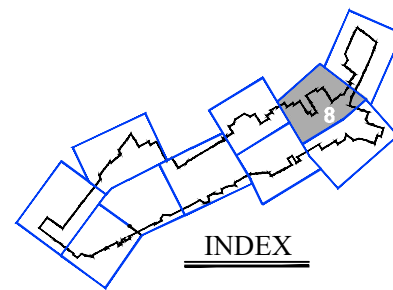
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LEGEND

- Recommended Historic District Boundary
- Recommended Contributing
- Recommended for Individual Listing NRHP
- Recommended Non-Contributing
- NRHP Listed
- Resource ID -see Tabulated Field Survey Data



PRACTICAL
PRESERVATION

Notes

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Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Sheet 8)



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APPX I

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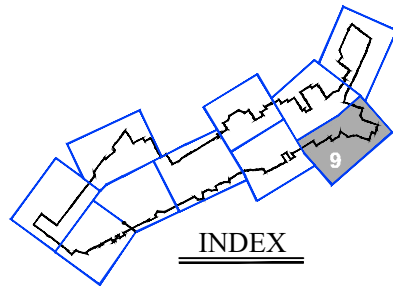
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	Recommended Contributing
	Recommended for Individual Listing NRHP
	Recommended Non-Contributing
	NRHP Listed
	Resource ID -see Tabulated Field Survey Data

Notes

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3. See Tabulated Field Survey Data for detailed information on the resources assessed for this project.



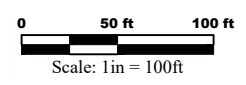
INDEX

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APPX J





LEGEND

Recommended Historic District Boundary

Recommended Contributing

Recommended for Individual Listing NRHP

Recommended Non-Contributing

NRHP Listed

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Resource ID -see Tabulated Field Survey Data

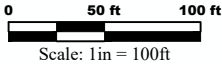
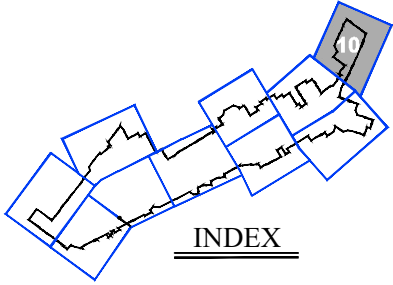


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PRACTICAL
PRESERVATION

Delaware Avenue Neighborhood Historic Resource Survey

City of Albany, Albany County, NY

Preliminary Eligibility Recommendations For A Potential Historic District (Sheet 10)



The Department Of
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APPX J

Appendix B

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
1	75.75-2-53	585 Delaware Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.638118	-73.790415
2	75.75-2-52	583 Delaware Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.637983	-73.790229
3	75.75-2-19	579 Delaware Avenue	Commercial	1920-1944	Com. Italianate	Non-contributing	42.638101	-73.789927
4	75.75-3-10	572 Delaware Avenue	Multi-Family Dwelling	1860-1880	Colonial Revival	Contributing	42.637897	-73.789660
5	75.75-2-16	571 Delaware Avenue	Commercial	1945-1969	Mid-Century Modern	Non-contributing	42.638440	-73.789647
6	75.75-3-9	568 Delaware Avenue	Single Family Dwelling	1889-1919	Front Gable Cottage	Contributing	42.637941	-73.789586
7	75.75-3-8	566 Delaware Avenue	Single Family Dwelling	1889-1919	Front Gable Cottage	Contributing	42.637986	-73.789521
8	75.75-3-7	564 Delaware Avenue	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Contributing	42.638021	-73.789441
9	75.75-3-6	562 Delaware Avenue	Single Family Dwelling	1889-1919	Front Gable Cottage	Non-contributing	42.638080	-73.789333
10	75.75-1-15	561 Delaware Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638536	-73.789148
11	75.75-3-5	560 Delaware Avenue	Commercial	1889-1919	Four Square	Non-contributing	42.638104	-73.789217
12	75.75-1-14	559 Delaware Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638581	-73.789077
13	75.75-1-13	557 Delaware Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638631	-73.788969
14	75.75-3-3	556 Delaware Avenue	Commercial	1889-1919	Com. Italianate	Contributing	42.638217	-73.789014
15	75.75-1-12	555 Delaware Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638666	-73.788865
16	75.75-1-11	553 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638738	-73.788779
17	75.75-1-10	549 Delaware Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638796	-73.788489
18	75.75-1-9	547 Delaware Avenue	Social	1945-1969	No Style	Non-contributing	42.638932	-73.788451
19	75.75-3-1	544 Delaware Avenue	Commercial	1945-1969	Mid-Century Modern	Non-contributing	42.638307	-73.788640
20	75.76-1-14	540 Delaware Avenue	Commercial	1920-1944	Com. Colonial Revival	Non-contributing	42.638311	-73.788405
21	75.76-1-13	532 Delaware Avenue	Commercial	1920-1944	Commercial Storefront	Contributing	42.638523	-73.788215
22	75.68-2-22	527 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639372	-73.787506
23	75.68-2-19.1	517 Delaware Avenue	Commercial	1970-1989	Post Modern	Non-contributing	42.640013	-73.786540
24	75.76-1-12	512 Delaware Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.638558	-73.788092
25	75.76-1-11	510 Delaware Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.638579	-73.787979
26	75.76-1-10	508 Delaware Avenue	Single Family Dwelling	1920-1944	Italianate	Contributing	42.638646	-73.787911
27	75.76-1-9	506 Delaware Avenue	Single Family Dwelling	1920-1944	Italianate	Contributing	42.638686	-73.787800
28	75.75-1-8	505 Delaware Avenue	Single Family Dwelling	1920-1944	Italianate	Contributing	42.639017	-73.788007
29	75.76-1-8	504 Delaware Avenue	Commercial	1920-1944	Colonial Revival	Non-contributing	42.638695	-73.787641
30	75.75-1-7	503 Delaware Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.639061	-73.787903
31	75.76-1-7	502 Delaware Avenue	Commercial	1970-1989	Post Modern	Non-contributing	42.638727	-73.787482
32	75.75-1-6	501 Delaware Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.639101	-73.787801
33	75.76-1-5	500A Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.638840	-73.787282
34	75.76-1-4	500 Delaware Avenue	Commercial	1889-1919	Neoclassical Revival	Contributing	42.638754	-73.787104
35	75.75-1-5	499 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639185	-73.787763
36	75.76-1-3	498 Delaware Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639025	-73.786882
37	75.68-2-21	497A Delaware Avenue	Single Family Dwelling	1889-1919	Four Square	Contributing	42.639325	-73.787104
38	75.76-1-2	496 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639059	-73.786741
39	75.68-2-20	495 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639428	-73.787005
40	75.76-1-1	494 Delaware Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639103	-73.786603

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Lognitude
41	75.76-2-7	490 Delaware Avenue	Commercial	1920-1944	Colonial Revival	Non-contributing	42.639239	-73.786298
42	75.68-2-19.2	489 Delaware Avenue	Multi-Family Dwelling	1990-present	Post Modern	Non-contributing	42.639766	-73.785962
43	75.76-2-5	484 Delaware Avenue	Two Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.639331	-73.786059
44	75.76-2-4	482 Delaware Avenue	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.639360	-73.785964
45	75.68-2-17	481 Delaware Avenue	Commercial	1970-1989	No Style	Non-contributing	42.640052	-73.785285
46	75.76-2-3	480 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639388	-73.785884
47	75.76-2-2	478 Delaware Avenue	Two Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.639437	-73.785813
48	75.76-2-1	476 Delaware Avenue	Two Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.639456	-73.785721
49	75.68-4-1	470 Delaware Avenue	Commercial	1990-present	No Style	Non-contributing	42.639497	-73.785171
50	75.68-2-7	469 Delaware Avenue	Commercial	1920-1944	Colonial Revival	Non-contributing	42.640328	-73.784621
51	75.68-2-6	467 Delaware Avenue	Commercial	1920-1944	Com. Colonial Revival	Non-contributing	42.640356	-73.784505
52	75.68-4-2	466 Delaware Avenue	Commercial	1889-1919	Italianate	Non-contributing	42.639622	-73.785056
53	75.68-4-3	464 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639669	-73.784979
54	75.68-2-5	463 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640386	-73.784340
55	75.68-4-4	462 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639697	-73.784887
56	75.68-2-4	461 Delaware Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640427	-73.784229
57	75.68-4-5	460 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639728	-73.784792
58	75.68-2-3	459 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.640478	-73.784100
59	75.68-4-6	458 Delaware Avenue	Commercial	1889-1919	Colonial Revival	Non-contributing	42.639801	-73.784705
60	75.68-2-2	457 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640524	-73.783980
61	75.68-4-8	456 Delaware Avenue	Commercial	1889-1919	Colonial Revival	Non-contributing	42.639852	-73.784536
62	75.68-2-1	453 Delaware Avenue	Religious	1889-1919	Gothic Revival	Individual Listed NRHP	42.640614	-73.783820
63	75.68-3-38	449 Delaware Avenue	Commercial	1889-1919	Colonial Revival	Contributing	42.640740	-73.783375
64	75.68-3-37	447 Delaware Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640768	-73.783265
65	75.68-4-8	446 Delaware Avenue	Commercial	1889-1919	Com. Italianate	Contributing	42.639976	-73.784083
66	75.68-3-36	445 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640828	-73.783139
67	75.68-3-48.2	444 Delaware Avenue	Commercial	1889-1919	Colonial Revival	Non-contributing	42.640045	-73.783956
68	75.68-3-35	443 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640847	-73.783068
69	75.68-3-48.1	442 Delaware Avenue	Commercial	1920-1944	Colonial Revival	Non-contributing	42.640080	-73.783867
70	75.68-3-34	441 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640918	-73.782948
71	75.68-3-47	440 Delaware Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.640090	-73.783769
72	75.68-3-46	438 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640144	-73.783677
73	75.68-3-33	437 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640941	-73.782813
74	75.68-3-45	436 Delaware Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.640192	-73.783578
75	75.68-3-32	435 Delaware Avenue	Single Family Dwelling	1889-1919	Four Square	Contributing	42.640973	-73.782657
76	75.68-3-44	434 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640224	-73.783483
77	75.68-3-43	432 Delaware Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.640289	-73.783405
78	75.68-3-31	431 Delaware Avenue	Single Family Dwelling	1889-1919	Neoclassical Revival	Individual Listed NRHP	42.641259	-73.782630
79	75.68-3-30	429 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641098	-73.782310
80	75.68-3-42	428 Delaware Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640322	-73.783242

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
81	75.68-3-29	425 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641151	-73.782230
82	75.68-3-28	423 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641206	-73.782091
83	75.68-3-40	420 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.640403	-73.783069
84	75.68-3-39	418 Delaware Avenue	Commercial	1889-1919	Com. Italianate	Contributing	42.640484	-73.782883
85	76.61-1-63	416 Delaware Avenue	Multi-Family Dwelling	1889-1919	Neoclassical Revival	Contributing	42.640551	-73.782580
86	76.61-1-64	414 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640621	-73.782469
87	76.61-1-65	412 Delaware Avenue	Multi-Family Dwelling	1990-present	No Style	Non-contributing	42.640721	-73.782275
88	76.61-1-69	404 Delaware Avenue	Commercial	1889-1919	Colonial Revival	Non-contributing	42.640799	-73.781993
89	76.61-1-30	400 Delaware Avenue	Multi-Family Dwelling	1920-1944	Neoclassical Revival	Contributing	42.641005	-73.781638
90	76.54-1-11	293 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643198	-73.777091
91	76.54-1-12	291 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643234	-73.776990
92	76.54-1-13	289 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643278	-73.776900
93	76.54-1-14	287 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643313	-73.776756
94	76.54-1-15	283 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643375	-73.776664
95	76.54-1-16	281 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643428	-73.776592
96	76.54-1-17	279 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643479	-73.776479
97	76.54-4-17	278 Delaware Avenue	Commercial	1990-present	No Style	Non-contributing	42.643115	-73.775970
98	76.54-1-18	277 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643500	-73.776341
99	76.54-4-16	272 Delaware Avenue	Multi-Family Dwelling	1889-1919	Front Gable	Non-contributing	42.643339	-73.775686
100	76.54-2-17	267 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643684	-73.776087
101	76.54-4-15	264 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.643403	-73.775544
102	76.54-4-14	262 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.643429	-73.775431
103	76.54-4-13	260 Delaware Avenue	Two Family Dwelling	1860-1880	Colonial Revival	Contributing	42.643513	-73.775258
104	76.54-2-19	259 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643760	-73.775866
105	76.54-4-12	256 Delaware Avenue	Commercial	1889-1919	Com. Colonial Revival	Contributing	42.643582	-73.775159
106	76.54-4-11	254 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643594	-73.775071
107	76.54-2-21	253 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643814	-73.775652
108	76.54-4-10	252 Delaware Avenue	Two Family Dwelling	1860-1880	Colonial Revival	Non-contributing	42.643629	-73.774984
109	76.54-2-22	251 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643874	-73.775553
110	76.54-4-9	250 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.643662	-73.774889
111	76.54-2-23	249 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643920	-73.775467
112	76.54-4-8	248 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643735	-73.774766
113	76.46-3-17	247 Delaware Avenue	Two Family Dwelling	1889-1919	Four Square	Contributing	42.644040	-73.775111
114	76.54-4-7	246 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643769	-73.774619
115	76.46-3-18	245 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644082	-73.774991
116	76.46-3-19	243 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644115	-73.774887
117	76.46-3-20	241 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644165	-73.774782
118	76.54-4-6	240 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643825	-73.774523
119	76.46-3-21	239 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644266	-73.774688
120	76.54-4-5	238 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643875	-73.774425

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121	76.46-3-22	237 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644289	-73.774572
122	76.54-4-4	236 Delaware Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.643917	-73.774329
123	76.46-3-54	235 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644408	-73.774317
124	76.46-3-55	233 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644454	-73.774212
125	76.46-3-56	231A Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644493	-73.774095
126	76.46-3-57	231 Delaware Avenue	Two Family Dwelling	1889-1919	Four Square	Contributing	42.644727	-73.774216
127	76.54-4-2	230 Delaware Avenue	Commercial	1945-1969	Mid-Century Modern	Non-contributing	42.643958	-73.774103
128	76.46-4-10	229 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644616	-73.773950
129	76.54-4-1	228 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644047	-73.774031
130	76.46-4-11	227 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644664	-73.773808
131	76.54-3-21	224 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644168	-73.773736
132	76.46-4-12	221 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644723	-73.773676
133	76.54-3-20	220 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644191	-73.773635
134	76.46-4-13	219 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644769	-73.773559
135	76.54-3-19	218 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644237	-73.773530
136	76.46-4-14	217 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644797	-73.773458
137	76.54-3-18	216 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644291	-73.773447
138	76.54-3-17	212 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644335	-73.773351
139	76.54-3-16	210 Delaware Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644376	-73.773238
140	76.46-4-15	209 Delaware Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644869	-73.773268
141	76.54-3-15	208 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.644411	-73.773139
142	76.46-4-16	207 Delaware Avenue	Single Family Dwelling	1889-1919	Com. Italianate	Contributing	42.644882	-73.773173
143	76.54-3-14	206 Delaware Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.644471	-73.773047
144	76.46-4-17	205 Delaware Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.644964	-73.773089
145	76.54-3-13	202 Delaware Avenue	Multi-Family Dwelling	1920-1944	Homestead Temple	Contributing	42.644506	-73.772939
146	76.46-5-13	201 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645078	-73.772773
147	76.46-5-14	199 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645147	-73.772701
148	76.46-5-15	195 Delaware Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.645181	-73.772523
149	76.46-5-16	193 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645207	-73.772431
150	76.54-3-10	192 Delaware Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644657	-73.772589
151	76.54-3-9	190 Delaware Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644733	-73.772523
152	76.46-5-17	189 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645261	-73.772366
153	76.54-3-8	188 Delaware Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644768	-73.772431
154	76.46-5-18	185 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645338	-73.772231
155	76.46-5-19	183 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645379	-73.772080
156	76.54-3-6	182 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644838	-73.772253
157	76.54-3-5	180 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644862	-73.772149
158	76.46-5-20	179 Delaware Avenue	Multi-Family Dwelling	1889-1919	Homestead Temple	Contributing	42.645424	-73.771991
159	76.54-3-4.2	178A Delaware Avenue	Multi-Family Dwelling	1945-1969	No Style	Non-contributing	42.644904	-73.771919
160	76.54-3-4.1	178 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644897	-73.772066

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161	76.47-2-18	170 Delaware Avenue	Commercial	1945-1969	No Style	Non-contributing	42.645186	-73.771471
162	76.47-1-21	133 Delaware Avenue	Commercial	1889-1919	Colonial Revival	Contributing	42.646047	-73.771399
163	76.47-1-20	131 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646116	-73.771319
164	76.47-1-19	129 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646210	-73.771253
165	76.47-1-18	127 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646299	-73.771193
166	76.47-1-17	125 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646361	-73.771104
167	76.47-1-16	119 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646575	-73.770907
168	76.47-1-15	117 Delaware Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646643	-73.770869
169	76.47-1-14	115 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646707	-73.770831
170	76.47-1-13	113 Delaware Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646775	-73.770787
171	76.47-1-12	111 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646850	-73.770719
172	76.47-1-11	109 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646915	-73.770663
173	76.47-1-10	107 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646998	-73.770630
174	76.47-1-9	105 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.647136	-73.770658
175	76.39-1-40	103 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647356	-73.770443
176	76.39-1-39	101 Delaware Avenue	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Contributing	42.647466	-73.770380
177	76.39-1-38	99 Delaware Avenue	Single Family Dwelling	1889-1919	Bungalow	Contributing	42.647535	-73.770303
178	76.39-1-37	97 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647622	-73.770264
179	76.39-1-36	95 Delaware Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647730	-73.770198
180	76.39-1-35	91 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647819	-73.770111
181	76.39-1-19	89 Delaware Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.648096	-73.769965
182	76.39-1-18	87 Delaware Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.648188	-73.769915
183	76.39-1-17	85 Delaware Avenue	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Contributing	42.648280	-73.769864
184	75.75-2-20	3 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.638332	-73.790067
185	75.75-2-21	5 Mereline Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638345	-73.790194
186	75.75-2-48	8 Mereline Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638170	-73.790734
187	75.75-2-22	9 Mereline Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638439	-73.790397
188	75.75-2-23	11 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Non-contributing	42.638472	-73.790512
189	75.75-2-46	12 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.638273	-73.790833
190	75.75-2-45	14 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.638316	-73.790902
191	75.75-2-44	16 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.638342	-73.790990
192	75.75-2-26	19 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.638655	-73.790795
193	75.75-2-43	20 Mereline Avenue	Single Family Dwelling	1889-1919	Front Gable Cottage	Contributing	42.638403	-73.791136
194	75.75-2-27	21 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.638735	-73.790925
195	75.75-2-28	25 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.638777	-73.791021
196	75.75-2-29	29 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Non-contributing	42.638882	-73.791135
197	75.75-2-42	30 Mereline Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638601	-73.791429
198	75.75-2-30	31 Mereline Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639018	-73.791221
199	75.75-2-41	32 Mereline Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638659	-73.791570
200	75.75-2-40	34 Mereline Avenue	Single Family Dwelling	1889-1919	Front Gable Cottage	Contributing	42.638726	-73.791709

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201	75.75-2-31	35 Mereline Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.639001	-73.791380
202	75.75-2-39.1	36 Mereline Avenue	Single Family Dwelling	1970-1989	No Style	Non-contributing	42.638875	-73.791992
203	75.75-2-32	37 Mereline Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.639045	-73.791449
204	75.75-2-34	39 Mereline Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639146	-73.791682
205	75.75-2-39.2	40 Mereline Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.639092	-73.792186
206	75.75-2-35	41 Mereline Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639229	-73.791821
207	75.75-2-36	49 Mereline Avenue	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.639309	-73.791972
208	75.75-2-37	51 Mereline Avenue	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.639397	-73.792150
209	75.75-2-38	61 Mereline Avenue	Single Family Dwelling	1970-1989	Post Modern	Non-contributing	42.639514	-73.792380
210	75.75-2-25	17 Mereline Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638609	-73.790723
211	75.75-1-16	1 Albion Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638650	-73.789264
212	75.75-2-15	2 Albion Avenue	Single Family Dwelling	1920-1944	Bungalow	Non-contributing	42.638518	-73.789788
213	75.75-1-58	3 Albion Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638795	-73.789500
214	75.75-2-14	4 Albion Avenue	Single Family Dwelling	1920-1944	Bungalow	Non-contributing	42.638564	-73.789873
215	75.75-2-13	6 Albion Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638619	-73.789939
216	75.75-1-56	7 Albion Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638844	-73.789678
217	75.75-2-12	8 Albion Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638654	-73.790002
218	75.75-1-55	9 Albion Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Non-contributing	42.638892	-73.789757
219	75.75-2-11	10 Albion Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.638677	-73.790103
220	75.75-2-10	12 Albion Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.638721	-73.790187
221	75.75-2-9	14 Albion Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638785	-73.790268
222	75.75-1-53	15 Albion Avenue	Single Family Dwelling	1920-1944	Bungalow	Non-contributing	42.638977	-73.789935
223	75.75-1-52	17 Albion Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639041	-73.790034
224	75.75-2-8	18 Albion Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.638872	-73.790425
225	75.75-1-51	19 Albion Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.639103	-73.790103
226	75.75-1-50	21 Albion Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Non-contributing	42.639144	-73.790179
227	75.75-2-7	22 Albion Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.638913	-73.790525
228	75.75-1-49	23 Albion Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.639182	-73.790253
229	75.75-2-6	24 Albion Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.638968	-73.790579
230	75.75-2-5	26 Albion Avenue	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Non-contributing	42.639033	-73.790718
231	75.75-1-48	27 Albion Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.639257	-73.790408
232	75.75-2-4	28 Albion Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.639110	-73.790829
233	75.75-1-47	29 Albion Avenue	Single Family Dwelling	1920-1944	Bungalow	Non-contributing	42.639303	-73.790496
234	75.75-1-46	31 Albion Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.639373	-73.790571
235	75.75-2-3	32 Albion Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.639162	-73.790993
236	75.75-1-45	33 Albion Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.639433	-73.790698
237	75.75-1-44	35 Albion Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.639499	-73.790800
238	75.75-1-43	37 Albion Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.639552	-73.790872
239	75.75-2-2	36/38 Simpson Avenue	Two Family Dwelling	1990-present	No Style	Non-contributing	42.639233	-73.791153
240	75.75-1-25	5 Zoar Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639092	-73.789280

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
241	75.75-1-21	10 Zoar Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639066	-73.788811
242	75.75-1-22	12 Zoar Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.639120	-73.788740
243	75.67-2-61	15 Zoar Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639414	-73.788887
244	75.67-2-63	1 Arcadia Avenue	Single Family Dwelling	1970-1989	Ranch	Non-contributing	42.639334	-73.789032
245	75.67-2-64	3 Arcadia Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.639411	-73.789210
246	75.75-1-29	4 Arcadia Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.639220	-73.789528
247	75.67-2-65	5 Arcadia Avenue	Single Family Dwelling	1889-1919	Front Gable Cottage	Contributing	42.639466	-73.789307
248	75.75-1-31	8 Arcadia Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639310	-73.789682
249	75.75-1-33	10 Arcadia Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Non-contributing	42.639383	-73.789799
250	75.75-1-34	12 Arcadia Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Non-contributing	42.639422	-73.789893
251	75.67-2-68	13 Arcadia Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639613	-73.789593
252	75.75-1-35	14 Arcadia Avenue	Single Family Dwelling	1889-1919	Front Gable Cottage	Contributing	42.639464	-73.789956
253	75.67-2-69	15 Arcadia Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639677	-73.789668
254	75.75-1-36	16 Arcadia Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.639507	-73.790038
255	75.67-2-70	17 Arcadia Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639725	-73.789796
256	75.67-2-71	19 Arcadia Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639803	-73.789879
257	75.75-1-38	20 Arcadia Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639586	-73.790210
258	75.75-1-39	22 Arcadia Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.639626	-73.790279
259	75.75-1-40	26 Arcadia Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639694	-73.790446
260	75.75-1-41	28 Arcadia Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639740	-73.790536
261	75.75-1-42	30 Arcadia Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.639801	-73.790617
262	75.67-2-77	41 Arcadia Avenue	Single Family Dwelling	1990-present	No Style	Non-contributing	42.640038	-73.790244
263	75.75-1-4	2 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639347	-73.788111
264	75.68-2-23	3 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.639515	-73.787763
265	75.75-1-3	4 Mapleridge Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639367	-73.788197
266	75.68-2-24	5 Mapleridge Avenue	Two Family Dwelling	1920-1944	Four Square	Non-contributing	42.639574	-73.787850
267	75.68-2-25	5-a Mapleridge Avenue	Single Family Dwelling	1920-1944	Bungalow	Non-contributing	42.639620	-73.787956
268	75.68-2-26	7 Mapleridge Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.639651	-73.788062
269	75.75-1-2	8 Mapleridge Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.639475	-73.788394
270	75.68-2-27	9 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639698	-73.788156
271	75.67-2-32	11 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639771	-73.788185
272	75.67-2-60	14 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639522	-73.788473
273	75.67-2-59	16 Mapleridge Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639424	-73.788725
274	75.67-2-34	17 Mapleridge Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.639881	-73.788384
275	75.67-2-58	18 Mapleridge Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.639605	-73.788657
276	75.67-2-35	19 Mapleridge Avenue	Single Family Dwelling	1970-1989	No Style	Non-contributing	42.639957	-73.788474
277	75.67-2-57	20 Mapleridge Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.639689	-73.788720
278	75.67-2-56	22 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639728	-73.788811
279	75.67-2-55	24 Mapleridge Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.639788	-73.788907
280	75.67-2-54	26 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639852	-73.789022

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
281	75.67-2-37	27 Mapleridge Avenue	Two Family Dwelling	1945-1969	Modern	Non-contributing	42.640101	-73.788721
282	75.67-2-53	28 Mapleridge Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.639894	-73.789109
283	75.67-2-38	29 Mapleridge Avenue	Single Family Dwelling	1970-1989	Post Modern	Non-contributing	42.640218	-73.788874
284	75.67-2-52	30 Mapleridge Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.639951	-73.789224
285	75.67-2-39	31 Mapleridge Avenue	Single Family Dwelling	1970-1989	Post Modern	Non-contributing	42.640264	-73.788959
286	75.67-2-40	35 Mapleridge Avenue	Single Family Dwelling	1970-1989	Post Modern	Non-contributing	42.640285	-73.789110
287	75.67-2-51	36 Mapleridge Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.640064	-73.789435
288	75.67-2-41	37 Mapleridge Avenue	Single Family Dwelling	1970-1989	Post Modern	Non-contributing	42.640406	-73.789191
289	75.67-2-50	38 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640139	-73.789525
290	75.67-2-42	39 Mapleridge Avenue	Single Family Dwelling	1920-1944	Four Square	Contributing	42.640419	-73.789358
291	75.67-2-49	40 Mapleridge Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.640192	-73.789631
292	75.67-2-43	45 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640557	-73.789654
293	75.67-2-48	46 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640284	-73.789803
294	75.67-2-44	47 Mapleridge Avenue	Single Family Dwelling	1920-1944	Four Square	Contributing	42.640653	-73.789793
295	75.67-2-46	48 Mapleridge Avenue	Single Family Dwelling	1920-1944	Craftsman	Non-contributing	42.640371	-73.789981
296	75.67-2-45	50 Mapleridge Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.640435	-73.790075
297	75.68-2-45	56 Whitehall Road	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.640578	-73.786095
298	75.68-2-44	58 Whitehall Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640595	-73.786278
299	75.68-1-33	61 Whitehall Road	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.640980	-73.786472
300	75.68-2-43	62 Whitehall Road	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.640602	-73.786455
301	75.68-1-34	63 Whitehall Road	Multi-Family Dwelling	1889-1919	Homestead Temple	Contributing	42.640945	-73.786683
302	75.68-2-42	64 Whitehall Road	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.640605	-73.786595
303	75.68-1-35	67 Whitehall Road	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.641045	-73.786824
304	75.68-1-36	69 Whitehall Road	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.641104	-73.786912
305	75.68-2-41	70 Whitehall Road	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.640610	-73.786790
306	75.68-2-40	72 Whitehall Road	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640626	-73.787046
307	75.68-1-38	73 Whitehall Road	Multi-Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.641424	-73.786963
308	75.68-1-39	75 Whitehall Road	Religious	1945-1969	Romanesque Revival	Contributing	42.641497	-73.787453
309	75.68-2-39	78 Whitehall Road	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.640676	-73.787124
310	75.68-2-38	80 Whitehall Road	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640753	-73.787376
311	75.68-2-37	82 Whitehall Road	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.640875	-73.787407
312	75.68-2-36	84 Whitehall Road	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.640944	-73.787531
313	75.67-2-24	88 Whitehall Road	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.641123	-73.787869
314	75.67-2-23	90 Whitehall Road	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.641181	-73.787965
315	75.67-2-22	92 Whitehall Road	Single Family Dwelling	1920-1944	Four Square	Contributing	42.641260	-73.788070
316	75.67-2-21	94 Whitehall Road	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.641331	-73.788185
317	75.67-2-20	96 Whitehall Road	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.641380	-73.788294
318	75.67-2-4	100 Whitehall Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641582	-73.788628
319	75.67-2-3	102 Whitehall Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641637	-73.788749
320	75.68-1-32	4 Kate Street	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.640969	-73.786234

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
321	75.67-2-25	1 Sard Road	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.640992	-73.788054
322	75.68-2-35	2 Sard Road	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.640795	-73.787671
323	75.67-2-26	3 Sard Road	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Contributing	42.640887	-73.788114
324	75.68-2-34	4 Sard Road	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Contributing	42.640724	-73.787751
325	75.67-2-27	5 Sard Road	Single Family Dwelling	1889-1919	Bungalow	Contributing	42.640807	-73.788225
326	75.68-2-33	6 Sard Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640655	-73.787844
327	75.67-2-28	7 Sard Road	Single Family Dwelling	1920-1944	Four Square	Contributing	42.640707	-73.788316
328	75.68-2-32	8 Sard Road	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.640557	-73.787941
329	75.67-2-29	9 Sard Road	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.640620	-73.788412
330	75.68-2-31	10 Sard Road	Single Family Dwelling	1920-1944	Four Square	Contributing	42.640483	-73.788012
331	75.67-2-30	11 Sard Road	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640533	-73.788508
332	75.68-2-30	12 Sard Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640405	-73.788090
333	75.67-2-31	13 Sard Road	Single Family Dwelling	1920-1944	Bungalow	Non-contributing	42.640437	-73.788577
334	75.68-2-29	14 Sard Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640318	-73.788195
335	75.68-2-28	16 Sard Road	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.640240	-73.788270
336	75.67-2-5	1 McDonald Road	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.641428	-73.788796
337	75.67-2-19	2 McDonald Road	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.641202	-73.788442
338	75.67-2-6	3 McDonald Road	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Contributing	42.641341	-73.788859
339	75.67-2-18	4 McDonald Road	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.641099	-73.788531
340	75.67-2-7	5 McDonald Road	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641263	-73.788976
341	75.67-2-17	6 McDonald Road	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.641026	-73.788663
342	75.67-2-8	7 McDonald Road	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641169	-73.789036
343	75.67-2-16	8 McDonald Road	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640943	-73.788738
344	75.67-2-9	9 McDonald Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641101	-73.789125
345	75.67-2-15	10 McDonald Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640852	-73.788841
346	75.67-2-10	11 McDonald Road	Single Family Dwelling	1889-1919	Four Square	Contributing	42.641023	-73.789209
347	75.67-2-14	12 McDonald Road	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640768	-73.788937
348	75.67-2-11	13 McDonald Road	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640936	-73.789290
349	75.67-2-13	14 McDonald Road	Single Family Dwelling	1945-1969	Mid-Century Modern	Contributing	42.640692	-73.789032
350	75.67-2-12	15 McDonald Road	Single Family Dwelling	1920-1944	Front Gable Cottage	Non-contributing	42.640865	-73.789383
351	75.60-1-88	1 Matilda Street	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.641927	-73.788548
352	75.68-1-1	2 Matilda Street	Two Family Dwelling	1920-1944	Bungalow	Contributing	42.641695	-73.788074
353	75.60-1-87	3 Matilda Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641955	-73.788414
354	75.68-1-2	4 Matilda Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641737	-73.787960
355	75.60-1-86	5 Matilda Street	Single Family Dwelling	1889-1919	Bungalow	Contributing	42.642004	-73.788306
356	75.68-1-3	6 Matilda Street	Single Family Dwelling	1920-1944	Four Square	Contributing	42.641776	-73.787856
357	75.60-1-85	7 Matilda Street	Single Family Dwelling	1889-1919	Bungalow	Contributing	42.642057	-73.788204
358	75.68-1-4	8 Matilda Street	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.641813	-73.787733
359	75.60-1-84	9 Matilda Street	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.642091	-73.788088
360	75.68-1-5	10 Matilda Street	Single Family Dwelling	1920-1944	Four Square	Contributing	42.641864	-73.787626

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
361	75.60-1-83	11 Matilda Street	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.642135	-73.787968
362	75.68-1-6	12 Matilda Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641914	-73.787494
363	75.60-1-82	13 Matilda Street	Single Family Dwelling	1920-1944	Four Square	Contributing	42.642197	-73.787851
364	75.68-1-7	14 Matilda Street	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641947	-73.787380
365	75.60-1-81	15 Matilda Street	Single Family Dwelling	1920-1944	Four Square	Contributing	42.642225	-73.787731
366	75.68-1-8	16 Matilda Street	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.641997	-73.787260
367	75.60-1-80	17 Matilda Street	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.642282	-73.787614
368	75.68-1-9	18 Matilda Street	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642048	-73.787146
369	75.60-1-79	19 Matilda Street	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642306	-73.787498
370	75.60-1-78	21 Matilda Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.642354	-73.787393
371	75.68-1-10	22 Matilda Street	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642119	-73.786907
372	75.60-1-77	23 Matilda Street	Single Family Dwelling	1920-1944	Four Square	Contributing	42.642398	-73.787268
373	75.68-1-11	24 Matilda Street	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.642170	-73.786821
374	75.60-1-76	25 Matilda Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.642458	-73.787154
375	75.60-1-75	27 Matilda Street	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.642502	-73.787055
376	75.60-2-18	46 Matilda Street	Single Family Dwelling	1945-1969	Modern	Non-contributing	42.642602	-73.785501
377	75.60-2-19	48 Matilda Street	Two Family Dwelling	1889-1919	Bungalow	Contributing	42.642681	-73.785316
378	75.60-2-17	49 Matilda Street	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.642981	-73.785762
379	75.60-2-16	51 Matilda Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643015	-73.785624
380	75.60-2-15	53 Matilda Street	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643068	-73.785480
381	75.60-2-14	55 Matilda Street	Two Family Dwelling	1920-1944	Craftsman	Contributing	42.643134	-73.785369
382	75.68-2-9.1	3 Ten Eyck Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640675	-73.784666
383	75.68-2-13	4 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Craftsman	Non-contributing	42.640593	-73.785205
384	75.68-2-10	5 Ten Eyck Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.640781	-73.784707
385	75.68-2-11	7 Ten Eyck Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.640883	-73.784763
386	75.68-2-14	8 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.640765	-73.785329
387	75.68-2-12	9 Ten Eyck Avenue	Multi-Family Dwelling	1889-1919	Craftsman w/ Prairie influence	Contributing	42.641021	-73.784843
388	75.68-2-15	10 Ten Eyck Avenue	Single Family Dwelling	1889-1919	Four Square	Contributing	42.640904	-73.785406
389	75.68-1-29	15 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.641310	-73.785099
390	75.68-1-23	16 Ten Eyck Avenue	Single Family Dwelling	1889-1919	Four Square	Contributing	42.641146	-73.785569
391	75.68-1-28	17 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641398	-73.785143
392	75.68-1-22	18 Ten Eyck Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Individual Listed NRHP	42.641325	-73.785684
393	75.68-1-27	19 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.641496	-73.785190
394	75.68-1-26	21 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641590	-73.785197
395	75.68-1-21	22 Ten Eyck Avenue	Religious	1889-1919	Romanesque Revival	Individual Listed NRHP	42.641458	-73.785853
396	75.68-1-25	23 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641659	-73.785300
397	75.68-1-24	25 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641747	-73.785353
398	75.68-1-20	26 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641668	-73.785903
399	75.60-1-64	27 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.641818	-73.785449
400	75.68-1-19	28 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641758	-73.785972

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
401	75.60-1-63	29 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641911	-73.785490
402	75.68-1-18	30 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641831	-73.786044
403	75.60-1-62	31 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.641999	-73.785546
404	75.68-1-17	32 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Four Square	Contributing	42.641935	-73.786096
405	75.60-1-61	33 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Non-contributing	42.642085	-73.785612
406	75.68-1-16	34 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642008	-73.786153
407	75.60-1-60	35 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Non-contributing	42.642169	-73.785662
408	75.68-1-15	36 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642094	-73.786249
409	75.60-1-59	37 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.642253	-73.785733
410	75.68-1-14	38 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Non-contributing	42.642178	-73.786302
411	75.60-1-58	39 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Non-contributing	42.642339	-73.785784
412	75.68-1-13	40 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.642253	-73.786368
413	75.60-1-57	41 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642432	-73.785843
414	75.68-1-12	42 Ten Eyck Avenue	Multi-Family Dwelling	1920-1944	Neoclassical Revival	Individual Listed NRHP	42.642339	-73.786409
415	75.60-1-56	43 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Four Square	Contributing	42.642514	-73.785890
416	75.60-1-65	46 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642610	-73.786629
417	75.60-1-55	47 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642793	-73.786080
418	75.60-1-66	48 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.642691	-73.786692
419	75.60-1-67	50 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.642791	-73.786714
420	75.60-1-53	51 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.642983	-73.786210
421	75.60-1-68	52 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Non-contributing	42.642866	-73.786792
422	75.60-1-52	53 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.643052	-73.786279
423	75.60-1-69	54 Ten Eyck Avenue	Single Family Dwelling	1945-1969	Modern	Non-contributing	42.642959	-73.786857
424	75.60-1-51	55 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.643147	-73.786353
425	75.60-1-70	56 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.643045	-73.786926
426	75.60-1-50	57 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.643229	-73.786416
427	75.60-1-71	58 Ten Eyck Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.643115	-73.786982
428	75.60-1-49	59 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.643302	-73.786503
429	75.60-1-72	60 Ten Eyck Avenue	Multi-Family Dwelling	1920-1944	Homestead Temple	Contributing	42.643206	-73.787029
430	75.60-1-48	61 Ten Eyck Avenue	Single Family Dwelling	1890-1919	Craftsman	Contributing	42.643408	-73.786540
431	75.60-1-47	63 Ten Eyck Avenue	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.643498	-73.786575
432	75.60-1-46	65 Ten Eyck Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.643580	-73.786623
433	75.60-1-73	66 Ten Eyck Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Contributing	42.643367	-73.787139
434	75.60-1-44	69 Ten Eyck Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Contributing	42.643767	-73.786736
435	75.68-3-12	1 Cuyler Avenue	Two Family Dwelling	1990-present	No Style	Non-contributing	42.641078	-73.783561
436	75.68-3-11	2 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.640896	-73.784019
437	75.68-3-1	2A Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.640800	-73.783886
438	75.68-3-13	3 Cuyler Avenue	Single Family Dwelling	1889-1919	Four Square	Contributing	42.641184	-73.783607
439	75.68-3-10	4 Cuyler Avenue	Educational	1889-1919	Colonial Revival	Contributing	42.641041	-73.784135
440	75.68-3-14	5 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641304	-73.783700

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
441	75.68-3-15	7 Cuyler Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641404	-73.783728
442	75.68-3-9	8 Cuyler Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641141	-73.784224
443	75.68-3-16	9 Cuyler Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641492	-73.783809
444	75.68-3-8	10 Cuyler Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Non-contributing	42.641234	-73.784280
445	75.68-3-17	11 Cuyler Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.641583	-73.783869
446	75.68-3-7	12 Cuyler Avenue	Multi-Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.641327	-73.784333
447	75.68-3-18	13 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641658	-73.783909
448	75.68-3-19	15 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641746	-73.783984
449	75.68-3-6	16 Cuyler Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Contributing	42.641541	-73.784402
450	75.60-3-21	17 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641830	-73.784028
451	75.68-3-5	18 Cuyler Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.641630	-73.784523
452	75.68-3-4	20 Cuyler Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.641727	-73.784524
453	75.60-3-20	21 Cuyler Avenue	Multi-Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.641934	-73.784099
454	75.60-3-19	23 Cuyler Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.642020	-73.784143
455	75.68-3-2	24 Cuyler Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.641904	-73.784649
456	75.60-3-18	25 Cuyler Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642109	-73.784187
457	75.60-3-17	25.5 Cuyler Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.642188	-73.784247
458	75.68-3-1	26 Cuyler Avenue	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642001	-73.784674
459	75.60-3-16	27 Cuyler Avenue	Two Family Dwelling	1920-1944	craftsman	Contributing	42.642274	-73.784315
460	75.60-2-26	28 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.642074	-73.784746
461	75.60-2-25	30 Cuyler Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.642178	-73.784771
462	75.60-3-13	31 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.642465	-73.784415
463	75.60-2-24	32 Cuyler Avenue	Single Family Dwelling	1889-1919	Bungalow	Contributing	42.642248	-73.784840
464	75.60-3-12	33 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.642517	-73.784499
465	75.60-2-23	34 Cuyler Avenue	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.642326	-73.784893
466	75.60-2-22	36 Cuyler Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.642416	-73.784974
467	75.60-2-21	40 Cuyler Avenue	Single Family Dwelling	1945-1969	Modern	Non-contributing	42.642532	-73.785060
468	75.60-3-11	41 Cuyler Avenue	Two Family Dwelling	1990-present	No Style	Non-contributing	42.642655	-73.784579
469	75.60-2-20	44 Cuyler Avenue	Single Family Dwelling	1945-1969	Modern	Non-contributing	42.642745	-73.785132
470	75.60-3-9	45 Cuyler Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642771	-73.784656
471	75.60-3-8	47 Cuyler Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.642873	-73.784709
472	75.60-3-7	51 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.642970	-73.784783
473	75.60-3-6	53 Cuyler Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643059	-73.784833
474	75.60-2-13	58 Cuyler Avenue	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Contributing	42.643318	-73.785536
475	75.60-3-4	59 Cuyler Avenue	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.643247	-73.784979
476	75.60-2-12	60 Cuyler Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.643385	-73.785626
477	75.60-3-2.1	61 Cuyler Avenue	Two Family Dwelling	1990-present	No Style	Non-contributing	42.643482	-73.785075
478	75.60-2-11	62 Cuyler Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.643480	-73.785661
479	76.61-2-42	39 Jeanette Street	Multi-Family Dwelling	1920-1944	Neoclassical Revival	Contributing	42.641026	-73.780662
480	76.61-2-43	41 Jeanette Street	Multi-Family Dwelling	1920-1944	Neoclassical Revival	Contributing	42.641217	-73.780664

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
481	76.54-4-34	77 Hurlbut Street	Multi-Family Dwelling	1945-1969	Colonial Revival	Non-contributing	42.642186	-73.777919
482	76.54-2-16	1 Carroll Terrace	Single Family Dwelling	1920-1944	Front Gable Cottage	Non-contributing	42.643985	-73.776222
483	76.54-2-10	2 Carroll Terrace	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.643794	-73.776680
484	76.54-2-15	3 Carroll Terrace	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.644031	-73.776312
485	76.54-2-9	4 Carroll Terrace	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.643869	-73.776797
486	76.54-2-14	5 Carroll Terrace	Single Family Dwelling	1920-1944	Four Square	Non-contributing	42.644122	-73.776390
487	76.54-2-8	6 Carroll Terrace	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.643976	-73.776844
488	76.54-2-13	7 Carroll Terrace	Single Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.644195	-73.776486
489	76.54-2-7	8 Carroll Terrace	Single Family Dwelling	1920-1944	Four Square	Contributing	42.644042	-73.776953
490	76.54-2-12	9 Carroll Terrace	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.644261	-73.776582
491	76.54-2-6	10 Carroll Terrace	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.644147	-73.777039
492	76.54-2-11	11 Carroll Terrace	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.644347	-73.776642
493	76.54-2-5	12 Carroll Terrace	Single Family Dwelling	1920-1944	Craftsman	Non-contributing	42.644251	-73.777113
494	76.46-2-11	13 Carroll Terrace	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.644413	-73.776713
495	76.54-2-4	14 Carroll Terrace	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.644328	-73.777179
496	76.46-2-12	15 Carroll Terrace	Single Family Dwelling	1920-1944	Four Square	Contributing	42.644515	-73.776772
497	76.54-2-3	16 Carroll Terrace	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.644423	-73.777235
498	76.46-2-13	17 Carroll Terrace	Single Family Dwelling	1920-1944	Craftsman	Non-contributing	42.644608	-73.776841
499	76.54-2-2	18 Carroll Terrace	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.644501	-73.777328
500	76.46-2-15	21 Carroll Terrace	Single Family Dwelling	1920-1944	Dutch Colonial Revival	Contributing	42.644758	-73.776987
501	76.46-3-16	1 Magnolia Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644303	-73.775234
502	76.54-2-24	2 Magnolia Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644121	-73.775655
503	76.46-3-15	3 Magnolia Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644360	-73.775293
504	76.54-2-25	4 Magnolia Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644189	-73.775702
505	76.54-2-26	6 Magnolia Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644259	-73.775774
506	76.46-3-13	7 Magnolia Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644501	-73.775449
507	76.54-2-27	8 Magnolia Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644325	-73.775819
508	76.46-3-12	9 Magnolia Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644567	-73.775488
509	76.54-2-28	10 Magnolia Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644396	-73.775906
510	76.46-3-11	11 Magnolia Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644646	-73.775547
511	76.54-2-29	12 Magnolia Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644464	-73.775968
512	76.46-3-10	13 Magnolia Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644714	-73.775588
513	76.54-2-30	14 Magnolia Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644552	-73.775982
514	76.46-3-9	15 Magnolia Terrace	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Contributing	42.644794	-73.775642
515	76.54-2-31	16 magnolia terrace	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644607	-73.776057
516	76.46-3-8	17 Magnolia Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644871	-73.775686
517	76.46-2-27	18 Magnolia Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644682	-73.776120
518	76.46-3-7	19 Magnolia Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644930	-73.775761
519	76.46-2-28	20 Magnolia Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644759	-73.776179
520	76.46-3-6	21 Magnolia Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.645003	-73.775818

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521	76.46-2-29	22 Magnolia Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644811	-73.776224
522	76.46-3-5	23 Magnolia Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.645073	-73.775877
523	76.46-2-30	24 Magnolia Terrace	Single Family Dwelling	1889-1919	Four Square	Contributing	42.644890	-73.776280
524	76.46-2-31	26 Magnolia Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644965	-73.776349
525	76.46-3-4	27 Magnolia Terrace	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.645187	-73.775976
526	76.46-2-32	28 Magnolia Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.645016	-73.776449
527	76.46-3-2	29 Magnolia Terrace	Single Family Dwelling	1889-1919	Four Square	Contributing	42.645325	-73.776067
528	76.46-2-33	30 Magnolia Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.645080	-73.776520
529	76.46-2-34	32 Magnolia Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645159	-73.776577
530	76.46-2-35	34 Magnolia Terrace	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.645261	-73.776605
531	76.54-4-60	40 View Avenue	Two Family Dwelling	1990-present	No Style	Non-contributing	42.643448	-73.774409
532	76.54-4-61	38 View Avenue	Two Family Dwelling	1990-present	No Style	Non-contributing	42.643511	-73.774273
533	76.54-3-23	24 View Avenue	Single Family Dwelling	1945-1969	Modern	Non-contributing	42.643885	-73.773400
534	76.54-3-24	22 View Avenue	Single Family Dwelling	1945-1969	Modern	Non-contributing	42.643908	-73.773274
535	76.13-1-1.6	19 View Avenue	Single Family Dwelling	1990-present	No Style	Non-contributing	42.643399	-73.773464
536	76.54-3-26	18 View Avenue	Two Family Dwelling	1990-present	No Style	Non-contributing	42.643983	-73.773099
537	76.13-1-1.5	17 View Avenue	Single Family Dwelling	1990-present	No Style	Non-contributing	42.643630	-73.772923
538	76.13-1-1.4	15 View Avenue	Single Family Dwelling	1990-present	No Style	Non-contributing	42.643689	-73.772778
539	76.54-3-27	14 View Avenue	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.644046	-73.772912
540	76.13-1-1.3	13 View Avenue	Single Family Dwelling	1990-present	No Style	Non-contributing	42.643744	-73.772649
541	76.54-3-42	11 View Avenue	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.643790	-73.772520
542	76.54-3-29	10 View Avenue	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.644158	-73.772675
543	76.54-3-41	9 View Avenue	Single Family Dwelling	1920-1944	Craftsman	Contributing	42.643823	-73.772443
544	76.54-3-31	6 View Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Contributing	42.644228	-73.772463
545	76.54-3-32	4 View Avenue	Multi-Family Dwelling	1920-1944	Colonial Revival	Contributing	42.644310	-73.772336
546	76.54-3-38	3 View Avenue	Single Family Dwelling	1945-1969	Modern	Contributing	42.643948	-73.772160
547	76.46-3-23	5 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644498	-73.774736
548	76.46-3-24	7 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644549	-73.774887
549	76.46-3-53	8 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644716	-73.774500
550	76.46-3-52	10 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644786	-73.774538
551	76.46-3-25	11 Delaware Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644649	-73.774964
552	76.46-3-51	12 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644866	-73.774606
553	76.46-3-26	13 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644738	-73.775039
554	76.46-3-50	14 Delaware Terrace	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644940	-73.774626
555	76.46-3-27	15 Delaware Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644831	-73.775107
556	76.46-3-49	16 Delaware Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645009	-73.774704
557	76.46-3-48	18 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645077	-73.774755
558	76.46-3-28	19 Delaware Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644903	-73.775161
559	76.46-3-47	20 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.645145	-73.774818
560	76.46-3-29	21 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644983	-73.775208

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Lognitude
561	76.46-3-46	22 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645209	-73.774883
562	76.46-3-30	23 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645024	-73.775329
563	76.46-3-45	24 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645283	-73.774933
564	76.46-3-31	25 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645097	-73.775377
565	76.46-3-32	27 Delaware Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645167	-73.775442
566	76.46-3-44	28 Delaware Terrace	Two Family Dwelling	1990-present	New Traditional	Non-contributing	42.645458	-73.775043
567	76.46-3-33	29 Delaware Terrace	Single Family Dwelling	1889-1919	Dutch Colonial Revival	Non-contributing	42.645303	-73.775528
568	76.46-5-12	9 Besch Avenue	Two Family Dwelling	1889-1919	Homestead Temple	Contributing	42.645343	-73.772874
569	76.46-4-18	10 Besch Avenue	Multi-Family Dwelling	1889-1919	Victorian	Contributing	42.645194	-73.773307
570	76.46-5-11	11 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645420	-73.772943
571	76.46-4-19	12 Besch Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645317	-73.773427
572	76.46-5-10	15 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645511	-73.773060
573	76.46-4-20	16 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.645367	-73.773477
574	76.46-4-21	18 Besch Avenue	Single Family Dwelling	1920-1944	Four Square	Contributing	42.645462	-73.773549
575	76.46-5-9	19 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645615	-73.773131
576	76.46-4-22	20 Besch Avenue	Single Family Dwelling	1889-1919	Homestead Temple	Contributing	42.645555	-73.773574
577	76.46-5-8	23 Besch Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645670	-73.773191
578	76.46-4-23	24 Besch Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645617	-73.773662
579	76.46-5-7	25 Besch Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645739	-73.773278
580	76.46-4-24	26 Besch Avenue	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.645689	-73.773764
581	76.46-5-6	27 Besch Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.645834	-73.773316
582	76.46-4-25	28 Besch Avenue	Single Family Dwelling	1920-1944	Bungalow	Contributing	42.645758	-73.773784
583	76.46-5-5	29 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645922	-73.773390
584	76.46-4-26	30 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645833	-73.773862
585	76.46-5-4	31 Besch Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645979	-73.773420
586	76.46-4-27	34 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645924	-73.773939
587	76.46-5-3	35 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646054	-73.773491
588	76.46-4-28	36 Besch Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645989	-73.773996
589	76.46-5-2	37 Besch Avenue	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.646145	-73.773566
590	76.54-3-3	292 Catherine Street	Multi-Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644866	-73.771725
591	76.54-3-2	290 Catherine Street	Multi-Family Dwelling	1889-1919	Italianate	Non-contributing	42.644845	-73.771646
592	76.54-3-1	288 Catherine Street	Multi-Family Dwelling	1889-1919	Italianate	Non-contributing	42.644824	-73.771576
593	76.55-1-48	280 Catherine Street	Single Family Dwelling	1889-1919	Four Square	Contributing	42.644702	-73.771307
594	76.47-2-12	265 Catherine Street	Single Family Dwelling	1889-1919	Four Square	Contributing	42.644848	-73.770594
595	76.55-1-47	252 Catherine Street	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644656	-73.771165
596	76.55-1-45	248 Catherine Street	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644599	-73.770958
597	76.55-1-25	246 Catherine Street	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.644242	-73.769349
598	76.55-1-43	244 Catherine Street	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644540	-73.770758
599	76.55-1-42	242 Catherine Street	Two Family Dwelling	1920-1944	Homestead Temple	Contributing	42.644524	-73.770652
600	76.55-1-41	240 Catherine Street	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644486	-73.770527

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
601	76.55-1-54	27 Avondale Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.643953	-73.771532
602	76.55-1-53	23 Avondale Terrace	Single Family Dwelling	1889-1919	Four Square	Contributing	42.644054	-73.771512
603	76.55-1-52	19 Avondale Terrace	Single Family Dwelling	1889-1919	Four Square	Non-contributing	42.644163	-73.771455
604	76.54-3-33	16 Avondale Terrace	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.644297	-73.771931
605	76.55-1-51	15 Avondale Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644262	-73.771407
606	76.54-3-34	12 Avondale Terrace	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.644389	-73.771880
607	76.55-1-50	11 Avondale Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644360	-73.771344
608	76.54-3-35	8 Avondale Terrace	Two Family Dwelling	1920-1944	Colonial Revival	Non-contributing	42.644508	-73.771854
609	76.55-1-49	7 Avondale Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644464	-73.771315
610	76.55-1-55	36 Oneida Terrace	Single Family Dwelling	1920-1944	Four Square	Contributing	42.643889	-73.770881
611	76.55-1-56	32 Oneida Terrace	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.643992	-73.770833
612	76.55-1-57	28 Oneida Terrace	Single Family Dwelling	1920-1944	Four Square	Contributing	42.644091	-73.770788
613	76.55-1-35	25 Oneida Terrace	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.643790	-73.770425
614	76.55-1-58	24 Oneida Terrace	Single Family Dwelling	1920-1944	Colonial Revival	Contributing	42.644194	-73.770744
615	76.55-1-37	21 Oneida Terrace	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644025	-73.770354
616	76.55-1-59	20 Oneida Terrace	Single Family Dwelling	1920-1944	Four Square	Contributing	42.644290	-73.770687
617	76.55-1-38	19 Oneida Terrace	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.644155	-73.770229
618	76.55-1-39	15 Oneida Terrace	Two Family Dwelling	1860-1880	Colonial Revival	Non-contributing	42.644258	-73.770163
619	76.55-1-40	13 Oneida Terrace	Multi-Family Dwelling	1860-1880	Colonial Revival	Non-contributing	42.644367	-73.770127
620	76.55-1-32	198 Osborne Street	Single Family Dwelling	1889-1919	Front Gable Cottage	Contributing	42.643859	-73.769939
621	76.55-1-31	196 Osborne Street	Single Family Dwelling	1920-1944	Front Gable Cottage	Contributing	42.643765	-73.769788
622	76.55-1-29	199 Osborne Street	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.644088	-73.769974
623	76.55-1-28	191 Osborne Street	Commercial	1920-1944	No Style	Non-contributing	42.644102	-73.769797
624	76.46-5-21	2 Holland Avenue	Commercial	1920-1944	Colonial Revival	Contributing	42.645659	-73.771986
625	76.47-2-1	300 Morton Avenue	Commercial	1889-1919	Colonial Revival	Non-contributing	42.645345	-73.771459
626	76.47-2-3	290 Morton Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645204	-73.771105
627	76.47-2-4	288 Morton Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645181	-73.771014
628	76.47-2-5	284 Morton Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645132	-73.770902
629	76.47-2-6	282 Morton Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645118	-73.770805
630	76.47-2-7	278 Morton Avenue	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645094	-73.770708
631	76.47-2-8	276 Morton Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645062	-73.770614
632	76.47-2-9	274 Morton Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.645037	-73.770462
633	76.47-2-10	272 Morton Avenue	Multi-Family Dwelling	1889-1919	Colonial Revival	Contributing	42.645003	-73.770386
634	76.47-2-11	270 Morton Avenue	Multi-Family Dwelling	1889-1919	Homestead Temple	Contributing	42.644979	-73.770283
635A	76.39-1-41	1A Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.647510	-73.770697
635	76.39-1-42	1 Providence Street	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647585	-73.770753
636	76.39-1-43	3 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647628	-73.770907
637	76.47-1-8	4 Providence Street	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647199	-73.770885
638	76.39-1-44	5 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647682	-73.770974
639	76.47-1-7	6 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647261	-73.770957

Resource ID	Tax Map Parcel No.	Address	Resource Use	Construction Period	Architectural Style	Recommended Nomination Status	Latitude	Longitude
640	76.39-1-45	7 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647732	-73.771061
641	76.47-1-6	8 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647325	-73.771060
642	76.39-1-46	9 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647787	-73.771139
643	76.47-1-5	10 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647377	-73.771157
644	76.39-1-47	11 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647826	-73.771255
645	76.47-1-4	12 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647437	-73.771223
646	76.39-1-48	13 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647863	-73.771342
647	76.47-1-3	14 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647480	-73.771322
648	76.39-1-49	15 Providence Street	Two Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647927	-73.771423
649	76.47-1-2	16 Providence Street	Single Family Dwelling	1889-1919	Colonial Revival	Contributing	42.647535	-73.771410
650	76.47-1-1	18 Providence Street	Multi-Family Dwelling	1945-1969	Mid-Century Modern	Non-contributing	42.647559	-73.771547
651	76.39-1-20	1 Mercer Street	Single Family Dwelling	1945-1969	Split Level	Non-contributing	42.648327	-73.770287
652	76.39-1-34	2 Mercer Street	Single Family Dwelling	1945-1969	Split Level	Non-contributing	42.647997	-73.770553
653	76.39-1-21	3 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648412	-73.770410
654	76.39-1-33	4 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648072	-73.770628
655	76.39-1-22	5 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648505	-73.770537
656	76.39-1-32	6 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648150	-73.770769
657	76.39-1-23	7 Mercer Street	Single Family Dwelling	1945-1969	Split Level	Non-contributing	42.648574	-73.770663
658	76.39-1-31	8 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648215	-73.770945
659	76.39-1-24	9 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648643	-73.770760
660	76.39-1-30	10 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648304	-73.771084
661	76.39-1-25	11 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648721	-73.770892
662	76.39-1-29	12 Mercer Street	Single Family Dwelling	1945-1969	Split Level	Non-contributing	42.648423	-73.771218
663	76.39-1-26	13 Mercer Street	Single Family Dwelling	1945-1969	Split Level	Non-contributing	42.648788	-73.771025
664	76.39-1-28	14 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648496	-73.771379
665	76.39-1-27	15 Mercer Street	Single Family Dwelling	1945-1969	Ranch	Non-contributing	42.648897	-73.771115
666	76.39-1-15	1 Leonard Place	Multi-Family Dwelling	1889-1919	Victorian	Contributing	42.648546	-73.769687
667	76.39-1-13	3 Leonard Place	Multi-Family Dwelling	1889-1919	Victorian	Contributing	42.648638	-73.769854
668	76.39-1-11	5 Leonard Place	Multi-Family Dwelling	1889-1919	Victorian	Contributing	42.648707	-73.769991
669	76.39-1-9	7 Leonard Place	Single Family Dwelling	1889-1919	Victorian	Contributing	42.648823	-73.770107
670	76.39-1-8	8 Leonard Place	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.648884	-73.770179
671	76.39-1-7	9 Leonard Place	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.648928	-73.770278
672	76.39-1-6	10 Leonard Place	Multi-Family Dwelling	1889-1919	Victorian	Contributing	42.648983	-73.770384
673	76.39-1-5	11 Leonard Place	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.649036	-73.770474
674	76.39-1-4	12 Leonard Place	Single Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.649096	-73.770580
675	76.39-1-3	13 Leonard Place	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.649164	-73.770652
676	76.39-1-2	14 Leonard Place	Two Family Dwelling	1889-1919	Colonial Revival	Non-contributing	42.649195	-73.770779

Appendix C



Sandra Scaffidi

Senior Architectural Historian

Sandra Scaffidi is the owner & principal architectural historian of Practical Preservation. Sandra has over 20 years experience working with engineering firms, architectural design studios, non-profits and municipal governments and provides a comprehensive approach to historic preservation. Sandra has a Masters Degree in Public History with a concentration in Historic Preservation from Colorado State University and a Bachelors Degree in History from Binghamton University. Sandra meets the Secretary of the Interior's Professional Qualification Standards and is certified as an Economic Development Finance Professional.

Contact

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Address

1 Avalon Road, Fairmont, WV 26554

Education

2001

Masters Degree in Public History
Colorado State University

1998

Bachelors Degree in History
Binghamton University

Expertise

- Section 106 Surveys
- National Register Nominations
- Historic Structure Reports
- Grant Monitoring
- Historic Design Guidelines
- Historic Rehabilitation Tax Credit Projects

Certifications

OSHA 40 Hour Training

CPR and First Aid Training

Econ. Dev. Finance Professional

Experience

Practical Preservation

Managing Principal | Fairmont, WV 2007-2010; 2018-present

I established Practical Preservation to help small towns and organizations identify their historic assets, recommend National Register districts and take advantage of historic rehabilitation tax credits and grants available to these properties in order to preserve our shared history as well as to promote historic preservation as an economic development tool. Together with my husband/partner John Pitman, we continue to work to identify, document and preserve historic resources.

City of Fairmont

Director of Planning and Development | Fairmont, WV 2015-2018

As Director, I managed the Planning Commission, Board of Zoning Appeals and the Historic Preservation Review Commission and ensured proposed developments met local, state and Federal Regulations and Planning codes. I also oversaw the composition of the Comprehensive Plan, reviewed and approved minor subdivisions, administered the City's Planning and Zoning ordinance and managed a staff of three with a departmental budget of \$500,000. As Director, I also served as the Floodplain Administrator and reviewed C-LOMA applications for community compliance.

Mills Group

Preservation Associate | Morgantown, WV 2010-2015

A large portion of my role included serving as a Grant Monitor between grantees and the WVSHPO for approximately 60 projects. I also developed procurement packages and technical specifications for the rehabilitation of historic buildings, coordinated and monitored construction activities to ensure compliance with regulations/standards. I conducted Historic Structure Reports and Historic Architectural surveys documenting numerous historic structures throughout the state. My position also included conducting historic research; documenting historic materials and methods and successfully nominating eight resources to the NRHP.

Main Street Fairmont

Assistant Director/Americorps Member | Fairmont, WV 2007-2010

As the assistant director, I facilitated marketing and branding program for Main Street Fairmont and downtown Fairmont through the coordination of large-scale seasonal events, including fundraising, advertising, and managing the events. I also created a downtown architectural walking tour for elementary school students and an oral history while promoting downtown businesses through retail sales events, workshops and advertising. During my tenure at MSF, I also authored three winning grants totaling over \$46,000 to preserve downtown historic buildings. As an Americorps Vista Volunteer, I developed a new website and managed volunteers for downtown events.

KCI Technologies, Inc.

Architectural Historian | Mechanicsburg, PA 2001-2007

My position entailed conducting historic research and surveys in accordance with Section 106 of the National Historic Preservation Act, developing technical proposals and cost estimates, assisting in coordination of cultural resource division activity throughout the Mid-Atlantic and serving as a liaison between Federal agencies and the public, disseminating relevant project information through educational programs for local communities concerning transportation improvement projects as well as collaborated with municipal, state and federal agencies in order to assess mitigation efforts. I also prepared Historic Contexts, Determination of Eligibility and Determination of Effects reports, documented and evaluated historic structures utilizing state inventory forms and monitored project budgets and schedules.



John Pitman

Preservation Associate and Designer

John Pitman, EI is a Preservation Assistant and Designer with Practical Preservation. John has over twenty years of civil engineering experience in addition to his passion for historic preservation. Bringing an engineer's meticulous focus to every project, John is responsible for the graphic design, GIS mapping and assisting with data collection. He has provided his expertise on numerous projects for engineering firms, architectural design studios, non-profits and municipal governments. John appreciates the history and craftsmanship of historic properties.

Contact

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Address

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Education

1999

Bachelors Degree

Civil Engineering

West Virginia University

Expertise

- Site and Roadway Design
- Stormwater Management
- Section 106 Surveys
- National Register Nominations
- Historic Structure Reports
- Grant Monitoring
- Historic Design Guidelines
- Historic Rehabilitation Tax Credit Projects

Certifications

OSHA 40 Hour Training

CPR and First Aid Training

Registered Engineer In Training,
State of West Virginia #7805

Experience

Practical Preservation

Preservation Associate, Fairmont, WV 2023-present

John joined Practical Preservation to assist in preserving historic resources throughout the United States. In this role, he aids in the documentation of resources, historic research, graphic design and presentation for architectural surveys as well as historic structure reports. John conducts aerial surveying for National Register nominations and creates easy to understand graphics and illustrations for each project. John also ensures that our projects stay on-time and on budget.

The Thrasher Group

Senior Project Engineer I Bridgeport, WV 2011-2023

John aided numerous departments and clients, both public and private, with his talented efforts in master planning and final design. John was also instrumental in ensuring that projects met and oftentimes exceeded regulatory standards for stormwater pollution prevention plans. Over the course of his 12 years of consulting with Thrasher Engineering, he worked on a variety of projects which include all types of land development, transportation designs, stormwater management designs, site grading, and National Pollutant Discharge Elimination System (NPDES) permitting for oil/natural gas facilities.

Mr. Pitman was also an experienced highway designer with a background in the preparation of roadway construction, right-of-way, sign, and pavement marking plans. Other responsibilities include traffic studies, storm water and sanitary sewer design, and cost estimation. John's strength lay in his ability to take detailed designs and translate them into easy to understand construction documents to keep both contractors, clients and designers happy.

KCI Technologies, Inc.

Senior Designer I Morgantown, WV 1999-2011

Throughout John's tenure at KCI, he focused on numerous aspects of engineering design including site/civil land development where he developed existing conditions/demolition plans, temporary staging plans, erosion/sediment control plans and final construction documents. John also worked on a wide variety of projects including highway development, golf course design, stormwater development, utility plans and sewage treatment facilities. His work included facilitating communication between clients and state agencies including the Department of Natural Resources and the West Virginia Department of Transportation.