

PINE HILLS NEIGHBORHOOD HISTORIC RESOURCES SURVEY

RECONNAISSANCE-LEVEL SURVEY

Albany, New York

PINE HILLS NEIGHBORHOOD ASSOCIATION PRESENTATION
OCTOBER 16, 2025

INTRODUCTION

Project Team

- Easton Architects
- City of Albany Department of Planning & Development Staff
- Historic Preservation Division of the New York State Office of Parks, Recreation and Historic Preservation (NYSHPO) – project review

Agenda

- Project Summary & Goals
- Overview of Reconnaissance-Level Surveys
- Survey Area & Project Methodology
- Historic Context & Associated Property Types
- Findings and Recommendations
- Potential Next Steps
- Questions & Answers



Ca.1949 photograph of Madison Avenue at Partridge Street. (Source: NY Heritage Digital Collections)



Ca.1929 image of Moran Hall, formerly known as Saint Rose Hall. (Source: NY Heritage Digital Collections)

HISTORIC RESOURCE SURVEYS

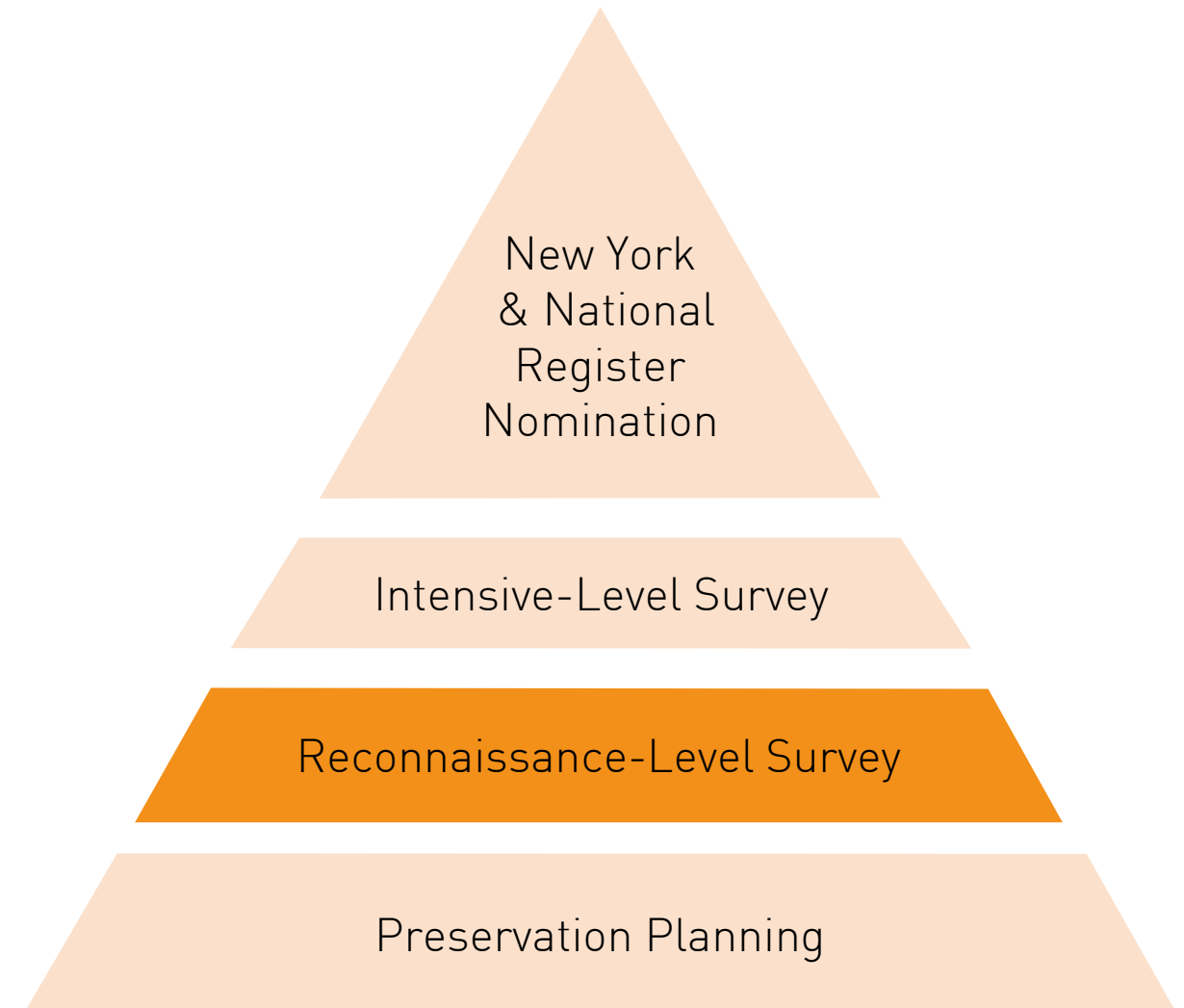
WHAT IS A RECONNAISSANCE-LEVEL SURVEY?

From the NYSHPO:

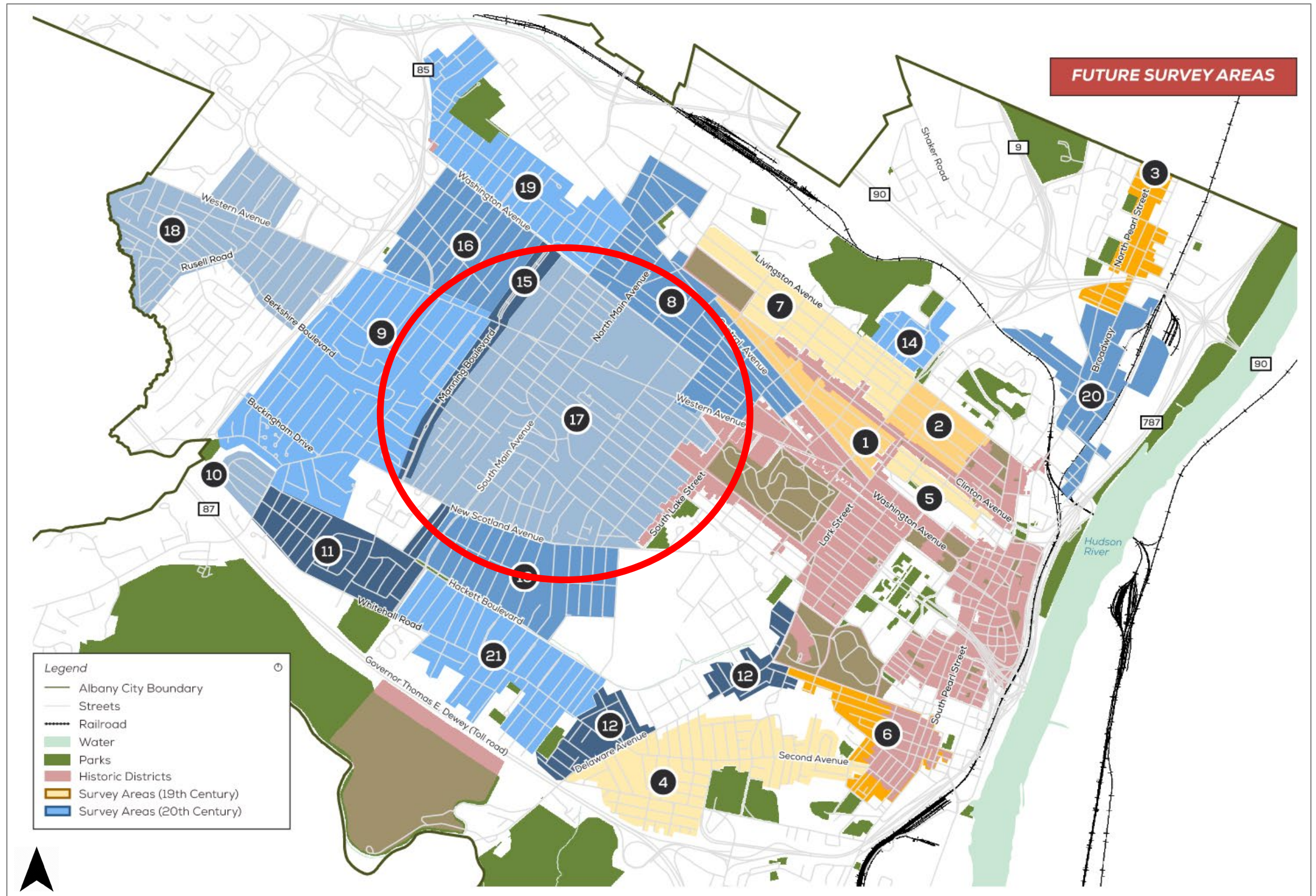
- The purpose of a reconnaissance-level survey is to “get a general picture of the distribution of property types, architectural styles, and the character of the neighborhood(s).”

Goals of a Reconnaissance-Level Survey

- Focus on broad trends and patterns rather than individual building-level data
- Identification of buildings and/or districts of interest for future intensive-level survey



2019 HISTORIC PRESERVATION PLAN FUTURE SURVEY AREAS



Recommended Survey Areas in the 2019 Albany Historic Preservation Plan. (Source: City of Albany)

SURVEY AREA



Map A – Pine Hills Historic Resources Survey Area. (Source: City of Albany. Survey boundaries informed by 2019 Albany Historic Preservation Plan)

METHODOLOGY

Fieldwork & Windshield Survey

- Architectural trends & patterns
- Identification of individual buildings or areas for future intensive-level survey
- Historic research:
 - Sanborn Fire Insurance maps
 - Atlas maps
 - Historic aerial photographs
 - City directories
 - Historic newspapers
 - Tax assessment data



Typical photograph taken during field survey. (Woodlawn Avenue, May 2025)



Members of the Survey Team conducting fieldwork. (May 2025)

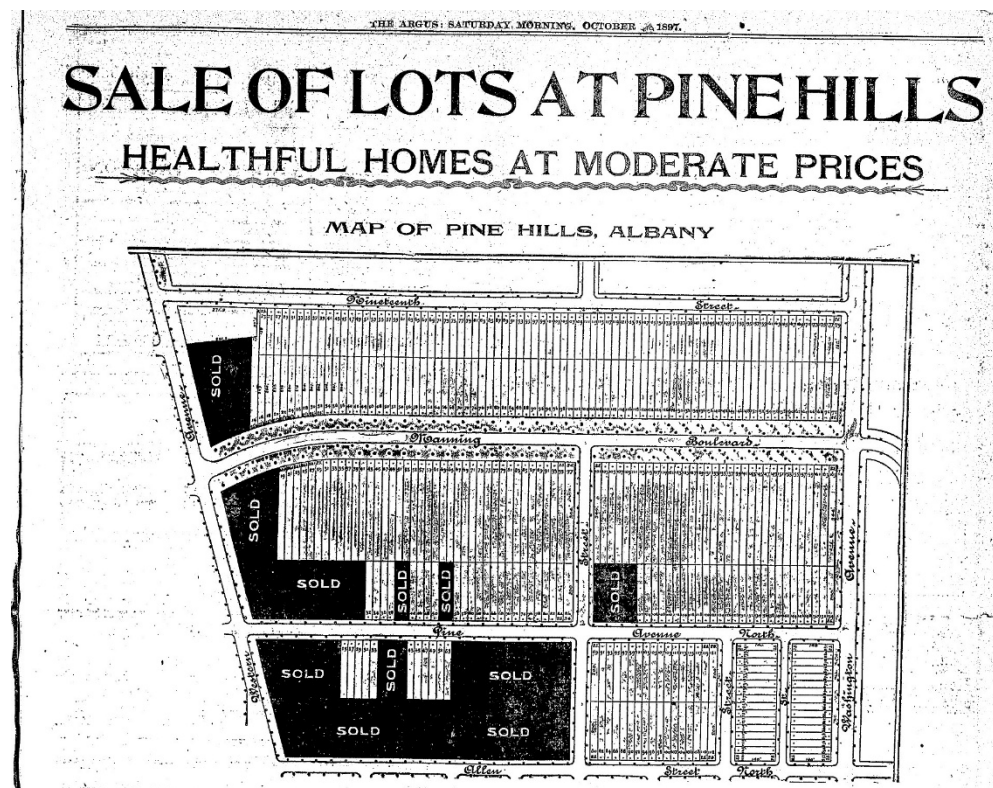


Members of the Survey Team conducting fieldwork. (May 2025)

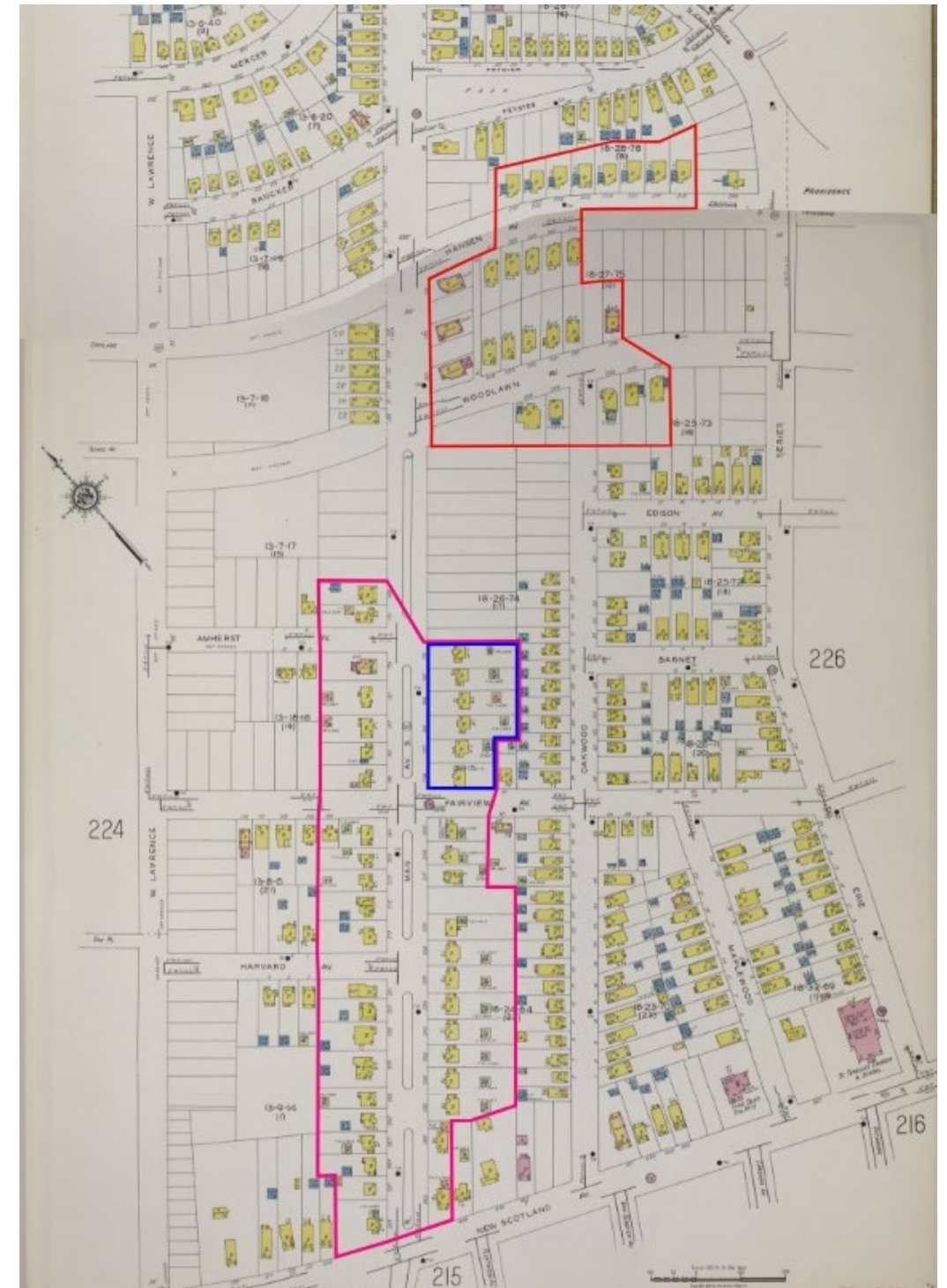
HISTORIC CONTEXT & ASSOCIATED PROPERTY TYPES

Historic Context

- Pine Hills neighborhood built-out gradually
- Individuals and/or firms purchased land
 - Subdivided & sold empty lots
 - Constructed speculative housing
- Pockets of architectural cohesion
 - Style, building typologies



1897 advertisement for sale of land in Pine Hills.
(Source: *The Argus*, October 16, 1897, p.9)



1935 Sanborn map. The outlined areas include: Winchester Gables (red), Winchester Villas (blue), and Helderberg Heights (pink). (Source: *Library of Congress. Maps combined by author.*)

ASSOCIATED PROPERTY TYPES

Building Styles

- Representative of a street's period of development
 - Providence Street between Quail Street and S. Lake Avenue
 - Hansen and Woodlawn Avenues reflect early 20th century and mid-20th century construction
- Styles & forms within the survey area:
 - Italianate
 - Queen Anne
 - Second Empire
 - Shingle
 - Colonial Revival
 - Neo-Classical
 - Art Deco
 - Tudor Revival
 - Spanish Eclectic
 - Foursquare
 - Prairie
 - Craftsman
 - Homestead Temple Front
 - Bungalow
 - Modern (split-level, ranch)



Colonial Revival style dwelling on Norwood Avenue. (May 2025)



Foursquare dwellings on W. Erie Street. (May 2025)

ASSOCIATED PROPERTY TYPES

Building Typologies

- Identification of patterns in buildings within the survey area
 - Massing, roof form, fenestration patterns
 - Location of each typology
- Character-defining features:
 - Porches
 - Cornices
 - Materials



Two-story, two-bay frame building with a low-sloping roof. (Hudson Avenue, May 2025)



Two-and-one-half-story, two-bay frame dwelling with a gambrel roof. (Quail Street, May 2025)



Two-and-one-half-story, two-bay frame dwelling. Note both the enclosed and open second-story porches. (Hudson Avenue, May 2025)

ASSOCIATED PROPERTY TYPES



Homestead Temple Front building typology. (Myrtle Avenue, May 2025)



High-style example of the Homestead Temple Front building type.
(Norwood Avenue, May 2025)



Two-story over basement typology found within the northeast section of the survey area. (Ontario Street, May 2025)



Example of the decorative cornices added to the two- and two-and-one-half-story low-sloping roof building types. (Ontario Street, May 2025)

SETTING & USE

Setting

- Smaller setbacks in northeast section
- Elevated lots, buildings angled on lots

Use

- Greater concentration of multi-family residences in northeast section, single-family in southwest
- Multi-family housing in survey area shaped, in part, by presence of College of Saint Rose and SUNY Albany



Dwellings on Hudson Street. Note the lack of a front yard and short setback from the public right-of-way. (May 2025)



Historic image of S. Allen Street, facing north toward Morris Street (right). Note the steep “terraces” mentioned in early Pine Hills advertisements.
(Source: NY Digital Heritage Collections)

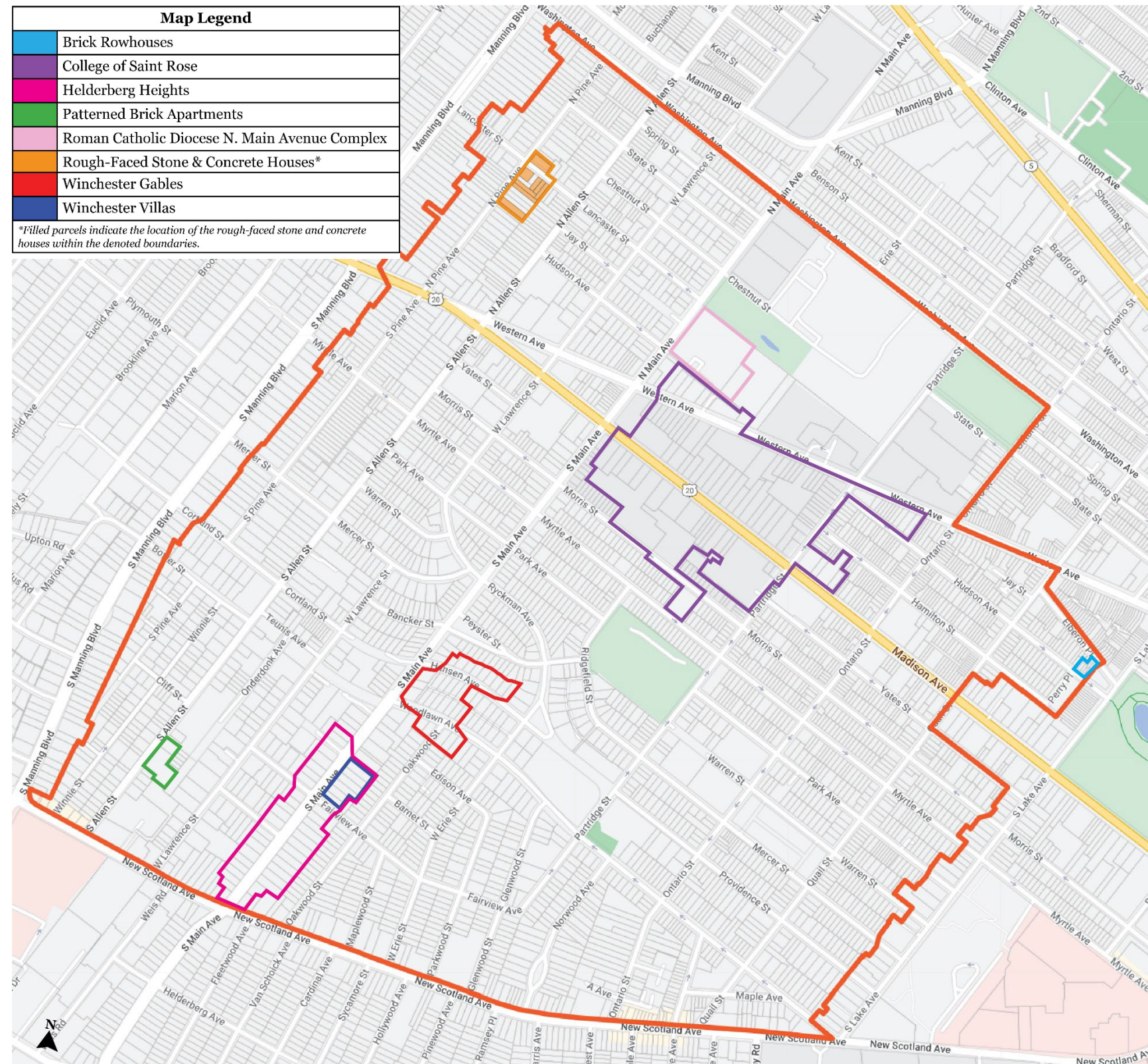


Dwellings on Western Avenue. The buildings on this section of Western Avenue have a large setback from the public right-of-way. (May 2025)

FINDINGS AND RECOMMENDATIONS

Areas Recommended for Intensive-Level Survey

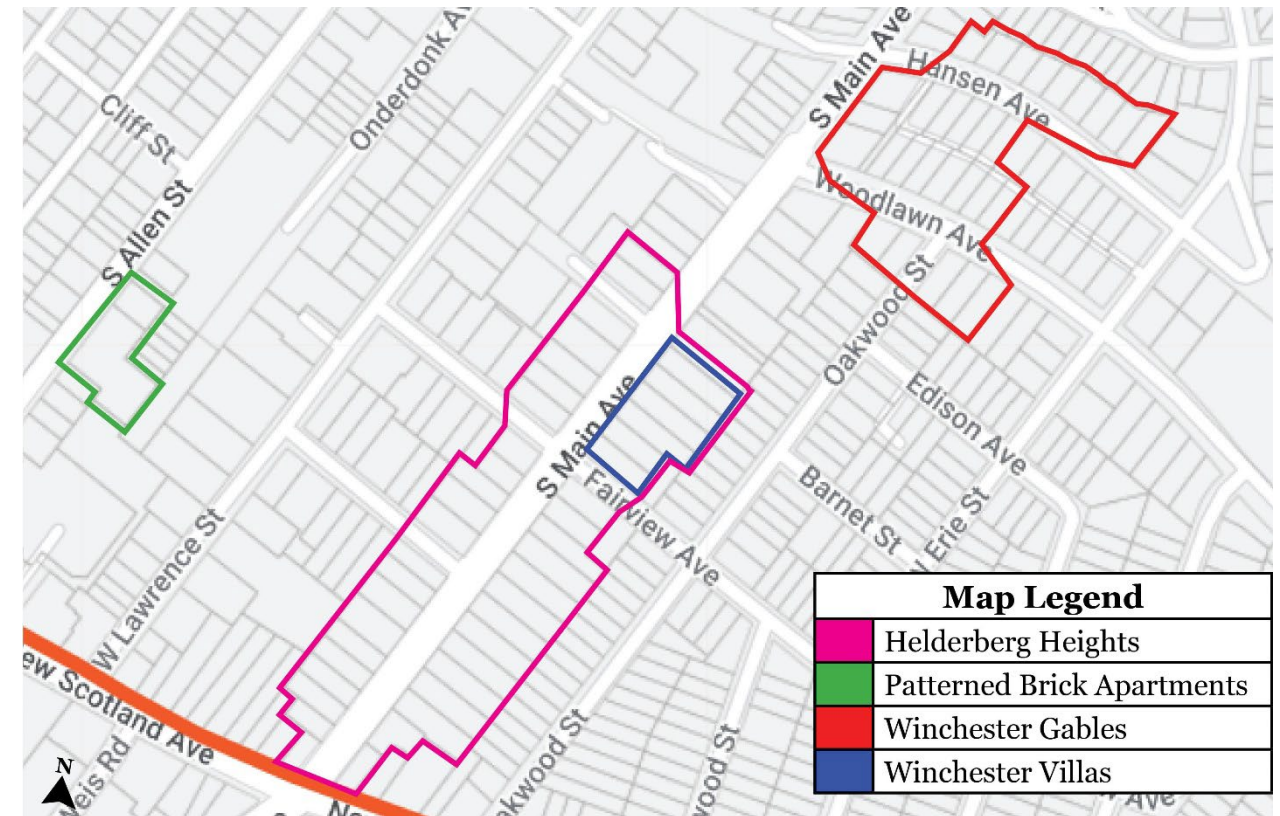
- Dan H. Winchester Developments
 - Winchester Villas
 - Winchester Gables
- Helderberg Heights
- Rough-Faced Stone and Concrete Houses
- Patterned Brick Apartments
- Brick Rowhouses on Hudson Avenue
- Roman Catholic Diocese N. Main Avenue Complex
- College of Saint Rose Campus



FINDINGS AND RECOMMENDATIONS

Dan H. Winchester Developments

- Winchester Villas
 - Criterion A – Community Planning & Development
 - Tudor Revival and Colonial Revival dwellings
- Winchester Gables
 - Criteria A – Community Planning & Development and C – Architecture
 - Spanish Eclectic dwellings



North side of Hansen Avenue, looking northwest. (May 2025)

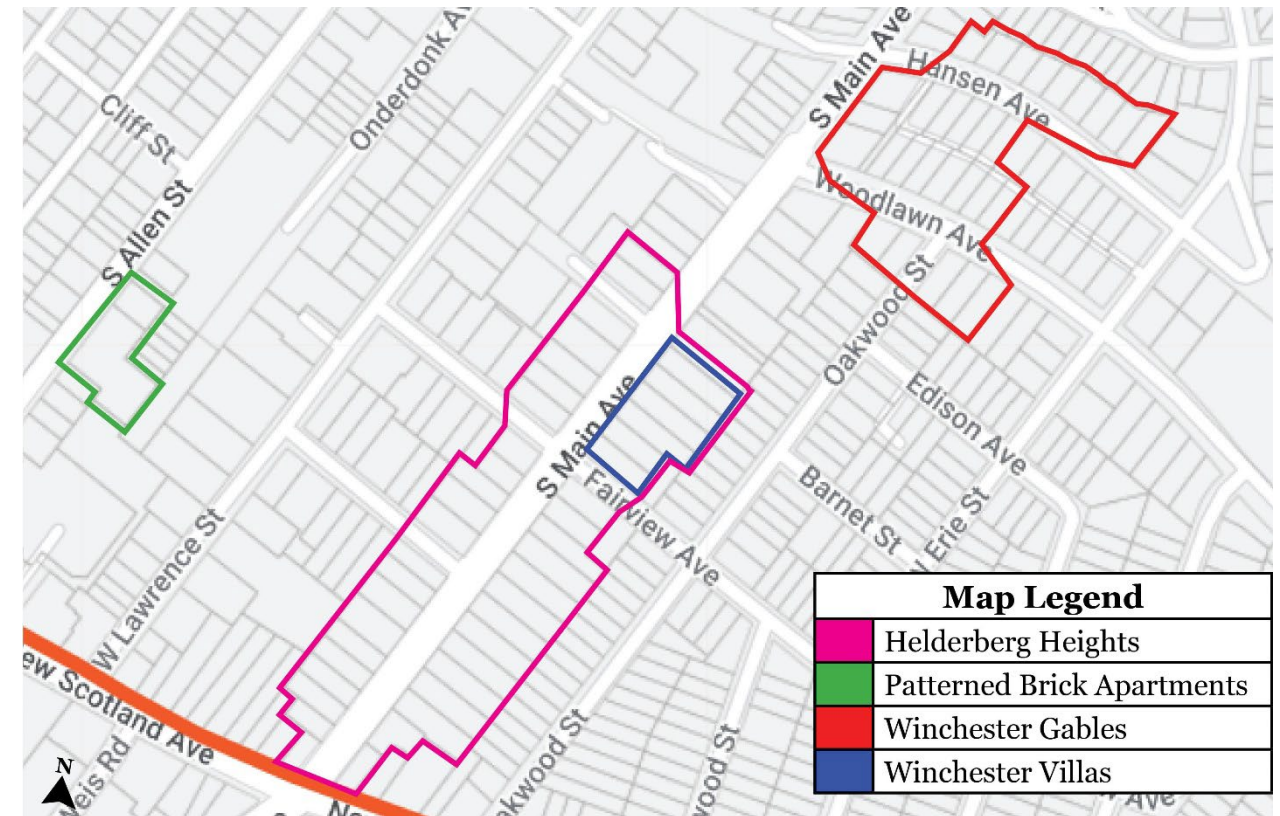


North side of Woodlawn Avenue, looking north. (May 2025)

FINDINGS AND RECOMMENDATIONS

Helderberg Heights

- Criterion C – Architecture
- Subdivision established by Ten Eyck T. Mosher
- 39 buildings, all constructed by 1935
- Largest concentration of Tudor Revival style buildings in the survey area



East side of S. Main Avenue. The dwellings in this image are located within both the Winchester Villas and Helderberg Heights identified districts. (Source: Google Streetview, 2022)

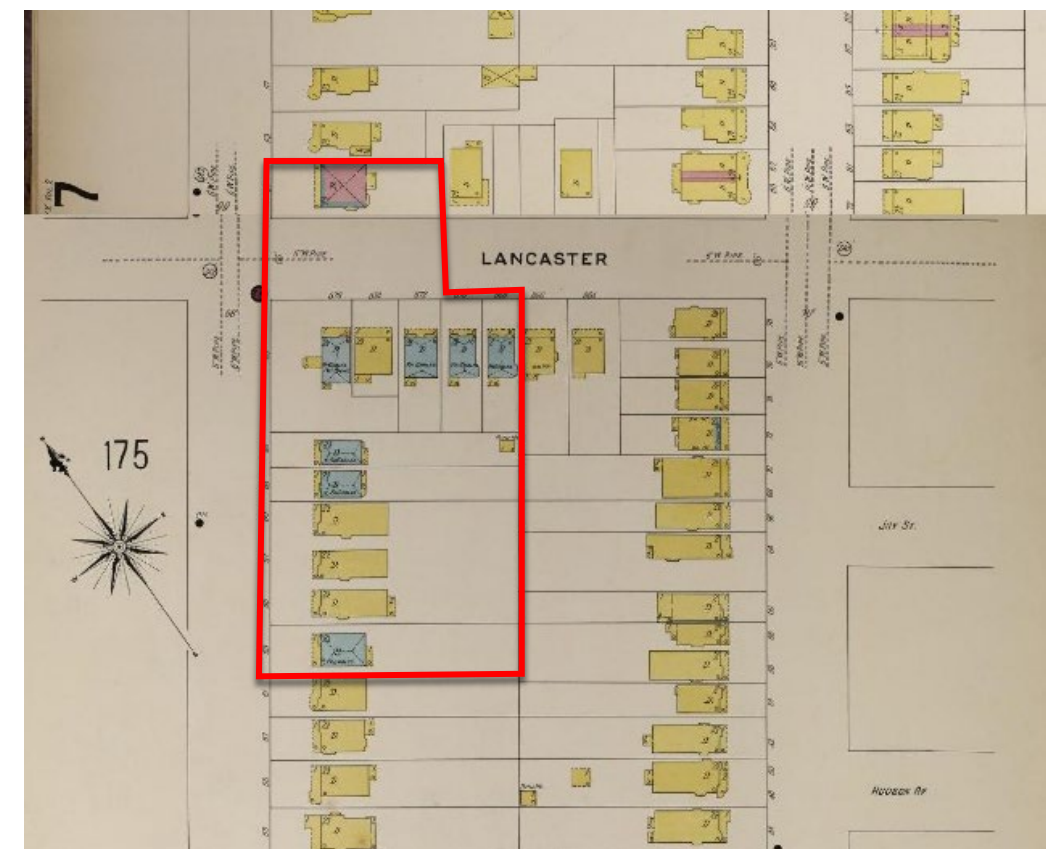
FINDINGS AND RECOMMENDATIONS

Rough-Faced Stone & Concrete Houses

- Criterion C – Architecture
- Eight dwellings, all constructed by 1909
- Albany Material and Construction Company
 - Constructed at least four houses



Pressed concrete block dwellings on N. Pine Avenue. (May 2025)

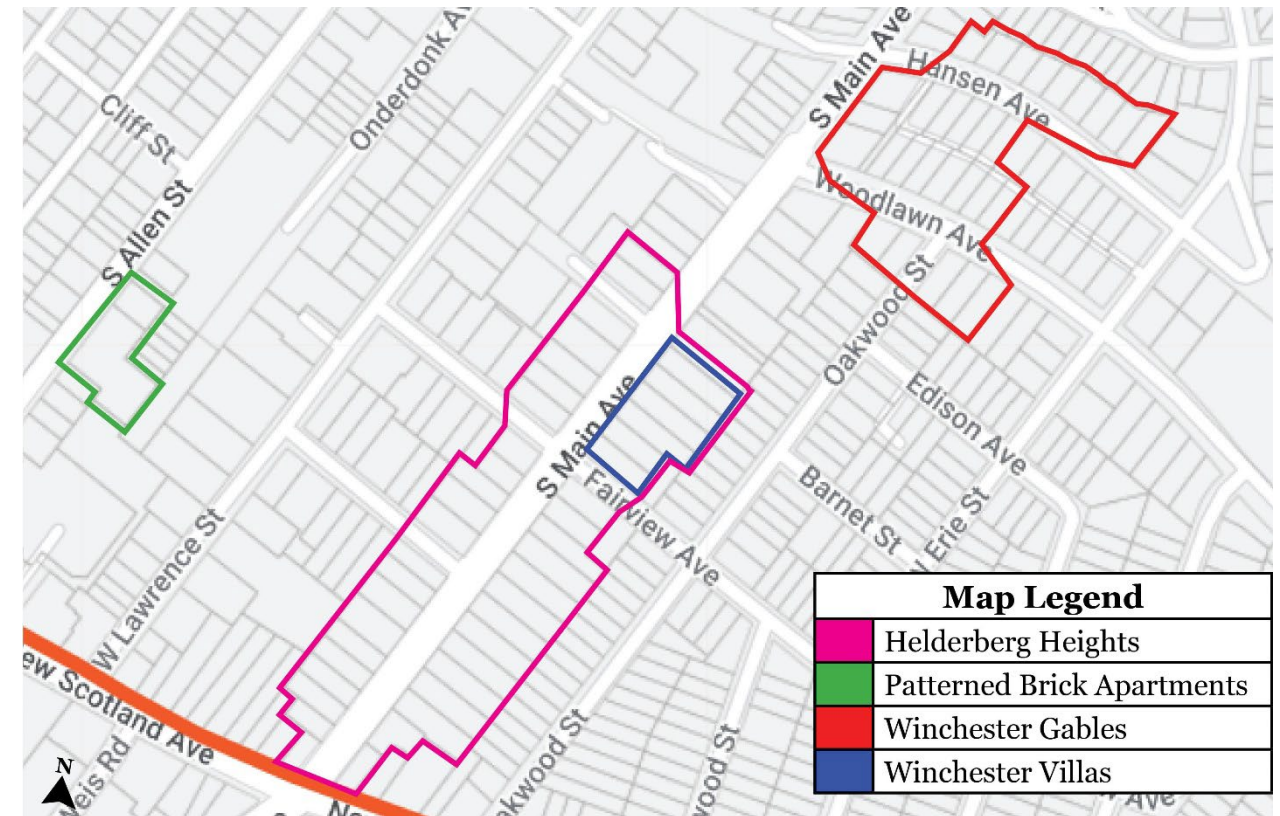


1909 Sanborn map. (Source: Library of Congress. Maps combined by author.)

FINDINGS AND RECOMMENDATIONS

Patterned Brick Apartments

- Criterion C – Architecture
- Representative example of a 1920s/1930s residential building typology
 - Typology recommended for future study



265 S. Allen Street. (Source: Google Streetview, 2025)



271 and 275 S. Allen Street. (Source: Google Streetview, 2025)

FINDINGS AND RECOMMENDATIONS

Brick Rowhouses on Hudson Avenue

- Criterion C – Architecture
- One of the few groupings of rowhouses in survey area
- Some of the earliest constructed buildings in the Pine Hills neighborhood
- Potential connection to adjacent local historic districts



Brick rowhouses on Hudson Avenue. (Source: Google Streetview, 2025)

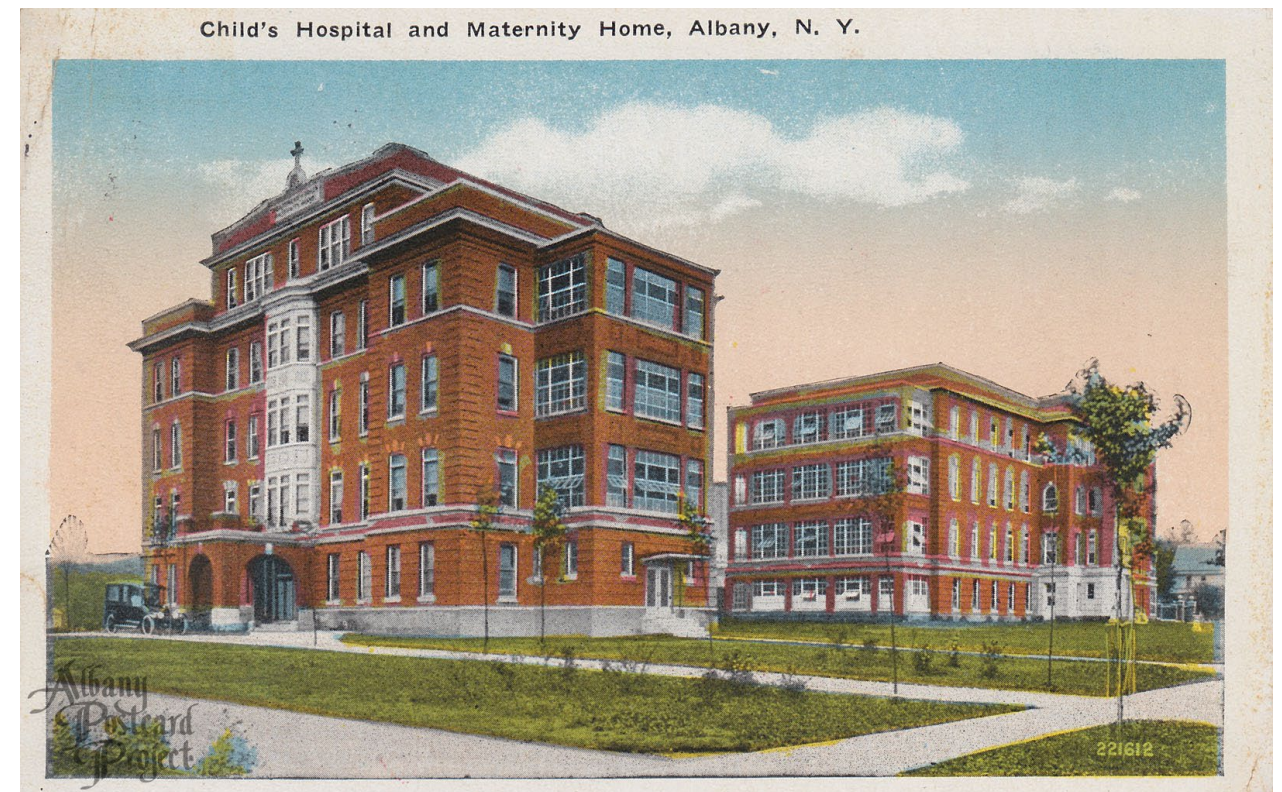
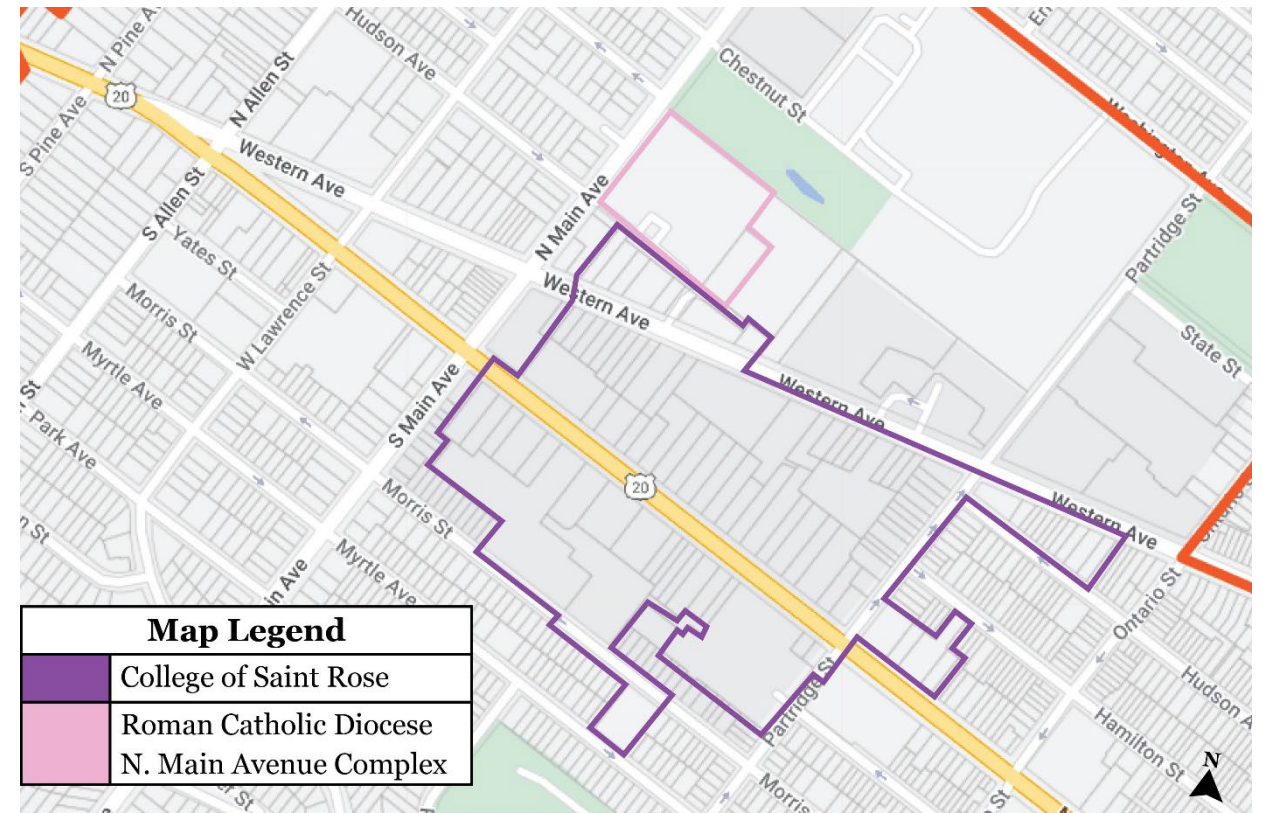
FINDINGS AND RECOMMENDATIONS

Roman Catholic Diocese N. Main Avenue Complex

- Criterion A – Religion
 - Focus on religiously-founded philanthropic institutions
- Frances Elliott Austin Infant Home (1913)
- Anthony N. Brady Maternity Hospital (1913-14)



1918 photograph of the Frances Elliott Austin Infant Home. (Source: Albany Institute of History & Art)

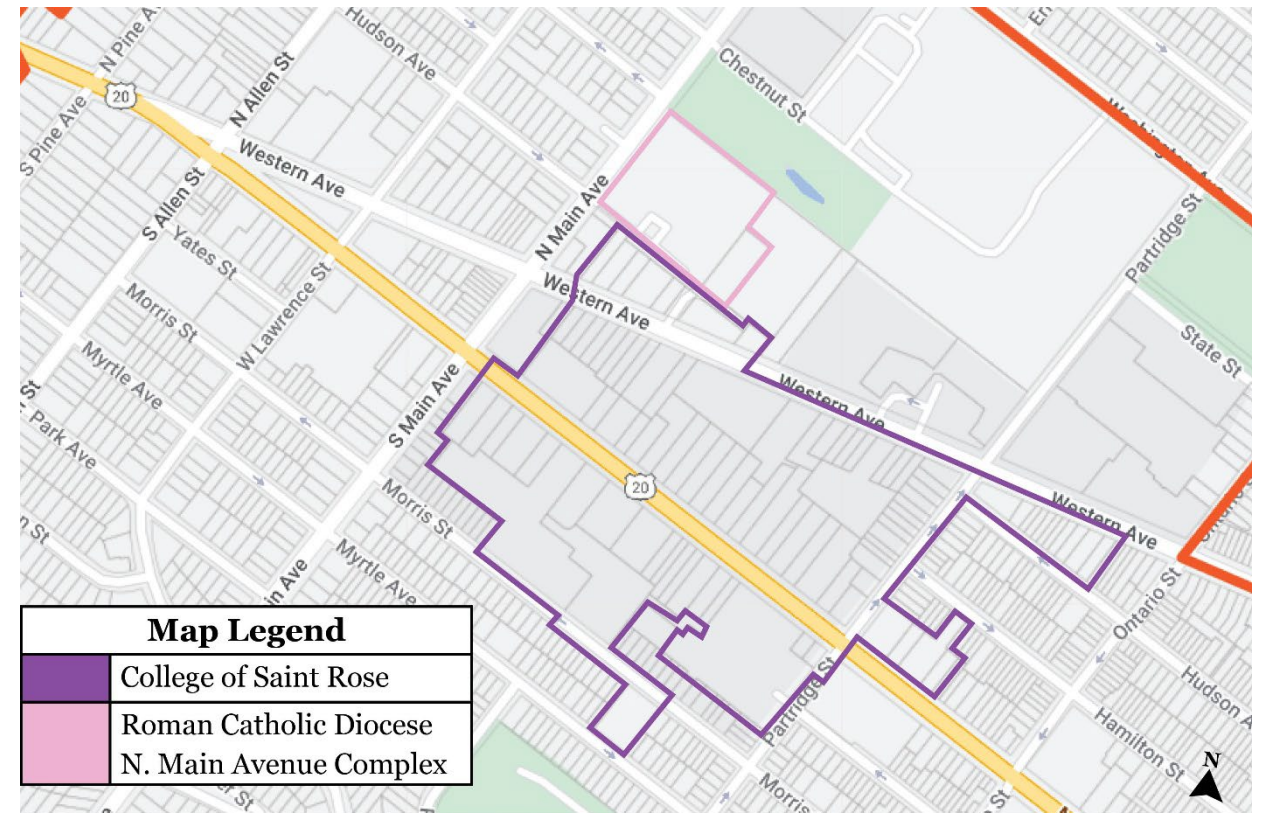


Undated postcard of the Anthony N. Brady Maternity Hospital (left) and Frances Elliott Austin Infant Home. (Source: Albany Postcard Project)

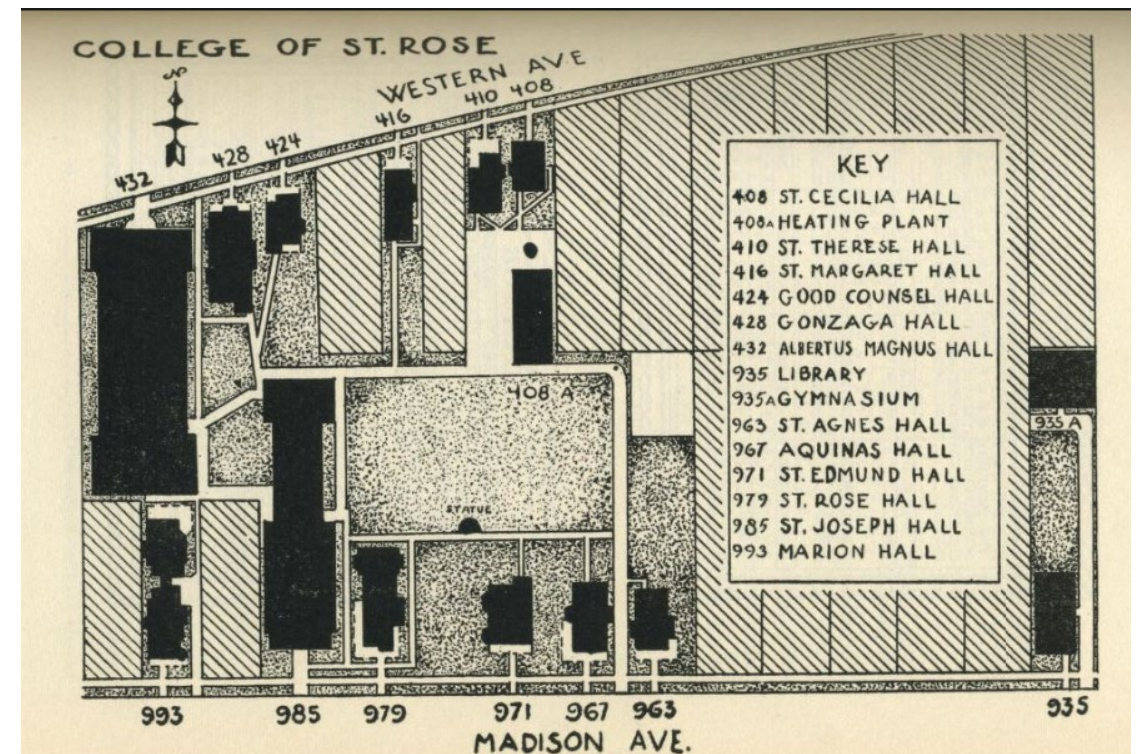
FINDINGS AND RECOMMENDATIONS

College of Saint Rose

- Criterion A – Community Planning & Development (Education as a secondary theme)
- Examined within the context of the neighborhood
- Period of significance, district boundaries, and contributing/non-contributing status difficult to determine
- Lack of architectural cohesion, changes to campus over time as the College acquired existing buildings and demolished older buildings to construct new facilities



Ca.1959 photograph of the Neil Hellman Library, located at 392-394 Western Avenue.
(Source: New York Heritage Digital Collections)



1940 map of the College of Saint Rose campus. (Source: New York Heritage Digital Collections)

FINDINGS AND RECOMMENDATIONS

THEMES AND TOPICS FOR FUTURE STUDY

- Individuals and organizations involved in developing the survey area
 - Lorenz Willig
 - Dan Winchester
 - W. Obenaus
 - William Gick and William Sayles
 - Albany Material and Construction Company
- Apartment buildings
 - Examine pattern of construction within Pine Hills
 - S. Allen Street presents an opportunity for future study

6 THE ARGUS: TUESDAY MORNING, JUNE 9, 1914.

Read! Think! Act! Absolute Auction Sale 130 FULLY RESTRICTED BUILDING LOTS

In the Beautiful PINE HILLS, Just Off of Madison Avenue and Situated on the East Side of South Allen Street, Three Minutes from the Pine Hills Cars

Large Lots
Perfect Title
Established Grades
SOUVENIRS
Valued at \$1,000
Given Away Free!

Why the Presents Are Given Away
Simply as an advertisement, to have the people attend our sales, and see for themselves how desirable our tracts are, the money we have expended on same, improvements we have made, the desirability of our tract for a home or investment. We positively give away the presents free, whether you buy or not.

A few of the presents are now on exhibition in the Show Windows of the Arkay Building, 92 State Street, Albany, N. Y.

Everything Here
No Waiting for Expected
Car Lines To Be
Built.

The Pine Hills Cars are Three Minutes' Walk From the Lots, and Run on 2 1/2 Minutes Schedule.

This Company opened up West Lawrence Street, from Madison Avenue to Park Avenue, Morris Street, from West Lawrence St. to South Allen St., North Main Avenue, Hudson Avenue from Main Avenue to North Allen Street, South Allen Street, South Pine Avenue and other streets in this section, the development of which speaks for itself.

It requires no business genius, no wonderful shrewdness to make money at this Sale.

It requires only a little common sense, and a few dollars.

And nerve enough to go to this sale and buy a lot.

Have you got it?

Savings Bank Books taken as deposits on purchase of lots to prevent loss of interest.

Every lot will be sold REGARDLESS of PRICE, COST or VALUE, at the Absolute Auction Sale.

A Plan of the Lots to be Sold at This Auction Sale, Never Offered Before, and Now Only After Every Improvement Has Been Approved by City Administration.



This Map Was Made by the Assistant City Engineer of Albany, N. Y. and Every Street Has Been Accepted by the City of Albany So As To Prevent Any Trouble in the Future.

18th Ward PINE HILLS
Where All This Property is Located

We can prove by the Assessors' books of the city of Albany that no location has ever developed more rapidly, nor a better class of detached dwellings, built than on South Allen, South Main Avenue, West Lawrence Street, Morris Street and Myrtle Avenue, all of which join the property to be sold at this auction.

It is almost impossible to believe, but it is a fact, nevertheless, that 137 dwelling houses (not one of which cost less than \$5,000) have been built within the past three years, all of which adjoin the land we are now offering at this sale. In order to substantiate the claim we would request any skeptical person to ask the City Assessors if the following statement is not correct:

In 1911 the property immediately joining these lots was assessed at \$5,675.305. In 1912, \$6,320.450. In 1913, \$7,985.850.

We also call your attention to the figures as given by the County Board of Elections, showing the increased vote and registration. In 1910—1285. In 1911—1389. In 1912—1670. In 1913—1685.

"Seeing is Believing." If you will give one hour of your time and carefully walk over any of these streets, South Allen Street, South Pine Avenue, South Main Avenue, W. Lawrence St., Morris St., between South Allen and W. Lawrence, and Myrtle Avenue between South Allen and West Lawrence Street, you will not find one "To Let" sign, but every house occupied by an owner or a tenant who is paying the highest rental for a similar house in any location in this city, and they are all satisfied to pay it—in fact, we have not houses enough to satisfy the demand.

How To Get To The Property
Take Pine Hills cars to Madison Avenue and South Allen Street and walk just 3 minutes south from the car line. This property is just 2 blocks south of Madison Avenue. Look this property and location over before the Auction Sale.

TERMS OF SALE
Very easy terms will be made: Only Ten Per Cent Down at Time of Sale, balance to be made in Monthly Payments extending over a period of Thirty Months. Five per cent discount will be given for cash.

Builders, Homeseekers and Speculators

The location of this property is beyond question the most desirable in the city of Albany. While the present owners realize that these lots will bring a great deal more next year than at this time, nevertheless they have decided to place them on the market at once, and to sell them at public auction. It will be the greatest opportunity ever offered to the people of Albany to buy high-grade and choice building lots at moderate prices and on easy payments.

Real estate in this section is increasing rapidly in value and the time to buy is now. There is no safer or more profitable investment than in Real Estate, and no better opportunity anywhere than in the Pine Hills Section.




Aurora Club on South Allen Street One Block North of Land Sale.
Residences on South Allen Street. Built by This Company Just Across Street from Land to be Sold. All Improvements and Assessments Paid in Full on This Street.

A Real Opportunity

such as this has never been presented to the people of Albany and vicinity. A straightforward house lot proposition right in your own city, lots that are located in the most desirable section, lots that are high, dry and elevated, to be sold at public auction on EASY TERMS if desired.

There is no risk here. A good solid investment in home property. Do not miss this opportunity to acquire at least one of these lots. Be on the ground each day (especially the first day) prepared to own one of these choice house lots.



West Lawrence Street, Showing Calvary Methodist Church. Street Opened Three Years Ago by This Company. Note Improvements.

Suitable Restrictions

With a view of maintaining the high standard already attained in this neighborhood, every lot will be carefully restricted as to price of buildings to be erected and a building line established. Even though sold by auction, great pains will be taken to prevent any undesirable parties from securing home sites on this property. This will be done by the Auctioneer reserving the right to reject any bid from objectionable parties; yet undoubtedly this property will sell at low enough figures, and the restrictions will not be so great but that a person of moderate means can afford to buy a lot and build a home in the Pine Hills Section than in a less desirable location miles out and in an undesirable neighborhood.

DON'T FORGET DAYS OF THE SALE! TO-DAY, June 9—Wednesday, June 10—Thursday, June 11—Friday, June 12

Commencing Each Day at 2 P. M., Rain or Shine. They have got to be sold in four days by Dammers & Gillette, Auctioneers, beginning To-day, June 9th, at 2 P. M. and continuing Wednesday, June 10th, Thursday, June 11th, and Friday, June 12th, at the same hour daily.

COMMERFORD & DOLAN, Agents, 30 South Pearl Street, Albany, N. Y.

SALE TAKES PLACE ON THE LAND
TELEPHONE MAIN 927

Notice of auction for building lots in Pine Hills. (Source: *The Argus*, June 9, 1914, p.6)

FINDINGS AND RECOMMENDATIONS

THEMES AND TOPICS FOR FUTURE STUDY

- Rowhouses
 - Hudson Avenue & Quail Street
 - Explore potential connection to adjacent historic districts
- Subdivisions
 - Original boundaries of Pine Hills subdivision – potential to expand farther west to Marion Avenue & S. Manning and Manning Boulevards
 - Role of subdivisions in development of neighborhood
- Paigeville
 - Potential smaller historic neighborhood within survey area
 - Additional research to inform boundaries for future survey



Brownstone and brick rowhouses on Quail Street. (May 2025)



Advertisement for the sale of land in Pine Hills Park, a subdivision established by John A. Scott and Lorenz Willig. (Source: *The Argus*, May 28, 1915, p.6)

NEXT STEPS

- Conduct intensive-level surveys for identified districts
- Pursue New York State and National Register of Historic Places nominations
- Reasons to pursue designation:
 - Recognition of resources
 - Makes available information about local history and serves as an educational tool
 - Access to preservation incentives
 - Creates awareness of preservation tools for governing bodies, the city, and residents



40 N. Main Avenue. When first constructed, this building was the Anthony N. Brady Maternity Hospital. (May 2025)



163 and 157 Woodlawn Avenue. (May 2025)



Intersection of Peyster Street and Ryckman Avenue. (May 2025)

QUESTIONS AND ANSWERS



WHERE YOU CAN LEARN MORE

About Albany's historic resources:

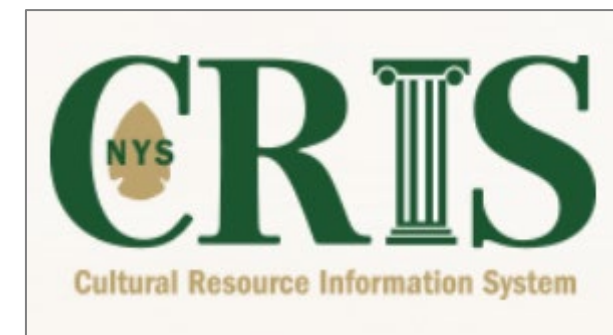
- [Department of Planning & Development](#)
- [Historic Resources Commission](#)
- [Historic Preservation Plan](#)
- [Historic Albany Foundation](#)

From the New York State Historic Preservation Office:

- [Historic Resources Surveys](#)
- [State and National Registers of Historic Places](#)
- [New York State Tax Credit Programs](#)
- Resources available to Albany through the [Certified Local Government Program](#)

From the National Park Service:

- [The National Register of Historic Places](#)
- [Federal Historic Preservation Tax Incentives Program](#)
- Rehabilitation guidance: [The Secretary of the Interior's Standards for the Treatment of Historic Properties](#)



[NY CRIS Database](#)

