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July 16, 2025

VIA OVERNIGHT DELIVERY

Hon. Tom Hoey
19 Vine Street
Albany, New York 12203

Re: Proposed Historic District Nomination – Holland Avenue Tudor Historic District

Dear Councilperson Hoey:

This firm represents 44 Holland Avenue, LLC (“Owner”), which is the owner of record of the properties located at 100, 104, 106, 108, 110 and 112 Holland Avenue, Albany, New York.

We understand that the Planning, Economic Development & Land Use Committee may soon take up consideration of the application submitted by Historic Albany Foundation to designate the six Tudor-style structures located on the subject properties as a historic district to be known as the “Holland Avenue Tudor Historic District.” Over the Owner’s strong opposition, the application by Historic Albany Foundation was given a positive recommendation by the Historic Resources Commission at its meeting held on September 5, 2024.

In connection with the Committee’s consideration of the pending application, we enclose a copy of the Written Comment submitted to the Historic Resources Commission on behalf of the Owner, consisting of (i) our letter dated September 3, 2024 and (ii) a set of photographs depicting the current exterior and interior condition of each of the six structures. We look forward to the opportunity to provide the Committee members with additional comments during any future Committee meetings which may be scheduled in connection with the pending application.

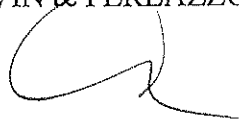
As indicated in the September 3, 2024 letter submitted to the Historic Resources Commission, we believe that any historic value these structures may have once had has been significantly diminished due to their advanced state of deterioration, and that the current condition of the structures is a significant factor weighing against the pending application. To that end – and so that the Committee members may make a fully informed decision – we would like to extend to each Committee member an invitation to tour the structures so that they may observe firsthand the exterior and interior condition of the buildings. Please contact me via e-mail at cpl@girvinlaw.com to make arrangements for a tour.

Thank you in advance for your attention and consideration in this matter.

Very truly yours,

GIRVIN & FERLAZZO, P.C.

By:

A handwritten signature in black ink, appearing to be 'C. Langlois', written over a horizontal line.

Christopher P. Langlois



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September 3, 2024

VIA E-MAIL (hrc@albanyny.gov)

John Myers, Chair
Historic Resources Commission
City of Albany
Department of Planning and Development
200 Henry Johnson Boulevard
Albany, NY 12210

Re: Written Comment – Proposed Holland Avenue Tudor Historic District

Dear Chairman Myers:

This firm represents 44 Holland Avenue, LLC (“Owner”), which is the owner of record of the properties located at 100, 104, 106, 108, 110 and 112 Holland Avenue, Albany, New York. Please accept this letter as the Owner’s written comment in response to the application submitted by Historic Albany Foundation to designate the six Tudor-style structures located on the subject properties as a historic district to be known as the “Holland Avenue Tudor Historic District.”

The Owner strongly opposes this application – which was made without the Owner’s consent or approval – and therefore requests that the Historic Resources Commission deny the application.

Preliminarily, the Owner objects to the unreasonably short amount of time afforded the Owner to substantively respond to and address application submitted by Historic Albany Foundation. The Owner received Deputy Director Glennon’s August 22, 2024 letter via mail on August 26, 2024 – a mere eight business days in advance of the public hearing scheduled for September 5, 2024. Such an abbreviated notice period fails to afford the Owner a reasonable opportunity to meaningfully review and respond to the eighty-one (81) page application submitted by Historic Albany Foundation – an application which was presumably prepared over the course of several weeks, if not months. In the interests of basic fairness, the Owner requests that the Historic Resources Commission defer taking any action on the application and hold the public hearing open for at least sixty (60) days to allow the Owner to prepare and submit supplemental comments.

In any event, and based on its preliminary review of the application and supporting materials, it is the Owner's position that Historic Albany Foundation has failed to establish that the subject structures meet the criteria for the creation of a historic district under USDO § 375-505(21).

While the subject structures are arguably "old"¹ insofar as they were constructed in the 1930s, they are not particularly "historic" in character. While their appearance may stand out against the existing, heavily developed Holland Avenue mixed-use development corridor, these six Tudor-style residences are of exceedingly limited historic value. These structures simply have no connection to any important or significant persons or events in the City's history, and none are listed on either the State Register or National Register of Historic Places.

Any artistic value that these structures might have once had has been significantly diminished due to their advanced state of deterioration. The structures have been unoccupied since 2008, and in 2017 the City changed the applicable zoning to Mixed-Use Community Urban, thereby prohibiting the continued single unit family residential use of the properties. Since 2009, the Owner has repeatedly tried – unsuccessfully – to reach an agreement with the City and/or not-for-profit entities to re-purpose and/or re-locate these structures. The structures are currently in significant disrepair and have been issued "red tags" by the City Building Department in recognition of the fact that they are unsafe for occupancy and pose a safety hazard for first responders. Despite the Owner's ongoing efforts to secure the properties, the structures nevertheless regularly attract trespassers, squatters, vandals, and thieves. The various photographs included in the application submitted by Historic Albany Foundation simply do not accurately depict the actual condition of the structures. The Owner will introduce current photographs at the public hearing which show the advanced state of deterioration of the exteriors and interiors of the six structures.

Even if the use of these structures as single unit family dwellings was still permitted under the City's zoning law (which it is not), it is simply not economically feasible for the Owner to bear the exceedingly high repair and/or renovation costs which would be necessary to make these six structures useable. It is for that reason that the Owner applied to the City Building Department in June, 2024, for a demolition permit for the structures, and a redevelopment review which is consistent with the City's view for the corridor. That application remains pending.

The proposed "Holland Avenue Tudor Historic District" does not meet the criteria set forth in USDO § 375-505(21) and will not promote the goals sought to be advanced by a historic district designation. For the reasons set forth above, the Owner opposes the application of Historic Albany

¹ Insofar as the City of Albany was incorporated in 1686 – 338 years ago – the structures are not even particularly "old" by Albany standards.

Foundation and requests that the application be denied.

Very truly yours,

GIRVIN & FERLAZZO, P.C.

By:

A handwritten signature in dark ink, appearing to be 'C. Langlois', written over a circular stamp or seal.

Christopher P. Langlois

cc: 44 Holland Avenue, LLC







The Holland Ave Tudor Historic District



HISTORIC ALBANY FOUNDATION

9/3/2025

Criteria for Listing

Historic districts.

A. Contains a majority of the properties that meet one or more of the criteria for designation of a landmark and may have within its boundaries other properties or structures that, while not of such historic or architectural significance to be designated as landmarks, contribute to the overall visual characteristics of the historic resources within the district;

B. Constitutes a significant and distinguishable entity whose components may lack individual distinction;

C. Embodies the distinctive characteristics of a type, period, or method of construction;

D. Portrays the environment of a group of people in an era of history characterized by a distinctive architectural type;

E. Has yielded, or is likely to yield, information important in history or prehistory;

F. Possesses high artistic value; or

G. Has a relationship to designated landmarks or a historic district which makes the area's preservation critical.





Criteria for Listing

Individual Landmarks.

A. Possesses special character or historic, aesthetic or archaeological interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation;

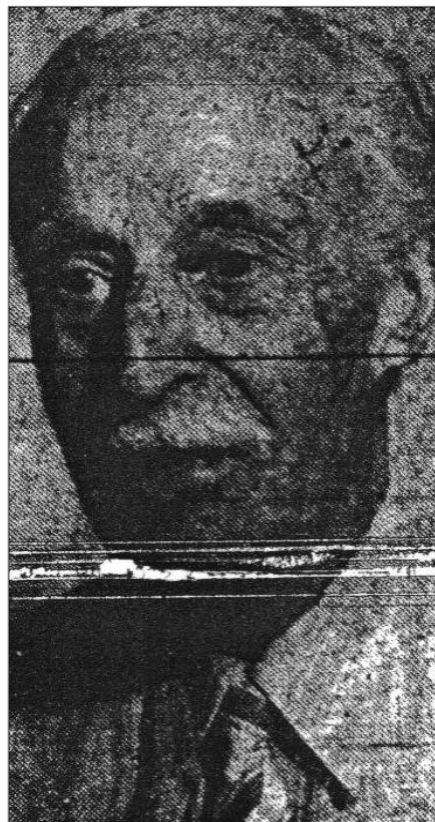
B. Is identified with historic personages or events significant in local, state, or national history;

C. Embodies the distinguishing characteristics of a cultural period, an architectural style, a period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

D. Is the work of a designer, architect or builder whose work has significantly influenced an age; or

E. Represents an established and familiar visual feature of the neighborhood due to a unique location or singular physical characteristic.

Jesse Leonard



2-B The Knickerbocker News, Albany

Looking at Albany

Loysen G Praise for State Work

Gannett News Service

Milton O. Loysen, director of the Unemployment Insurance Division in the Labor Department, singled out for commendation by the committee of the National Cattle League.

By JANET SCOTT

CATTLE raising, publishing, globe-trotting and real estate have been leading interests in the long and active career of Jesse H. Leonard, 100 Holland Ave. At 85 he is still president of Leonard Realty Company and goes to the office several times a week.

A slim, six-foot man with remarkably good carriage, Mr. Leonard thanks his cowpunching days for his good health. When he was 14 he had to leave Amherst College because of illness. He had

The group pointed out is to confine awards in state service other of departments and agencies.

"But this time the feels constrained to its prescribed normal bring to public attention faithful service rendered unusually capable administrator," said the committee.

The award board Charles Burlingham, the Civil Service Commission; H. Elot Kasper, executive secretary, and Kelly, member of the Higher Education in

Mr. Leonard

One of the latest acts of the pastors of Albany.

ALBANY REFUSED TO ACCEPT \$15,000 STREET AS A GIFT

Leonard Realty Company President Reveals How Holland Avenue Offer in 1908 Was Ignored; City Paid for Land in 1914.

PROPOSAL TO OPEN NEW BOULEVARD MADE AT REQUEST OF CHAMBER OF COMMERCE

Jesse H. Leonard, president of the Leonard Realty company, last night gave out a statement explaining that in 1908 he offered to make a gift to the city of Albany of the land that six years later, in 1914, the city paid more than \$15,000 for, to open up Holland avenue. The new street runs for Delaware avenue at Norton, to New Scotland avenue near the Albany hospital.

Mr. Leonard offered to give the city the necessary land for nothing in 1908, but in his statement he declared that as the city refused his offer at that time, and he had retained the frontage in Delaware avenue for years at a sacrifice, believing the city at some future time would want it for street development, he felt that when it was acquired for Holland avenue he should be paid a part of what it was then worth.

The Leonard company received \$10,000 as its share of the money paid for the frontage in Delaware avenue and the strip of land acquired for the new street.

Joseph Beach, former Republican sheriff and now urban sheriff, or rather the bank to which he assigned his claim, was paid more than \$5,000 for part of the land acquired, to which he held title.

Made in Cooperation With Commerce Chamber.

Mr. Leonard's offer to the city in 1908 was made in cooperation with the committee on public improvements of the Albany Chamber of Commerce, which had made an investigation and wanted Delaware and New Scotland avenues connected by a new boulevard.

The late George D. Rabbitt was with Observatory park on New Scotland avenue as I controlled the land through which the proposed boulevard would run.

"In that interview I stated I was willing to GIVE the land to the city for that purpose. The next day I received from the late Mr. Rabbitt, a man all will remember as tireless in his efforts to forward the cause of the city of Albany, a letter stating that the city had decided to accept the offer."

Leonard Realty

HOW TO OWN A HOME LIKE THIS



Built for JAMES H. HENDER, No. 80 Delaware Avenue.

FOR WHAT YOU PAY FOR RENT.

JESSE H. LEONARD,
THE BUILDER,

352-358 STATE STREET (OPPOSITE LARK)
ALBANY, N. Y.



ONE OF LEONARD'S MODEL HOMES.

Built for Fred W. Newman, Vice-president American District Telegraph Company.

BEING A LANDLORD ON THREE DOLLARS A WEEK.

BY ONE OF THEM.



To be a landlord on three dollars a week has a significance that will arrest the eye of every man or woman who rents a house or an apartment. It is safe to assert that in modern living there is no drain upon a man's resources so heavy as that of rent. It is unavoidable, it is obligatory, it is arbitrary. It is an expenditure that is accepted by the great majority of people as inevitable. There are few men who realize the sums of money that are spent by a man during the time in which he assumes the cares and responsibilities of life until he lays down his burden of obligations. The fact of its being a positive condition that each month a certain amount must be set aside for the landlord is neither strange nor in any way preposterous. A habitation is as necessary as clothes and edibles, but aside from transient possession of a few empty rooms, he has no equivalent for the money for which he works, and upon the accumulation of which he expends tireless energy and studious thought. A man may pay rent five, ten, twenty years or more, and at the end of a life-time of labor, for the thousands of dollars he has paid out in rent he has nothing to show. Paying



DELIGHTFUL HOMES OF LEONARD PLACE.

but twenty-five dollars per month (and the average rent payer knows how much value this modest sum demands) at the end of twenty years he has paid into other hands six thousand dollars, which sum might have been invested in his own home, and at the end of these years he would have had a home endeared by all the associations and the painstaking care that would be necessarily lavished upon a personal possession.

Perhaps the strongest emotion that stirs the human heart is the love of home. It is an emotion as deeply ingrained in the savage inhabitant of the wilds of Asia as in the cultured citizen of the most effete city of the civilized world. Human nature is the same the world over, and no gloss nor veneer of modern education and refinement can change the fundamental elements of human desires and affections. The millionaire crossing the sills of his stately mansion, and thrilling at the possession of such home environment, experiences no different emotion to that of the humblest laborer, as he sees the smoke issuing from his cabin chimney and knows that it is home. Poets have sung of its beauties and the most beautiful word pictures have been painted of its attractions. Artists have lent the magic power of their brush to depict the exquisite harmony of a subject emblematic of this human sentiment, that sways the universe by the very intensity of its strength.

Hitherto the personal possession of a home, the individual acquirement of a dwelling in which to house the ones they love, surrounded by the furnishings and appointments that are

Josephine Johnston



VIEW AT
—Jane Mrs r 264 Main av S

—Josephine M drftsmn Leonard Realty Co

—Kenneth slsmn Empire State Insulation Co r 388

DISTAFF INFLUENCE

Woman's influence in home planning and construction is expressed in the "Leonard Home" through the efforts of Miss Josephine M. Johnston, secretary to Mr. Leonard.

Designs for most of the approximately 650 houses constructed in Albany by Mr. Leonard were made by Miss Johnston.

Miss Johnston's ideas for the room layout in the headmaster's residence are incorporated in the plans drawn by the architect, Julius Tauss, and his associate, Harold Hartheimer.

←

12/27/1953
Clty Directory, 1940

↑ Times Union,



↑1933

↓1936



↑1933

↓1936



↑1936



1932

1939

HOME BUILDING SHOWS BIG GAIN

A renewed spurt in Albany's residential construction program is promised for September and October, according to plans made public by prominent building men.

The newest announcement is by the Leonard Realty company that it will undertake the erection of about six new homes as an initial step in the development of the Holland avenue tract. According to Mr. Leonard, the homes will be of a unique and modern design, entirely new to Albany, and will be sold at a popular price.

1934

ANOTHER ENGLISH TUDOR HOME NOW OPEN FOR INSPECTION

Open
for
Inspection
Today
and
Daily
There-
after
from
3 P. M.



Open
for
Inspection
Today
and
Daily
There-
after
from
3 P. M.

Located on Holland Avenue

Near Albany Law School and Albany Hospital. The new boulevard connecting Delaware and New Scotland Avenues.

A symphony in stone, brick and rugged timber—not just a house but different in design and finish from any yet show in Albany.—“The Talk of the Town.”

LEONARD REALTY COMPANY

Designers and Builders of Homes of Quality

61 Maiden Lane

Dial 3-1300

University Heights

Between Washington and Lincoln Parks is HOLLAND AVENUE . . . the main artery of this exclusive restricted residential section. The only development within five minutes from the business center of Albany.

It costs no more to have a home in this beautiful central locality than in locations miles further out. We invite you to inspect the new houses on HOLLAND AVENUE.

Lots for sale. Houses built to order. Plans by our architects, incorporating your ideas, furnished free.

Leonard Realty Company

Builders of "Houses of Quality"

61 MAIDEN LANE, PHONE 3-1300.









100 Holland Avenue



















104 Holland Avenue



















106 Holland Avenue









108 Holland Avenue

















110 Holland Avenue















112 Holland Avenue





