

# Albany

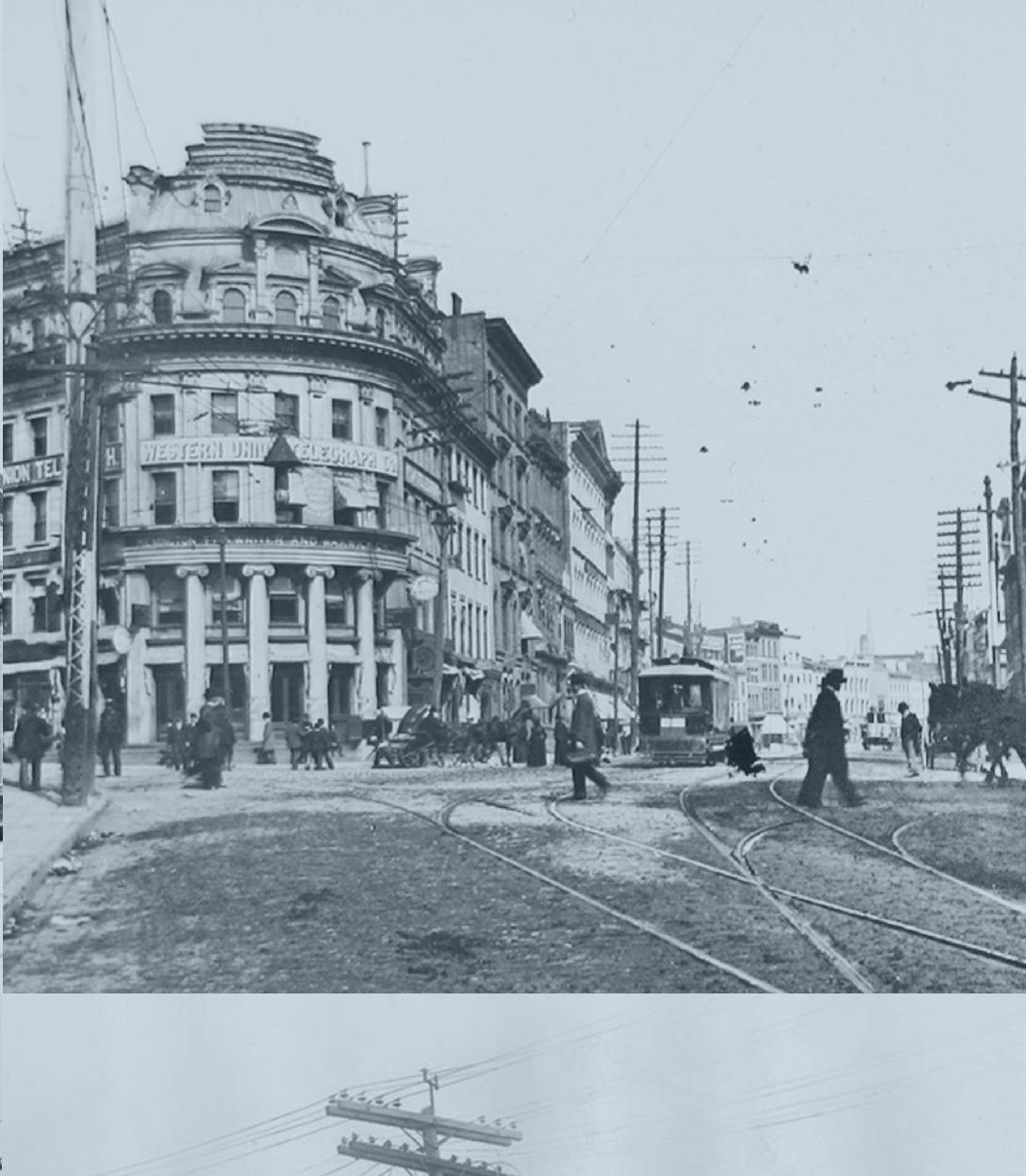


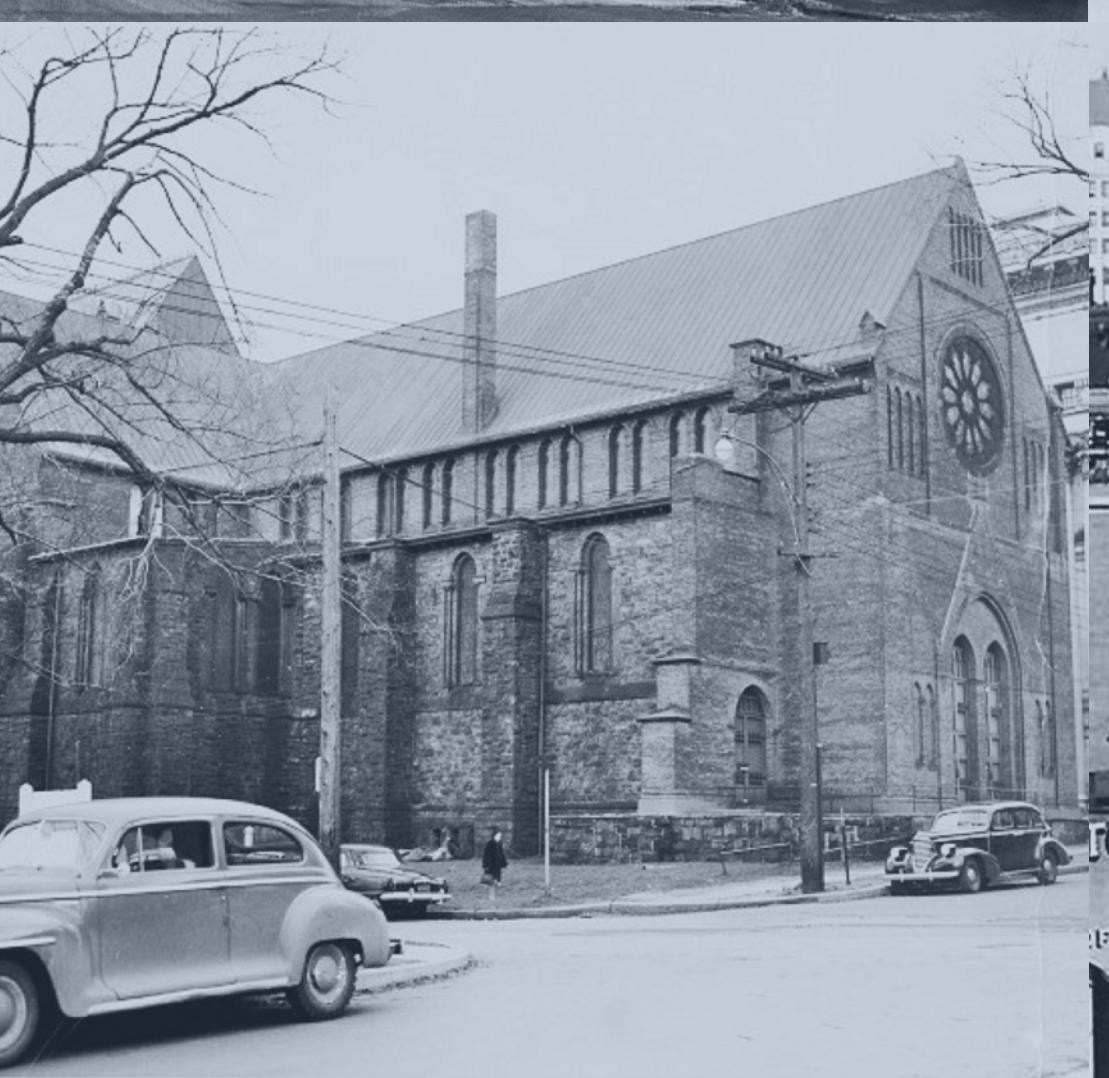
## NY HISTORIC PRESERVATION PLAN

*Prepared for the City of Albany*

Albany, New York  
HISTORIC PRESERVATION PLAN

*September 30, 2019*





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## SECTION 1: INTRODUCTION

## Introduction

This City of Albany Historic Preservation Plan was prepared by a passionate group of community stakeholders and residents concerned with the future preservation and maintenance of Albany's significant historic resources - the buildings, structures, and sites dating back 250 years that contribute to Albany's sense of place and economic vitality. This Historic Preservation Plan builds on the city's previous preservation successes and advances a new preservation vision for continuing economic growth and adaptive reuse in Downtown Albany, enhancing established neighborhoods, maintaining community character, managing growth, and promoting livability and civic pride, as well as protecting important historic resources and other tangible links to Albany's past. This Historic Preservation Plan also seeks to inspire and motivate existing stakeholder groups and a new generation of preservation advocates in the implementation and management of Albany's historic preservation program.

Today, Albany's wealth of historic resources and architectural assets, including its historic neighborhoods, downtown district, Capitol Hill district and iconic New York State Capital, help to define the city's vibrancy, authenticity, and urban appeal. Such assets help to attract young professionals and entrepreneurs who desire quality working spaces and a unique physical environment in which to start their businesses and creative endeavors. Albany's varied, historic housing stock also contributes to the city's livability, providing a source of affordable quality housing to families and households seeking advantageous locations near Downtown Albany, Capitol Hill, the University at Albany, historic parks, and other community amenities. With over 400 years of history and 291 years of architecture, the city's heritage and built environment are poised to play a key role in future economic growth, affordable housing options and overall quality of life.

### Albany Preservation Background

Albany's formal historic preservation efforts would not begin until the 1980s when the Albany Common Council adopted its first Historic Preservation Ordinance and established the Historic Resources Commission to administer the designation and management of local landmarks and historic districts. Albany's preservation planning efforts would come 17 years

after the passage of the National Historic Preservation Act by the U.S. Congress, which established the National Register of Historic Places, this nation's official list of buildings, sites, structures, and objects worthy of preservation. With the National Register, local communities would have a new preservation planning tool to spur the recognition and designation of landmarks and districts of local significance. Prior to the creation of Albany's preservation ordinance and commission, the city relied on non-profit and governmental partners to advocate for and list properties in the National Register of Historic Preservation. Albany's first National Register-listed property would be the Schuyler Mansion at 32 Catherine Street, listed in 1967.

Albany began to adopt historic preservation practices and policies, which included the adoption of a Historic Sites Ordinance and the creation of a Historic Sites Commission (HSC) in 1966. In 1974, the scope of preservation coverage was increased with the creation of the Capitol Hill Architectural Review Commission (CHARC). Following the New York State Historic Preservation Act of 1980, which authorized local communities to create preservation ordinances and commissions, the City of Albany adopted its first preservation ordinance in 1983. The ordinance also created the Historic Resources Commission (HRC) which succeeded the two commissions with jurisdiction over all historic resources in Albany. Approximately 3,600 individual resources are designated themselves or part of historic districts recognized under the HRC Ordinance. The HRC is an equal player in the development review process with the Planning Board and the Common Council. In 2008, the City received Certified Local Government status. Although many of the City's historic resources have been identified, many areas have never been surveyed and additional survey work is needed. Many of Albany's historic resources are recognized under both local and federal regulations, but some districts and individual buildings have received only one level of designation.



Albany State Capitol Building at State Street and Washington Avenue

# Preservation and Archaeology Chronology

The following is a timeline of significant events and historic preservation and archaeology efforts in the City of Albany since the early 17th century:

1300-1600	Area inhabited by Mahikan and Haudenosaunee (Iroquois) Native Americans	1825	Erie Canal and Albany Basin open	1890	United Traction Company Building constructed, designed by Marcus T. Reynolds, listed in the National Register (1976)
1609	Henry Hudson reaches Albany on the ship Half Moon	1831	Mohawk and Hudson Railroad opens between Albany and Schenectady	1899	Washington Avenue Armory completed, designed by Isaac Perry, listed in the National Register (1995)
1624	Fort Orange constructed by the Dutch at the current site of Downtown Albany; European settlement begins	1842	State Hall (New York State Court of Appeals) completed, listed in the National Register (1971)		New York State Capital completed, designed by Thomas Fuller, H. H. Richardson, Leopold Eidlitz and Isaac Perry, listed as a National Historic Landmark (1971);
1630	Patroon Kiliaen Van Rensselaer purchases land and names it Rensselaerswijck	1845	Nut Grove (William Walsh House) constructed, designed by Alexander Jackson Davis, listed in the National Register (1974)		United Traction Company Building constructed, designed by Marcus T. Reynolds, listed in the National Register (1976)
1652	Dutch Governor Pieter Stuyvesant claims Fort Orange from the Patroon;	1847	Stephen and Harriet Myers House constructed, listed in the National Register (2004)		Albany Union Station completed, designed by Shepley, Rutan and Coolidge, listed in the National Register (1971)
	Village of Beverwyck founded	1848	Fire destroys much of business district and adjacent industrial and residential areas		First Trust Company Building constructed, designed by Marcus T. Reynolds, listed in the National Register (1973)
1664	Dutch surrender Fort Orange to English Duke of York and Albany Beverwyck renamed Albany	1850	Church of the Holy Innocents constructed, designed by Frank Wills, listed in the National Register (1978)		Benjamin Arnold Walworth House and Carriage House completed, designed by Stanford White, listed in the National Register (1982)
1674	Albany returned to the English by treaty	1852	Cathedral of the Immaculate Conception completed, listed in the National Register (1976);		Albany Institute of History and Art constructed, listed in the National Register (1976)
1676	Fort Frederick constructed on what is now Capitol Hill		James Hall's Office constructed, designed by Andrew Jackson Downing and Calvert Vaux, listed as a National Historic Landmark (1976)		Hook and Ladder No. 4 Fire House constructed, designed by Marcus T. Reynolds listed in the National Register (2001)
1683	Albany County established by the New York Provincial Assembly, one of the 12 original counties		St. Peter's Church constructed, designed by Richard Upjohn and Richard M. Upjohn, listed as a National Historic Landmark (1972)		New York State Department of Education Building completed, designed by Henry Hornbostel, listed in the National Register (1971)
1686	Governor Dongan grants Albany a city charter known as the "Charter"; Pieter Schuyler is appointed as the first mayor		St. Mary's Church constructed, designed by Charles Nichols and Frederick Brown, listed in the National Register (1977); Whipple Cast and Wrought-Iron Bowstring Truss Bridge constructed, listed in the National Register (1971)		Calvary Methodist Episcopal Church constructed, listed in the National Register 2008);
1728	Van Ostrand-Radliff House (48 Hudson) constructed, listed in the National Register (2008)		Walter Merchant House constructed, listed in the National Register (1972)		New Scotland Avenue Armory constructed, designed by Lewis Pilcher, listed in the National Register (1994)
c. 1740	Quackenbush House constructed, listed in the National Register (1972)		Quackenbush Pumping Station/Albany Water Works constructed, listed in the National Register (1983)		First Congregational Church of Albany constructed, designed by Fuller and Robinson, listed in the National Register (2014)
1754	First Colonial Congress held at Albany, Benjamin Franklin introduces Albany Plan of Union for the colonies;		Albany City Hall constructed, designed by H. H. Richardson, listed in the National Register (1972)		Delaware and Hudson Railroad Company Building completed, designed by Marcus T. Reynolds, listed in the National Register (1972)
	Treaty made with the Iroquois Five Nations		Thomas Olcott House (1860) purchased for use as the New York State Executive Mansion, listed in the National Register (1971);		Harmanus Bleecker Library completed, designed by Fuller and Robinson, listed in the National Register (1996)
1761	Schuyler Mansion constructed, listed as a National Historic Landmark (1967)		Old Post Office completed, listed in the National Register (1972)		University Club of Albany completed, designed by Robinson and Fuller, listed in the National Register (2011)
1777	New York State adopts first constitution		Cathedral of All Saints begins construction, listed in the National Register (1974)		St. Andrew's Episcopal Church constructed, designed by Norman R. Sturgis, listed in the National Register (2005)
1780	New York State Legislature first meets in Albany		Bicentennial of the Albany City Charter;		Palace Theater constructed, designed by John Eberson, listed in the National Register (1979)
1786	Centennial of the Albany City Charter		YMCA Building constructed, designed by Fuller and Wheeler, listed in the National Register (1978)		Philip Livingston Junior High School completed, designed by Andrew Delehanty, listed in the National Register (2014)
1787	Cherry Hill constructed, listed in the National Register (1971)		New York State Capital completed, designed by Thomas Fuller, H. H. Richardson, Leopold Eidlitz and Isaac Perry, listed as a National Historic Landmark (1971);		Lil's Diner constructed, listed in the National Register (2000)
1793	Fire destroys buildings in lower State Street and Maiden Lane				Albany County Historical Association founded
1797	City of Albany designated capital of New York State				U.S.S. Slater commissioned, listed as a National Historic Landmark (1998)
1798	Ten Broeck Mansion constructed, listed in the National Register (1971);				
	First Reformed Church constructed, listed in the National Register (1974)				
1806	Construction begins on first state capitol, designed by Phillip Hooker				
1817	Albany Academy constructed, designed by Phillip Hooker, listed in the National Register (1971);				
	44 Central Avenue constructed, listed in the National Register (2014)				

1964	Albany Historic Sites Commission established	2002	Rapp Road Community Historic District listed in the National Register
1965	Construction begins on the Empire State Plaza	2008	Knox Street Historic District listed in the National Register
1966	National Historic Preservation Act passed by U.S. Congress; National Register of Historic Places established	2009	Lustron Houses of Jermain Street Historic District listed in the National Register
1972	Pastures and Washington Park Historic Districts listed in the National Register;	2015	Washington Park National Register and Local Historic District expanded
1974	Historic Albany Foundation established; Preservation League of NYS established	2017	Unified Sustainable Development Ordinance adopted; Bleeker Stadium-Swinburne Park listed in the National Register;
1978	Construction of the Empire State Plaza completed; Lafayette Park Historic District listed in the National Register	2018	Washington Avenue Historic District designated a Local Historic District
1979	Ten Broeck Triangle Historic District listed in the National Register;	2019	Lincoln Park Historic District and St. Casimir's Church Complex listed in the National Register
	Lexington Avenue Historic District designated a Local Historic District		Normanskill Farm Historic District listed in the National Register;
1980	Center Square-Hudson Park and Downtown Albany Historic Districts listed in the National Register		Washington Avenue Corridor Historic District pending National Register listing
1982	Mansion Historic District listed in the National Register		
1983	Historic Preservation Ordinance and Guidelines adopted; Albany Historic Resources Commission created to replace previous commission;		
	Ten Broeck Triangle National Register Historic District expanded;		
	Central Square-Hudson Park, Clinton Avenue/North Pearl Street/Clinton Square, Downtown Albany, Elberon Triangle, Fort Orange/Downtown Albany Archaeological Review District and Secondary Downtown Albany Archaeological Review District, Lafayette Park, Lark Street, Mansion, Pastures, South End-Groesbeckville, South Pearl Street Commercial Row, Ten Broeck Triangle and Washington Park designated as Local Historic Districts		
1984	South End-Groesbeckville Historic District listed in the National Register		
1986	Tricentennial of the Albany City Charter		
1987	744-750 Broadway Historic District listed in the National Register		
1988	Broadway-Livingston Avenue and Clinton Avenue/North Pearl Street/Clinton Square Historic Districts listed in the National Register		
1991	South Lake Avenue Historic District designated a Local Historic District		
1992	Upper Madison Avenue Historic District designated a Local Historic District		
1993	Fort Orange Archaeological Site listed a National Historic Landmark		



Aerial View of Albany SUNY Campus Center



## Key Issues and Observations

### Historic Resource Surveys

While only five survey and documentation initiatives have been conducted in the last forty years, two were more recent resulting in one National Register District and one recommendation for National Register district status. Since the adoption of the historic preservation ordinance in 1983, twenty-nine local landmarks and seventeen local historic districts have been designated; additionally, forty-six individual properties and nineteen historic districts have been listed in the National Register of Historic Places. Prior to 1983 two surveys were completed for smaller commercial areas near the downtown, resulting in one local historic district. Although the majority of the city was built after 1900, few 20th century architecture has been surveyed. Additional survey and documentation work in these neighborhoods will identify and prioritize for preservation the city's important 20th century historic resources.

### District Integrity

Deteriorating properties, lack of sufficient code enforcement, demolition by neglect and emergency demolitions are all contributing factors to declining historic integrity in many of Albany's older historic districts. Many districts have seen the loss of historic buildings through the emergency demolition process following decades of abandonment and decline. Updating local historic district inventories can provide a clearer picture of the district's integrity and inform future planning initiatives. In addition, seeking to address the root causes of property neglect and abandonment could slow neighborhood decline and reduce demolitions.

### Vacant Buildings and Demolition

Lack of property maintenance on Albany's historic and older buildings is the result of property owners who either lack sufficient resources or are absent altogether along with the need for additional code enforcement efforts. Potentially higher costs for maintaining a property in line with local historic district guidelines may also be a factor. Often buildings will sit vacant and deteriorating until their condition is such that an emergency demolition is scheduled. Those properties where interior access is limited are often branded with an red and white X placard, meant to warn emergency responders that

it may not be safe to enter. Unfortunately, the proliferation of the placement of X placards throughout the economically disadvantaged areas of the city such as West Hill and South End has the unintended consequences of highlighting vacant or abandoned buildings to the public, suggesting that these areas may not be where you would want to live or invest, and often lead to emergency demolition. There is a perception that additional measures could be taken to address stabilization and building retention rather than demolition, and programs geared towards identifying vacant buildings early on, such as the existing Vacant Building Inventory as well as a future early warning system, could lead to preventing further deterioration until a developer is found for rehabilitation and reuse.

Some of the city's most important and highly visible properties have sat vacant and deteriorating for years, such as Bath House No. 2 (1905, 90 Fourth Avenue), Central Fire Alarm Station (1917, 25 Delaware Avenue), St. Joseph's Church (1860, Ten Broeck Street) and the Church of the Holy Innocents (1850, 498 Clinton Avenue) among others. Addressing these issues is of vital importance for the future of Albany's historic resources.

### Neighborhood Revitalization and Adaptive Use

Most cities have discovered over the years how the loss of historic buildings and significant portions of neighborhoods can negatively impact its attractiveness, health and vitality. By reusing historic buildings for existing or new uses – looking at old buildings and neighborhoods as assets for positive growth rather than impediments – a community can prosper by fostering improved housing choices, creating new and localized economic opportunities, promoting sustainability and improved health and well-being. Physically, old buildings are well suited for adapting to new uses through their solid construction materials and methods, prime locations and craftsmanship that provides its architectural character. The National Trust for Historic Preservation refers to this as ReUrbanism, and provides a number of resources and tools for utilizing older and historic resources for future use. In Los Angeles, the city adopted an Adaptive Use Ordinance that provides incentives to rehabilitate and reuse historic buildings. The revitalization of older and historic neighborhoods is reliant on the rehabilitation and adaptive use of its older buildings. Albany is well-suited to

capitalize on the benefits of adaptive use as a neighborhood revitalization tool. A number of Albany buildings are either currently undergoing restoration and reuse or have been completed recently, including the former Kenwood Hotel and YMCA building on North Pearl Street, the Albany Distillery at 75 Livingston Avenue and the former Phillip Schuyler High School, converted into apartments at 69 Trinity Place. Institutional and industrial buildings are well-suited for reuse, and the Warehouse District on North Pearl and Broadway could be key in the City's ongoing revitalization strategy. Additional resources and incentives will provide focus to this and other areas where revitalization is necessary.

### Diversity and Underrepresented Populations

Albany has been a city of immigrants from its founding by the Dutch in 1624 and later the British. Major ethnic groups that helped to populate and grow Albany include the Irish, German, Italians, Greeks, African Americans and others. Inclusive representation within the city's built environment, including future preservation efforts, is vital to telling a broader range of stories using place, memory and association with buildings and sites to share difficult or underrepresented stories. Diverse groups should be engaged to help interpret and preserve sites that are important to underrepresented communities including people of color, women, Native Americans and the LGBTQ community. Many communities have been striving to broaden the scope of how they recognize, interpret and share their heritage stories by including ethnic, racial and cultural groups that contributed to their development but have long been undervalued and underrepresented. Cities such as San Francisco, Chicago and New York have created historic contexts that may now be used to identify and protect associated historic resources, highlighted how they contributed to a greater understanding their history and development. For example, San Francisco developed a historic context for its Japantown neighborhood, providing the important history of the Japanese community in that city. Additionally, San Francisco has also prepared historic contexts for the African American community and the LGBTQ community. The National Trust for Historic Preservation has provided leadership in promoting inclusion and diversity in preservation, publishing

## Organizational Needs

reports such as Preserving African American Historic Places and a 2017 Preservation Forum Journal edition on Preserving Difficult Histories. In addition, achieving diversity and inclusion in the participatory process – actively incorporating people of different races, cultures, backgrounds and perspectives – can help to build a community that values and embraces its diverse history and significant places.

### Design Review

The Historic Resources Commission undertakes design review responsibilities for alterations, new construction and demolition of properties within local historic districts and for local landmarks. Current design standards are codified within the Unified Sustainable Development Ordinance (USDO) and are mostly suitable for current design review purposes. Creating a stand-alone design guidelines manual for historic properties and conservation districts would be beneficial to the Historic Resources Commission and the community. A design guidelines manual provides guidance for those looking to make improvements to historic properties, and can include information about the review process, Albany's historic architecture, historic district information, property maintenance and other topics. Design Guidelines assist the Commission in reviewing applications, and properties in preparing for their submittals. Typically, design guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and are codified within the local preservation ordinance.

### Preservation Education and Advocacy

Providing information to community stakeholders regarding historic preservation programs, policies and incentives is a vital part of any effective community preservation program. An engaged community who is informed about the advantages and benefits of historic preservation is a critical element to a successful historic preservation program at the local level. Therefore, going forward, promoting the importance of historic preservation and the stewardship of Albany's historic resources should be a high priority for the City, the Historic Resources Commission and its preservation partners.

### Engaging Youth in Preservation

Today's youth are the next generation of preservationists, yet many communities do little to involve students in their local preservation programs. Most young children take school trips to visit a local house museum but rarely is their interaction with preservation maintained. High school students likely would have a lot to say about how their community and its history is portrayed and interpreted, but often aren't consulted. There has been progress, however, in involving youth in preservation through organizations such as We Are The Next, a California non-profit that works with youth in underserved and overlooked communities to learn how to be active citizens and understand the value of preserving their neighborhoods and communities. Their programs include placemaking, public outreach, community storytelling and a youth heritage summit. Additional means of involving youth can be achieved through after school programs, youth-serving agencies, educational institutions and community organizations. The Advisory Council on Historic Preservation provides resources on engaging youth in preservation and the Preserve America Youth Summit, a program of Conservation Legacy, engages young people across the country through field-based summits focusing on history, archaeology, heritage tourism and preservation.



Clinton Clinton Avenue/North Pearl Street/Clinton Square Historic District

The Planning and Development Department is located at 200 Henry Johnson Boulevard and is comprised of a Planning Director, Deputy Director, a Principal Planner, two Senior Planners, two Planners, a City Historian and a GIS Services/ Data Management specialist. The Department of Buildings and Regulatory Compliance includes a Building Official, a Neighborhood Stabilization Coordinator, seven Building Inspectors and eight Property Maintenance Inspectors.

There is one full-time City staff person assigned to the overview and management of the historic preservation program; there are twenty-nine local landmarks and seventeen local historic districts comprised of over 3,600 properties that fall under the historic preservation ordinance requirements for review of alterations, new construction and demolition. Reviewing Certificate of Appropriateness applications comprises the majority of City staff duties, which pushes other work to the side, such as education and outreach, historic resource surveys and designation of landmarks and districts, commission training and others. Additional full- or part-time staff is necessary to be able to fulfill the duties necessary for a successful preservation program. In addition, only seven building inspectors and eight code enforcement officers is insufficient for current code enforcement needs covering thousands of buildings over fifty years old. Consider assigning one inspector to historic preservation to deal with specific historic district issues.

The position of Neighborhood Stabilization Coordinator was created in 2018 in the Department of Buildings and Regulatory Compliance to monitor, record, and evaluate vacant buildings within City limits. The position facilitates a task force of various city departments and outside organizations whose goal is to reduce the number of vacant buildings and improve city processes that handle vacant buildings, as well as evaluates existing city processes, systems, and relationships to make the City's approach to vacant building management more efficient and effective. The creation of this position was an important step forward in the City's work towards managing vacant and abandoned buildings and is crucial for ongoing success. Improved coordination with and support for this position is crucial.

# Historic Resources and Historic Preservation Defined

Historic resources include buildings, sites, structures, objects and landscapes of architectural, historical, engineering and cultural value. They are also places of economic activity, community identity, and collective memory – places that tell the story of Albany. Historic preservation is the process of preserving historic resources and managing appropriate change so that their character-defining architectural and design features are maintained, as well as promoting the adaptive reuse and long-term maintenance of such resources for the benefit of future generations. In the United States, historic preservation is undertaken through public efforts in landmarking and historic district designation at the federal, state, or local levels, and private actions that underwrite and facilitate the maintenance, rehabilitation, and preservation of historic buildings, structures, sites, and objects.

## National Register of Historic Places

The National Register is the most commonly referred to – and the most commonly misunderstood – historic designation tool in most communities. There are rigorous standards that a property or neighborhood must meet in order to be eligible for listing in the National Register, and being listed as a National Register property is a great honor that provides opportunities for recognition and promotion, as well as being eligible for federal, state and local economic incentives for rehabilitation, such as the Historic Rehabilitation Tax Credits. Listing a property or historic district in the National Register requires a detailed physical description of the property or area, as well as an explanation of how it meets the criteria for significance. National Register nominations are submitted to the Office of Parks, Recreation and Historic Preservation, with final approval by the National Park Service. Properties listed in the National Register have no protections against alteration or demolition and are not reviewed by a local historic preservation commission.

## Local Historic Districts and Landmarks

Local designations are slightly less common in many communities because they include a means for regulating exterior alterations, demolition and new construction for Local Landmarks and Local Historic Districts, typically through the review of a Certificate of Appropriateness by a local preservation commission. In Albany, this review process is managed by the Historic Resources Commission (HRC) and the Department of Planning and Development. In a local historic district, a property owner who wishes to make a significant change to the exterior of the property should review the design standards in the USDO, submit a Certificate of Appropriateness application to the Department of Planning and Development, and then present their application to the HRC. The Commission has the authority to approve the application as submitted, approve it with recommended changes, or deny it based on the design guidelines. A denial may be appealed to the Common Council. Locally designated properties are eligible for the Albany Tax Abatement program.

## Local Conservation Districts

The regulations for Conservation Districts are typically less stringent than those for Local Landmarks and Local Historic Districts, which follow strict preservation standards defined by local design guidelines and the National Park Service. A Conservation District is designed to regulate certain characteristics that are considered important to preserve the specific character of a neighborhood, rather than enforcing historic preservation standards. For example, a neighborhood of one-story homes such as bungalows may wish to control the appearance of the neighborhood through height restrictions. A neighborhood that includes many 19th century homes that have significant architectural character as well as numerous vacant lots may wish to regulate architectural style and new construction. While the City of Albany does not currently have regulations to create Conservation Districts, this type of review process is typically completed by local government staff. While properties in Conservation Districts are not eligible for federal and state historic tax incentives, local communities can funnel various local incentives towards these areas.



The François Stahly Labyrinth in Empire State Plaza

## Benefits of Historic Preservation

Albany's historic resources are key to the community's visual appeal and physical environment, economic diversity and sustainability, heritage tourism and overall quality of life. Historic preservation is also an effective tool for revitalizing downtowns, stabilizing older neighborhoods and maintaining the quality and affordability of the existing housing stock. A vibrant, historic downtown will attract new businesses and encourage reinvestment in a community's streets, sidewalks and other infrastructure. Many people look to a community's downtown when deciding to move, and place a high standard on its historic character, attractiveness and walkability, as well as the mix of retail stores, services, restaurants, bars and entertainment that are available. Most of today's younger generation, known as Millennials, understand that historic preservation is an important tool to protect culture and diversity, and a recent survey by the National Trust for Historic Preservation found that 97% appreciate the value of historic preservation (The Future of Historic Preservation: Connecting People With Places, Forbes, September 18, 2018). It is for these reasons that many municipalities in New York and around the country have created and maintained local historic preservation programs that use a local preservation ordinance and commission to identify historic resources, designate landmarks and historic districts, create design review procedures, and provide incentives for property maintenance and adaptive use.

### Economics

The benefits of preservation are substantial and contribute to the local economy in many ways. The rehabilitation of historic or older buildings, either for continued use or adapted for a new use, creates new jobs as the rehabilitated buildings are occupied by new businesses, especially in historic downtowns and traditional commercial districts. There have been multiple studies around the country that document the use of tax incentives for historic commercial properties in a traditional downtown stabilizes or increases property values, brings more local jobs and puts more money back into the local economy than would a national chain store in a strip mall or an out-of-town developer. Additional studies indicate that residential property values are stabilized and/or improved when historic districts are created and maintained.

### Housing

Historic neighborhoods typically are comprised of many different housing types, including single-family homes, coach houses, rowhouses, two-flats and apartments. The multiple building types and architectural styles increases the character and attractiveness of a neighborhood and historic housing that is rehabilitated – often using tax incentives – increases housing choices. Historic tax credits may be used in conjunction with Low Income tax credits to rehabilitate or adapt historic buildings into affordable housing. Multiple building types typically found in historic neighborhoods can be reused as housing.

### Heritage Tourism

The tourism industry has grown in the recent past and many studies have shown that most travelers are interested in visiting historic places and will make them their destination. Called heritage tourism, it capitalizes on the restoration and preservation of significant historic buildings, sites and districts in order to bring people to visit, stay in hotels, eat in restaurants and spend money in stores. According to the Albany Cultural Heritage Tourism Strategic Plan prepared in 2018, Albany has great potential for the city and region to become a top international cultural heritage tourism destination based on its long history of continuous settlement since 1624, being the longest continuously chartered city in America (1686) and as the capital city of New York. Designating the historic landmarks and districts that define Albany's historic character and sense of place, as well as ensuring their long-term maintenance, creates a special environment for residents and visitors alike, and encourages people to visit and experience Albany's special character.

### Sustainability

There is a saying that the greenest building is the one that already exists. The construction of a building requires energy – people, vehicles, construction materials, resources – and when you preserve, rehabilitate and reuse an existing historic building you are conserving that embodied energy. When a building is demolished, you are wasting that embodied energy, as well as sending construction materials to the landfill and expending new energy and resources in the process. New construction has a much higher impact on the environment despite the advances in green technology, as new buildings are typically much larger than historic buildings.

## How to Use this Historic Preservation Plan

The City, preservation advocates and other public and private sector entities will use this Plan to direct future preservation planning efforts focused on survey and landmark designations, preservation incentives, education and outreach activities, Downtown and neighborhood revitalization, and other historic preservation-based economic development initiatives. The Plan should also be used to monitor short and long-term preservation initiatives, adjust preservation policy when needed and warranted, and integrate preservation goals and policies into other plans and studies the City government may undertake in the future. Overall, this Plan seeks to balance the community's broader planning and community-development objectives, while also seeking to advance the mission of preservation and its benefits.

### What is a Historic Preservation Plan?

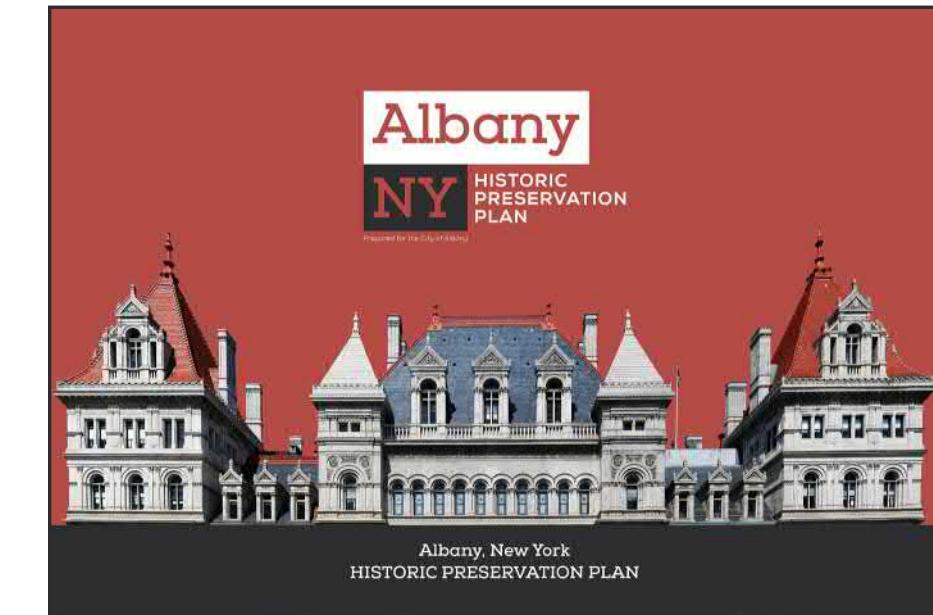
A historic preservation plan identifies and outlines the vision, goals, and strategies for enhancing and strengthening a local historic preservation program, recognizing that effective long-range planning can help identify, protect, and manage significant historic resources and key elements of the city's built environment. Creating a historic preservation plan is also an opportunity to engage, educate, and inform local stakeholders on the community's history and heritage, preservation's benefits, and the roles and responsibilities of a local historic preservation commission and other public and private entities in ongoing implementation of the preservation program. Traditionally, historic preservation plans focused on the identification and documentation of important historic resources and future landmarks and districts. Today, municipal leaders, preservation advocates and community planners view historic preservation as an essential tool for encouraging reinvestment activity in traditional commercial districts and older neighborhoods, attracting and promoting heritage tourism, achieving placemaking and urban design objectives, and in promoting community sustainability.

Historic preservation plans are prepared for local historic preservation commissions, municipal staff, and other commissions, departments, and elected leaders, serving as the key policy document for local decision-making regarding

preservation issues and priorities. Non-profit preservation advocacy organizations and other preservation partners also use historic preservation plans to guide local advocacy and outreach efforts, educational initiatives, and survey and property documentation activities. In many communities, community comprehensive plans address local preservation planning with an identification of key preservation issues and planning goals, objectives, and strategies. However, in the case of Albany and other cities, comprehensive plans may recommend the creation of a stand-alone preservation plan that identifies key historic resources worthy of preservation and additional policies and guidance relative to the local preservation program.

Many historic preservation plans, including this one, are prepared using the Secretary of the Interior's Standards for Preservation Planning. The three Standards are based on the following principles:

- Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.
- If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.
- Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early and continuing public participation is essential to the broad acceptance of preservation planning decisions.



Albany NY Historic Preservation Plan Cover Page

The Albany 2030 Comprehensive Plan, as part of its strategies and action items for land use and architectural character, recommends that the city, "Pursue a plan for historic preservation that balances the preservation of designated historic resources and historic districts with the rehabilitation of non-designated buildings and new construction" (Albany 2030 Comprehensive Plan, 2011, p. 42). Following the 2030 Comprehensive Plan's adoption, the City of Albany sought to create a historic preservation plan. Therefore, this Albany Historic Preservation Plan serves as a supplemental policy document for local decision-makers and augments the planning strategies and recommendations already incorporated within the Albany 2030 Comprehensive Plan.

## ***Secretary of the Interior's Standards for Preservation Planning***

### *Standard I. Preservation Planning Establishes Historic Contexts*

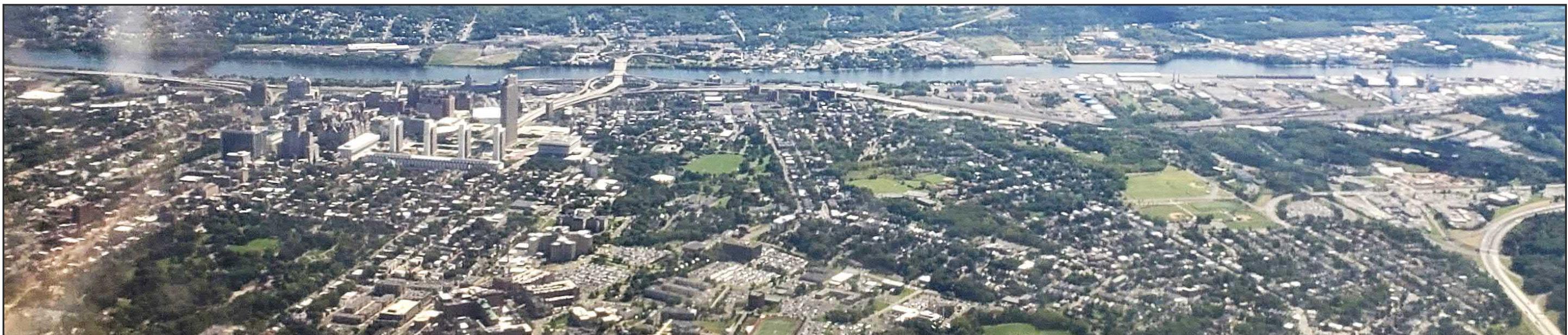
Decisions about historic properties are most reliably made when their relationship to other similar properties is understood. Information about the history, architecture, archaeology, engineering and culture associated with historic properties must be collected to define these relationships. This information, called a "historic context," is organized based on a cultural theme, its geographical location and corresponding time period. Contexts describe the significant broad patterns of development in an area that may be represented by historic properties. The development of historic contexts is the foundation for decisions about historic properties.

### *Standard II. Preservation Planning Uses Historic Contexts to Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties.*

A series of preservation goals and priorities are developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated. The goals for each historic context may change as new information becomes available, altering the overall goals and priorities. The actions recommended to meet the goals and priorities must be designed for implementation within a reasonable period of time. The scope of each action should be defined so the work can be completed with available budgeted program resources.

### *Standard III. The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes.*

The preservation of historic properties is one element of larger planning processes. Preservation planning results must be transmitted in a usable form to those responsible for other planning activities. Historic preservation planning is most successfully integrated into local planning processes at an early stage. This can be achieved by making the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.



Aerial View of the City of Albany

## Planning Process

To facilitate the preparation of the Historic Preservation Plan, the City of Albany engaged The Lakota Group, a multi-disciplinary planning firm based in Chicago, Illinois. A Preservation Plan Steering Committee, representing a broad-based segment of community stakeholders, including Historic Resources Commission members, local and state preservation partners, civic institutions, City leaders and officials, private business owners, contractors and other organizations and entities, was formed to help guide the Plan's development. The Plan's creation was underwritten by a CLG grant provided by the New York State Department of Parks, Recreation and Historic Preservation. The planning process to date has involved the following steps:



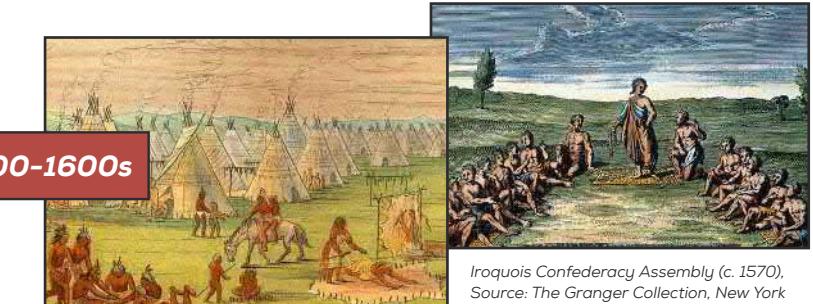


## SECTION 2 : ALBANY HISTORIC RESOURCES

## Historic Resources

The historic context identifies the broad patterns of historic architecture and development of the community and historic property types, such as buildings, sites, structures, objects or districts, which may represent these patterns of development. In addition, the historic context provides direction for evaluating historic significance and integrity in protecting significant historic resources.

*Area inhabited by Mahican and Haudenosaunee (Iroquois) Native Americans.*



**1300-1600s**

Source: American Indian COC (2019)

*Henry Hudson reaches Albany on the ship Half Moon.*



**1609**

Colonial Albany,  
Source: Albany Institute of History and Art



Henry Hudson Landing.  
Source: Hudson Valley Magazine

*The Two Row Wampum Treaty (Guswenta or Kaswenthwa) was made between the Five Nations of the Iroquois (Haudenosaunee) and the representatives of the Dutch government.*



Two Row Wampum Belt,  
Source: Onondaga Nation

**1613**



Fort Orange, Source: New York History Blog  
"Als Eilandt Custodes Eilandt G. Orange"

*Fort Nassau built on Castle Island (later Westerlo Island), now part of the Port of Albany.*

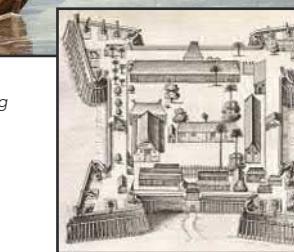


Fort Nassau, Source: New Netherland Institute

**1614**

Fort Nassau, Source: New Netherland Institute

Fort Orange, Source:  
New York History Blog



New Netherland Drawing (1646).  
Source: AlbanyNY.gov

**1624**

Fort Orange built by the Dutch at the current site of Downtown Albany and European settlement of the area begins.



Patroon Kiliaen Van Rensselaer purchases large tract of land and names it Rensselaerswyck.



**1630**

Rensselaerswyck Territory,  
Source: New York State Museum

**1600**

**1610**

**1620**

**1630**

**1640**

## Historic Context

### Native Americans and Early Dutch and English Settlement

Albany is one of the oldest European settlements in the United States, settled by the Dutch and their African slaves in the early 17th century. The Native American people of the Mohican and Mohawk tribes lived in the area for centuries prior to Dutch settlement. The Mohawk were part of the Five Nations Confederation and often warred with the Mohicans, whom they eventually defeated. The Dutch referred to the Mohawk as Iroquois. The Dutch East India Company hired Henry Hudson to explore the Americas and in 1609 he sailed up the Hudson River as far as Albany. The proliferation of beavers attracted Dutch fur traders to the area, where they began trading with the Five Nations.

The Dutch colony of New Netherland was created with the founding of New Amsterdam, now New York, followed by Fort Nassau in Albany, created as a fur trading post. After the flooding of the fort, a new location was chosen

where Fort Orange was constructed. Patroon Kiliaen Van Rensselaer developed a large area of the surrounding countryside, which included Fort Orange, into an agricultural estate that was known as Rensselaerswyck. As the fur trade grew settlers built homes near the fort. By 1652 the director general of New Netherland declared that the West India Company would take control of the town, to be named Beverwyck, and that there would be no construction with a cannon shot of the fort; the area would be independent of Rensselaerswyck (Albany Architecture, Diana S. Waite, p. 27).

The fur trade was at its peak in the 1650s but began to wane by the 1680s as Native American conflicts interfered with trading routes and the beaver population had been hunted down to minimal numbers. This led to a long decline in the importance of the fort. It is also during this period that the fort and town of Beverwyck are peacefully surrendered to the English Duke of York, and the city is renamed Albany. By the 1670s Fort Orange had been abandoned for the new Fort Frederick built at the top of the hill. The town and fort also had a substantial stockade constructed around it – the current center of Downtown Albany along State Street. In 1686 the City of Albany was created as New York Governor Thomas Dongan granted the city a charter.

Representatives from seven of the British colonies met in Albany to discuss peace with the Mohawk Tribe and defense against the French; they ultimately created a plan for a Colonial Government. The Albany Congress, also known as the Albany Convention of 1754, created what is known as the Albany Plan of Union, a precursor to the Constitution. Conflicts between the British and French and their Native American allies were a constant threat to the safety of Albany during the early 18th century, ending with the defeat of the French in 1763. Following the Revolutionary War Albany began to see growth and in 1797 the city was made the capital of New York.

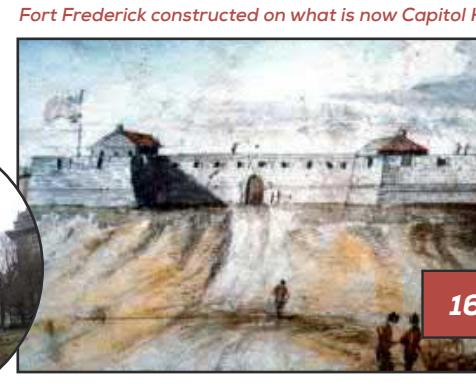
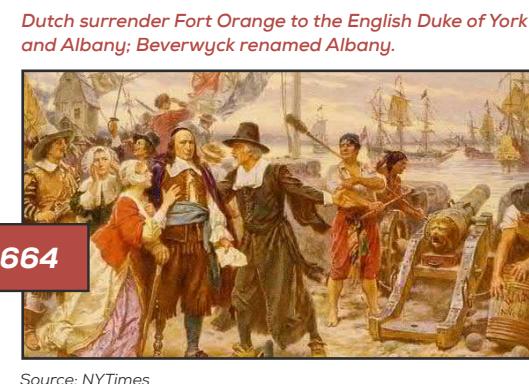
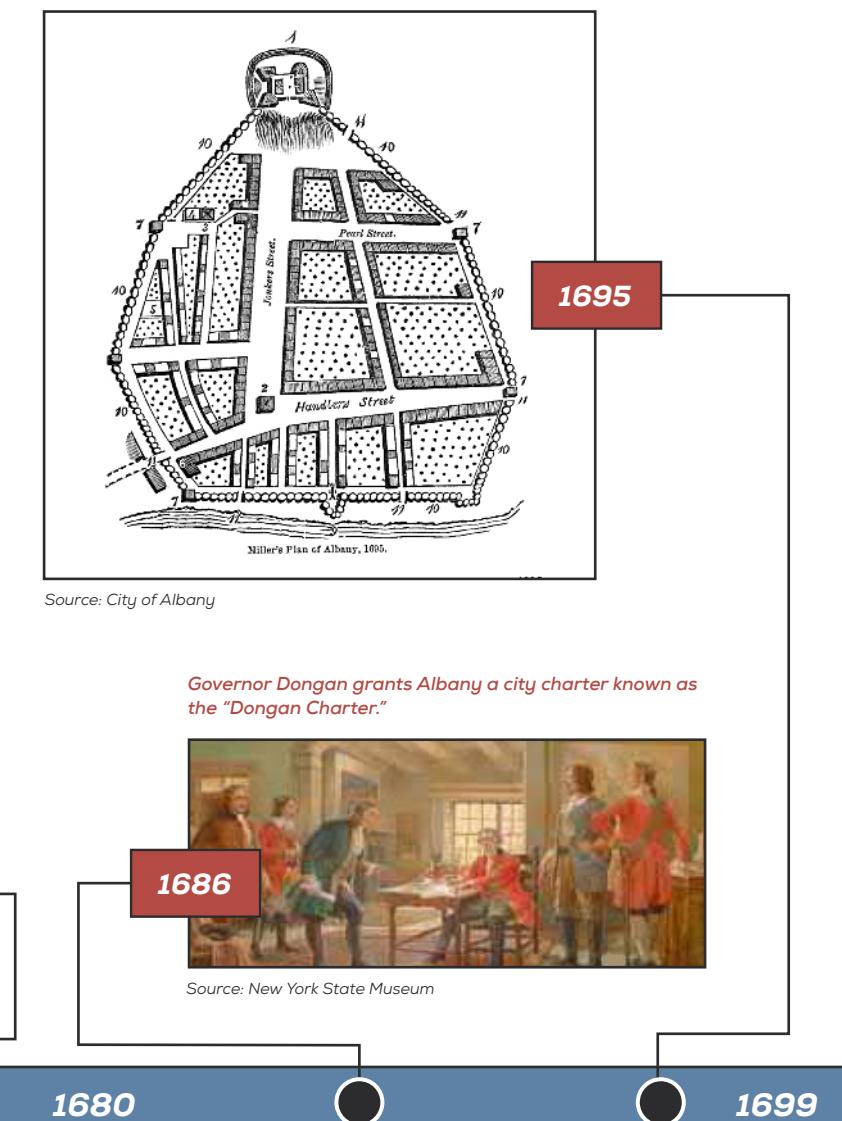
## Transportation and Development

Early inland travel was limited to Native American trading routes until the King's Highway was created between Albany and Schenectady; it was an improvement of a trading route and would later become Washington Avenue. The first turnpikes were created by private companies and included the Albany and Schenectady Turnpike Company, chartered in 1797 along Central Avenue and the Great Western Turnpike Company, chartered in 1799 and opening along Western Avenue in 1802 (Washington Avenue Corridor

National Register nomination report, 2019, p. 58). The construction of the turnpikes and the dedication of the city as the permanent state capital meant that growth would soon follow.

The introduction of steamboats on the Hudson River in 1807 and completion of the Erie Canal on the north side of Albany in 1825 opened the Eastern Seaboard to the Great Lakes and Midwest. As a result, Albany saw a decades-long building boom. The Mohawk and Hudson Railroad – one of the first in the country – made its first trip from Albany to Schenectady in 1831 and increased rail competition and connections occurred in the decades following, contributing to the growth of the city. Some of the early landmarks of the city were constructed during this period, including the Capitol Building, the Albany Academy and State Hall (New York State Court of Appeals). During this period the city's street grid would expand to the north, south and west. The Map of the City of Albany, dated 1857, shows the historic neighborhoods east of Swan Street – Pastures, Mansion, South End, Ten Broeck Triangle, Clinton Square and part of North Albany – completely built out. Development west in Arbor Hill, Center Square-Hudson Park and along Central Avenue was also fully developed.

*Miller's 1695 Plan of Albany, New York.*



**1650** **1660** **1670** **1680** **1690** **1699**

## State and Local Government Spur the Economy

During the 18th century Albany was a major trading post and center for commerce in the region. Following the Revolutionary War the State of New York adopted its first constitution. The state legislature first met in Albany in 1780 and the city was designated the permanent state capital, as well as the Albany County seat, in 1797. The location of Albany as central to communities within the state, as well as its direct access from New York along the Hudson River, led to its selection. Following its designation the summit of what became known as Capitol Hill began development as the site for monumental government buildings and tony residences. The first capitol building began construction in 1806 and was followed by other civic and government buildings such as the Albany Academy and State Hall (now known as the New York State Court of Appeals).

Downtown Albany also grew into a banking and retail district during this period. Centered around the original Dutch town of Beverwijck, the downtown would grow tremendously during the late 19th and early 20th century, mainly along State, North Pearl and Broadway. The area would see construction of hotels, banks and commercial buildings develop to new heights. Government buildings like the Old Post Office and civic buildings like Union Station were constructed during this time.

*Van Ostrand-Radliff House constructed at 48 Hudson Avenue.*



1700

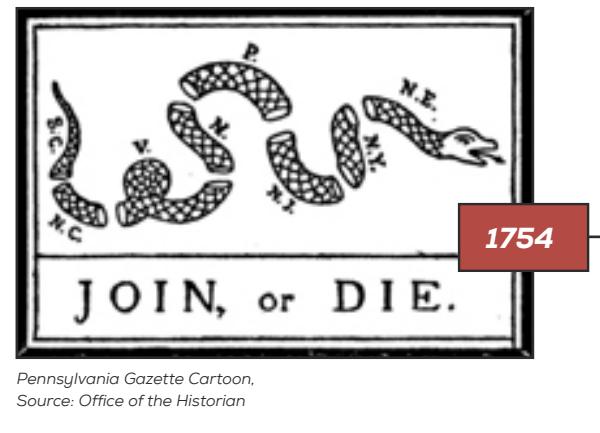
1730

1760

1770

As Albany became established as a center for government and commerce the city grew and expanded south. The city's former pasture lands, which were owned by the Dutch Reformed Church, were subdivided and sold off beginning in the early 19th century. The adjacent areas to the west and south were owned by multiple landowners, who also began to subdivide their estates individually. Unlike later development, these neighborhoods were a mixture of residential, commercial, civic and religious uses, and by 1850 the area was completed built out (Albany Architecture, Diana S. Waite, p. 111).

*First Colonial Congress is held at Albany, where Benjamin Franklin introduces the Albany Plan of Union for all the colonies.*



*Pennsylvania Gazette Cartoon,  
Source: Office of the Historian*

*Quackenbush House constructed at 683 Broadway.*



1740

*Schuyler Mansion constructed as the home of Philip Schuyler and wife Catherine Van Rensselaer.*



*32 Catherine Street,  
Source: All Over Albany*

## Diverse Populations in Albany

Early neighborhoods to the north and south of downtown are important in telling the story of the city's immigration. As commerce and industry developed in conjunction with a growing state capital, Irish and German immigrants migrated to the city east from Boston and north from New York. As industry and rail were clustered near the river – the major transportation route – areas such as Pastures, Mansion and the South End, as well as near the Erie Canal in the North End, saw an increase in worker housing located near employment. Industries such as stove manufacturing, brewing and the manufacture of dyes, furniture, flour, pianos, boilers, shirts, shoes, and machinery could be found in Albany in the 19th century (South End-Groesbeckville Historic District National Register nomination, section 8, page 2). Lumber and saw mills were also in abundance near the Lumber District in North Albany. In addition, many would run neighborhood stores and provide services for the immigrant population.

Although some Irish had immigrated to Albany as early as the 17th century, many more would arrive following the great Irish famine of the 1840s. Albany was a popular choice for many as there was a need for labor on projects such as the Erie Canal, the Delaware and Hudson Railroad, and the New York Central Railroad (The Irish History in Albany County, New York, Albany County Irish History Exhibit pdf). As the Irish flourished in Albany they built homes in their neighborhoods of South End and North Albany, many of which still remain, and built new and larger churches to support their Catholic faith centered around St. Mary's Church. Many went on to flourish in politics and government including several serving as mayor of Albany.

Also in the mid-19th century many Jewish immigrants left Europe due to economic hardship, persecution, and the great social and political upheavals of the nineteenth century --industrialization, overpopulation, and urbanization (From Haven to Home: 350 Years of Jewish Life in America, Library of Congress, <https://www.loc.gov/exhibits/haventohome/haven-century.html>). Many German-speaking Jews made their way to Albany during this period. In addition to working in the many industries found in the Pastures and South End, Germans had a special interest in brewing beer, turning Albany into a brewing center with dozens of breweries producing what became known as Albany Ale. While the German culture is still present in Albany, it was significantly reduced following the anti-German sentiments of World War I

which saw many Germans assimilate into American culture. As with their Irish counterparts, Germans constructed their own churches and synagogues, including Our Lady Help of Christians Church, Congregation Beth El Jacob, as well as several others. As several congregations merged in the 1880s, a larger synagogue, now known as Wilborn Temple, was constructed in the Center Square-Hudson Park neighborhood. The Albany Jewish Community Center is located on Whitehall Road in the Whitehall neighborhood.

New York State has likely the most Italian Americans in the United States due to their mass immigration to New York City. As with the Irish and Germans, Italians also migrated up the Hudson Valley for work opportunities in Albany. The largest 19th century concentration was centered around the Mansion and Pastures neighborhoods and those areas removed for construction of the Empire State Plaza. Their commercial and religious life was centered along Madison Avenue. They also moved into the South End in the 20th century. Following urban renewal the community moved west, and their current Italian American Community Center is located on the Washington Avenue Extension.

African Americans had a small presence in the city during the 19th century, but began moving north in larger numbers during the Great Migration between 1910 and 1940 looking for better employment, housing and educational opportunities and a more liberal environment concerning race (Albany New York and the Great Migration, Jennifer Lemak, p. 47). Another wave of migration would occur after World War II. Many would find that the only areas available to them were those older neighborhoods which previous immigrants built, and had lived and worked in prior to moving to other areas of the city. African Americans would find themselves in the South End as well as West Hill and Arbor Hill, which remain central to their community. The African American Cultural Center is located on South Pearl Street in the South End.

The LGBTQ community has been active in Albany for the last fifty years, but gays and lesbians have been in New York dating back to the New Netherland colony. Records show several trials of men accused of homosexual behavior in the 1600s, all resulting in execution. Persecution remained under the British and American rule for hundreds of years until the late 20th century. New York State decriminalized homosexuality in 1981, eleven years after the founding of the Pride Center of the Capital Region in Albany. Gay rights pioneer Harvey Milk graduated from New York State Teachers College (now SUNY Albany) in 1951. The M.E. Grenander Department of Special Collections and Archives at the University at Albany, SUNY, holds collections for the Act Up Albany Chapter, Campus Action, Capital District Gay and Lesbian Community Council, Capital Region Transgender Community Archive and other collections related to the gay liberation movement. While documentation for the LGBTQ community is relatively new, it is an area in need of further research.



## Early Suburban Development and Westward Expansion

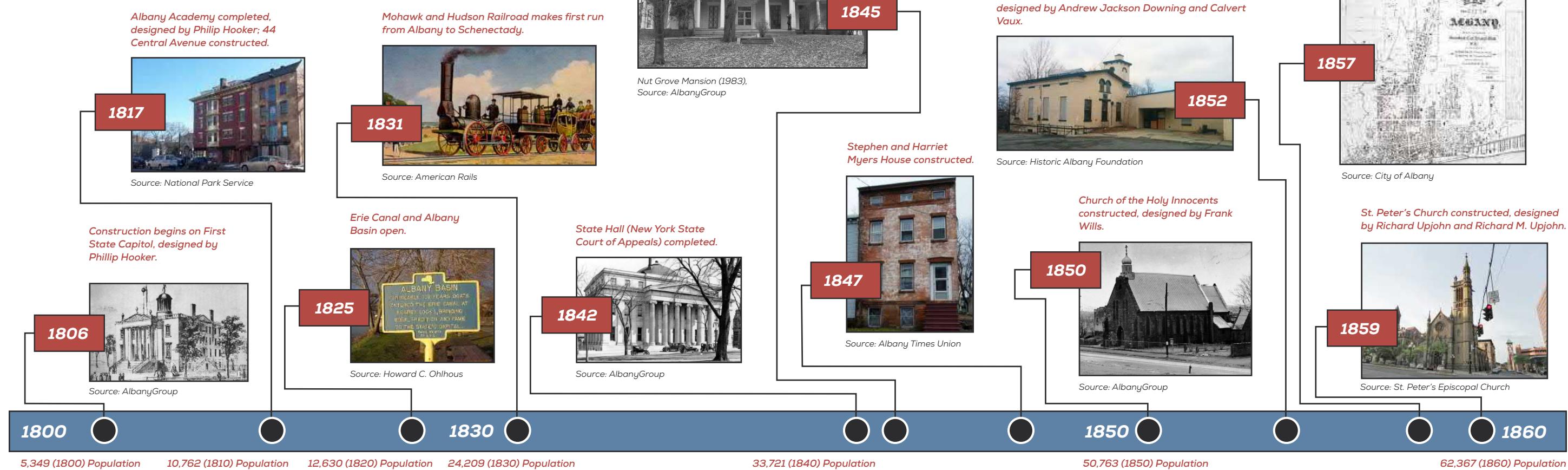
Development of the city westward was a result of a growing population in the city center and the installation of electric trolley lines which extended west beginning in 1890. The development of the area was initially slow due to the need for draining or diverting streams and the sale and development of individual farms (Albany Architecture, Diana S. Waite, p. 201). Once development began to occur, it was aided by the speculation of real estate developers. The Pine Hills development was the earliest large-scale subdivision on the site of former farmland. It was purchased in 1888 by the Albany Land Improvement and Building Company who laid out streets and landscaping, sidewalks, water and sewer lines (Albany Architecture, Diana S. Waite, p. 206). The lots were marketed only for residential use to appeal to upwardly mobile families. On many street rows of single-family and multi-family homes sit opposite each other, creating a diverse population. Although the company went into foreclosure in the late 1890s, the creation of the Pine

Hills Neighborhood Association in 1902 aided in maintaining the desired development of the neighborhood (Albany Architecture, Diana S. Waite, p. 225).

Other areas further west and south also saw subdivision development, including Winchester Gables, developed by Dan H. Winchester in 1928, and the area north of New Scotland Avenue. The area was also the site of educational institutions such as the College of Saint Rose and SUNY Albany, which attracted residents while also resulting in many homes being divided into apartments. As development moved further west towards Manning Boulevard, only single-family homes were constructed.

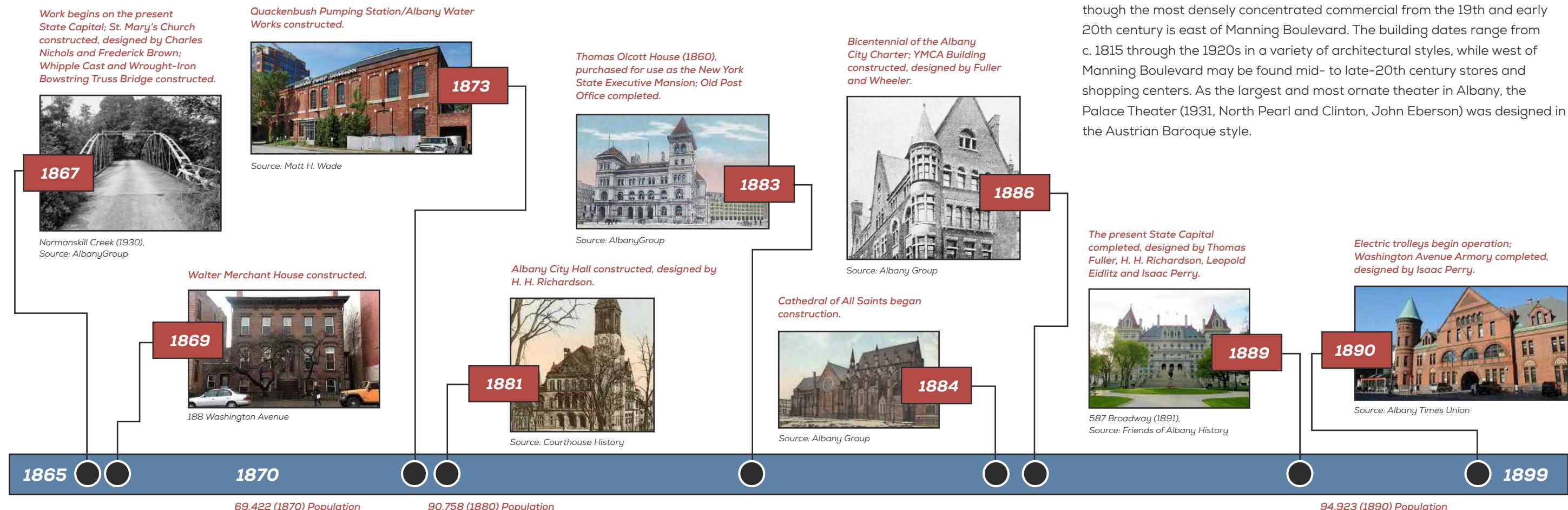
## Urban Renewal and Big Government

Following his election as Governor of New York in 1958, Nelson Rockefeller set out to transform cities and education around the state, with a large vision of bold, new architecture. The idea was to take form in two major locations in Albany. The first – the Empire State Plaza – would have a tremendous impact on the city, requiring the demolition of dozens of blocks of the old city and the displacement of thousands of people. The complex includes state government offices, the state museum and library, and a performing arts center. Constructed between 1965 and 1978, the architecturally modern plaza was chiefly designed by architect Wallace Harrison. The second was the construction of the modern SUNY Albany campus on the city's far west side. As part of Rockefeller's plan to improve the SUNY campuses across the state, he envisioned, "a massive construction program for the State University with prize-winning buildings spread across the state that would offer the best assortment of learning environments anywhere" (UAlbany Campus Heritage Preservation Plan, 2009, p. 35). The monumental campus in Albany was designed by architect Edward Durell Stone.



## Archaeological Resources

With a built environment history of 400 years, the potential for significant archaeological resources within the City of Albany is high. The greatest potential is the site of Fort Orange and the early 17th and 18th century city, located in Downtown Albany. Much is known about the location of the 1624 Fort Orange built by the Dutch West India Company, and another significant site discovered the Quackenbush-Douw Distillery revealing wooden vats and pipes from a 1750s rum distillery. Additional sites include along the Hudson River waterfront where former industrial structures of the 18th century remain underground. The City of Albany began in 1983 requiring an archaeological study of any significant ground disturbances in the downtown area – typically occurring during construction of new buildings.



## Commercial Buildings

The majority of commercial buildings in the city are centered in and around Downtown Albany, the site of the original village of Beverwijck dating back to the mid-17th century. Nearly 200 years of architecture is represented within the downtown, with the earliest commercial buildings centered along North Pearl and State Streets. The older commercial buildings were smaller in scale, and some of the earliest downtown are the Quackenbush House (c. 1740, 683 Broadway) which was converted to a tavern long ago, and Coulson's News Center (1815, 420 Broadway), a five-story brick structure. The city had two major building periods in the mid-19th century and the early 20th century, and representatives of both periods are found downtown. The row of commercial buildings at 36 to 60 South Pearl Street portray a variety of styles and range in date from 1857 to 1900. The row of late 19th century buildings from 60 to 74 North Pearl Street represent a variety of uses and styles including the Romanesque Revival YMCA (1887, Fuller and Wheeler), the Queen Anne-style Pruyn Building (1880, Potter and Robinson) and the Kenmore Hotel (1878, Ogden and Wright) with its Victorian Gothic details.

As a major banking center, Albany has a number of excellent examples including the Romanesque Revival-style National Commercial Bank building (1887, 38 State Street, Marcus T. Reynolds), the Renaissance Revival-styled Albany Trust Company building (1902, Broadway and State, Marcus T. Reynolds), the Neo-Classical National Commercial Bank building (1903, 60 State, York and Sawyer) and the eclectic Albany City Savings Institution (1902/1924, 100 State, Marcus T. Reynolds). Other commercial examples downtown include two buildings designed in the Beaux Arts style – the Home Telephone Company (1903, 42 Howard, Charles Ogden) and the United Traction Company building (1900, 600 Broadway, Marcus T. Reynolds).

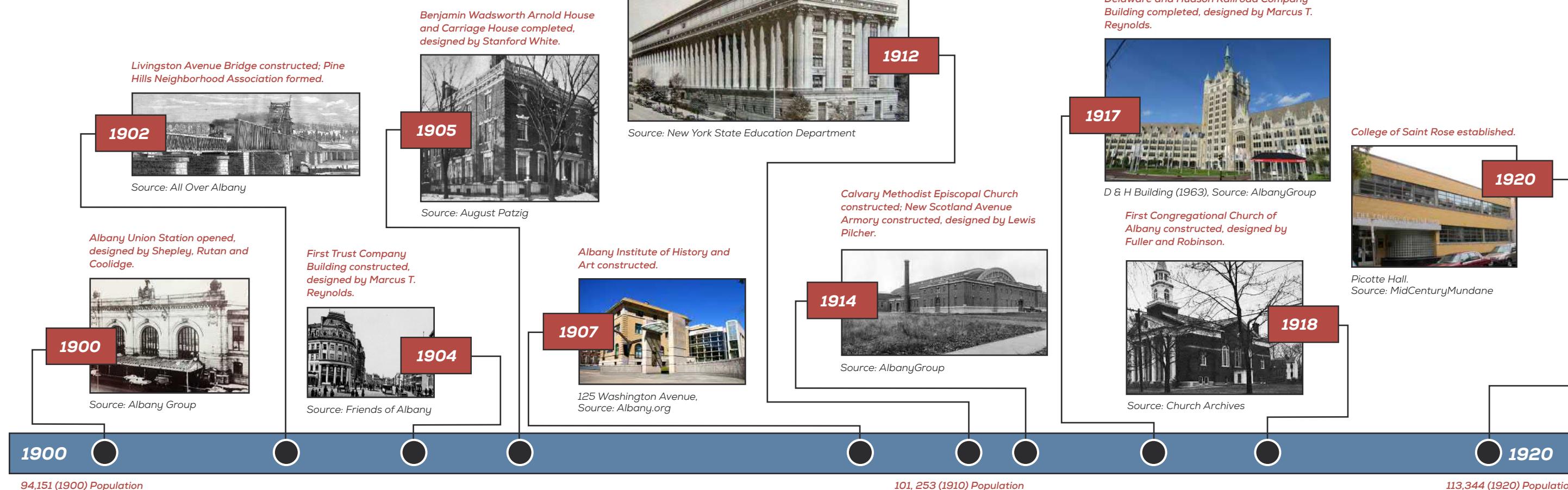
The neighborhood commercial district along Lark Street is a busy commercial street with a mix of 19th century residential Italianate rowhouses, churches and early 20th century apartment buildings. Most of the commercial spaces are either on the raised first floor or below-grade garden level with residential units above. The Central Avenue Corridor contains several miles of continuous mixed-use commercial and residential buildings from its beginning at the intersection with Washington Avenue to I-90 on the outskirts of the city – though the most densely concentrated commercial from the 19th and early 20th century is east of Manning Boulevard. The building dates range from c. 1815 through the 1920s in a variety of architectural styles, while west of Manning Boulevard may be found mid- to late-20th century stores and shopping centers. As the largest and most ornate theater in Albany, the Palace Theater (1931, North Pearl and Clinton, John Eberson) was designed in the Austrian Baroque style.

## Residential Buildings

Albany's residential buildings span several centuries of architectural styles and building booms. The earliest remnants of the city's Colonial era reside in three Georgian-style historic estates – Schuyler Mansion (1761, 32 Catherine Street), Cherry Hill (1787, 523 South Pearl Street) and Ten Broeck Mansion (1798, 9 Ten Broeck Place). The first half of the 19th century saw the city grow tremendously, with two- to four-story brick rowhouses constructed on narrow city lots throughout the south side neighborhoods, in the Center Square-Hudson Park neighborhood, and north into Ten Broeck, Arbor Hill and along Clinton Avenue. A number of architectural styles popular at the time are represented including Greek Revival, Federal and Italianate. Examples include a rare Gothic Revival rowhouse at 21 Elk Street (c. 1845) in Capitol Hill; the row of Federal-style rowhouses at 48-66 Westerlo Street (1828-31) in Pastures; the Italianate-style rowhouses at 48-68 Elm Street in the Mansion neighborhood; the Greek Revival rowhouses at 16-22 Trinity Place in the Mansion neighborhood; Italianate rowhouses at 179-189 Clinton Avenue (1871); and the Dutch Colonial Revival rowhouse at 317 State Street (c. 1898).

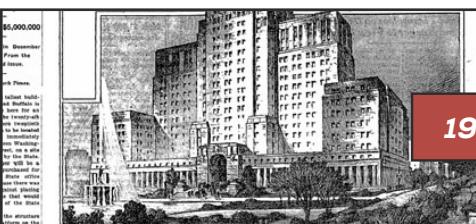
Heading west, the wealthier families built their homes around Washington Park in the late 19th and early 20th centuries. Still utilizing the urban rowhouse, but on a grander scale and usually architect-designed, examples include the Sard House at 397 State Street (1882-85) designed by H. H. Richardson; the Van Heusen-Proctor House at 411 State Street (1900) was designed in the Dutch Renaissance Revival style and is considered the largest rowhouse in the city; the Benjamin Walworth Arnold House at 465 State Street/1 Sprague Place (1904) was designed in the Classical Revival style by Charles White; the Benjamin Wooster House at 1 Englewood Place (c. 1879) is a grand brick villa designed by William M. Woollett; the Martin Van Buren Bull House (c. 1885) at 620 Madison Avenue designed in the Queen Anne style; and the grand Pruyn House at 40-42 Willett Street (1877) designed by Potter and Robertson.

During the early 20th century the city expanded westward with the extension of the electric trolley lines. Early subdivisions by real estate developers and speculative housing included single-family and multi-family homes on larger lots with greater setbacks, creating a more suburban feel. The Pine Hills neighborhood was the first to develop west of Washington Park, and includes a mix of building styles, sizes and types found in the early 20th century, including three Foursquare houses at 119, 121 and 123 South Lake Avenue (1914-15) with Queen Anne, Classical and Prairie influences; the James McElroy House at 131 South Lake (c. 1895) designed in the Queen Anne style; the Neo-Classical two-family "Homestead Temple Front" at 544 Providence Street (c. 1916); the twenty-seven Spanish Colonial Revival bungalows constructed on South Main, Woodlawn and Hansen Avenues by Dan H. Winchester in 1928; the Craftsman Foursquare at 1006 Madison Avenue (1911); the three brick apartment buildings at 144, 148 and 152 Manning Boulevard (1940s); and the DeRusso House at 106 South Manning Boulevard (1936) designed by architects Gander, Gander and Gander. Other early 20th century neighborhoods include Delaware Avenue, Helderberg and New Scotland Avenue.

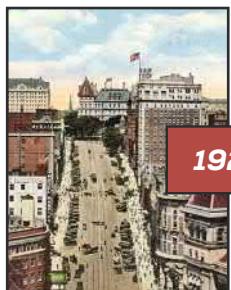


Several neighborhoods exhibit characteristics of homes built in the 1930s through the 1970s, including the Whitehall, Buckingham Lake/Crestwood and the Melrose neighborhoods. Housing types and styles range from Dutch Colonial Revival (c. 1938, 31 Euclid Avenue); to Colonial Revival (c. 1948, 146 Cardinal Avenue); to the Adams Park Apartments (c. 1965, Hackett Boulevard); to Split-Level (c. 1968, 169 Ormond Street); brick Ranch and Minimal Traditional; to Cape Cod (c. 1950, 94 Crescent Drive).

*Alfred E. Smith State Office Building constructed; St. Andrew's Episcopal Church constructed, designed by Norman R. Sturgis.*



*First zoning ordinance adopted.*

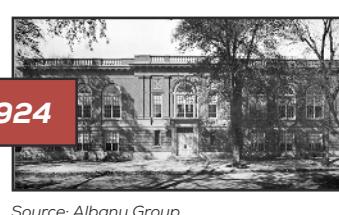


*State Street (1920s), Source: AlbanyGroup*

*University Club of Albany completed, designed by Fuller and Robinson.*



*Harmanus Bleecker Library completed, designed by Fuller and Robinson.*



**1920**

**1930**

*Source: All Over Albany*

*Port of Albany opens; Philip Livingston Junior High School completed, designed by Andrew Delehanty.*



*Source: AlbanyGroup*

**1932**

*Source: Matt H. Wade*

*Palace Theater constructed, designed by John Eberson.*



*Theater Opening (1931), Source: AlbanyGroup*

**1931**

*Source: Albany Group*

**1940**

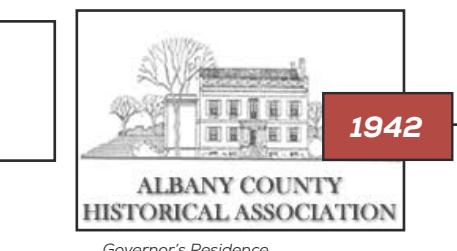
*130,577 (1940) Population*

*Lil's Diner constructed, manufactured by the Patterson Vehicle Company.*



**1941**

*Albany County Historical Association founded.*



*Governor's Residence, Source: New York Heritage*

**1942**

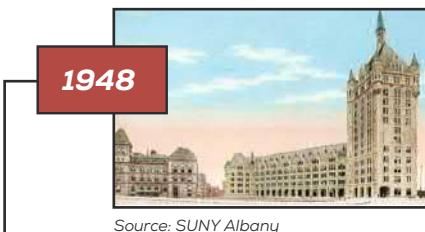
*134,995 (1950) Population*

*U.S.S. Slater commissioned.*



*Source: USSlater.org*

*SUNY system founded.*



*Source: SUNY Albany*

**1950**

## Civic and Government Buildings

As the seat of state and county government, Albany is home to many grand and monumental civic and government buildings from the 19th and 20th centuries. Most are centered on Capitol Hill and in Downtown Albany. The Neo-Classical style was used often in the design of government and civic buildings as it relays a sense of importance to the building. There are several in the style including State Hall (now the New York State Court of Appeals), the earliest of the state office buildings, constructed from 1832-42 and altered in 1916; the Albany County Courthouse (1912-16) designed by Hoppin and Koen; and the New York State Education Building (1908-12) designed by Palmer and Hornbostel. Albany City Hall (1883) was designed in the Romanesque Revival style by H. H. Richardson, a champion of the style (it is often called Richardsonian Romanesque).

The New York State Capitol Building was constructed between 1867 and 1899 and sits at the head of State Street overlooking downtown. Various architects worked on the design of the building due to aesthetic and political differences, and the Italian Renaissance Revival style of the first two floors (Thomas Fuller) becomes the Romanesque Revival style of the upper floors and roof (H. H. Richardson and Leopold Eidlitz). The end result is a magnificent architectural landmark. Across the street from the Capitol Building is the Empire State Plaza, a monumental design of state government buildings constructed between 1962 and 1978. The quarter-mile long, five-story base supports nine modern buildings including the Justice Building, Legislative Office Building, and Motor Vehicles Building (1972), all designed in the Brutalist style, 42-story Erastus Corning Tower (1973) and the four office buildings (1974), and "The Egg" auditorium (1975).

## Religious and Institutional Buildings

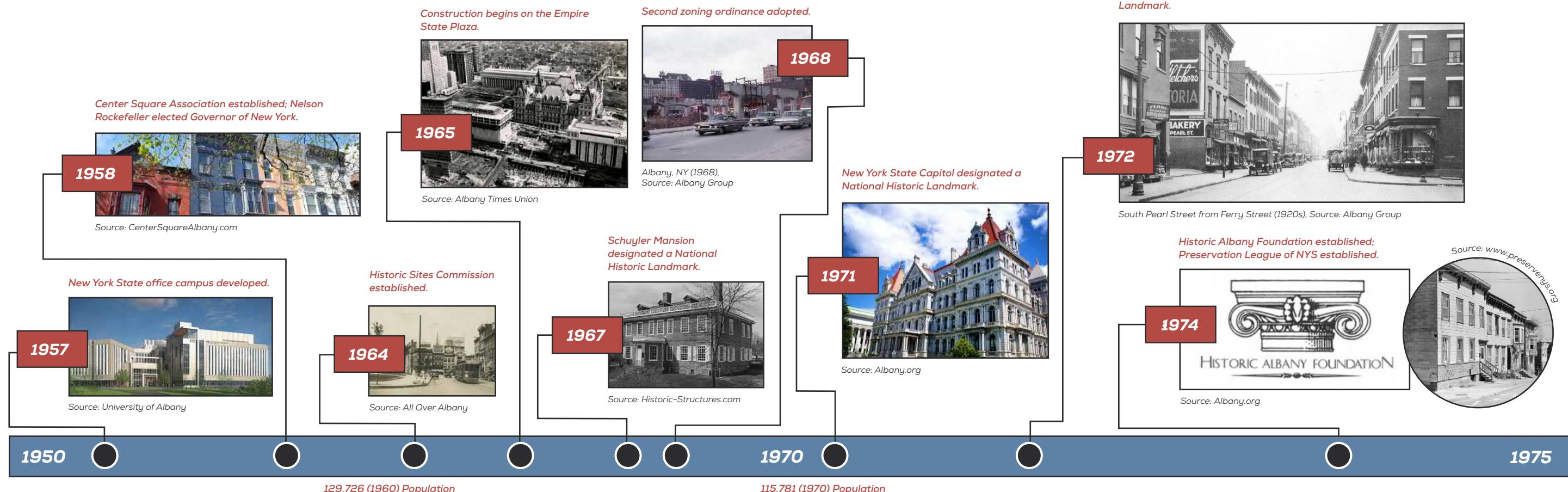
Albany's long history has provided it with a wealth of religious history representing many different faiths. This history is most evident in those churches, synagogues and houses of worship that remain standing, of which there are many. As congregations dwindled or moved outside of their original neighborhoods, and the cost for maintaining the building grew burdensome, a number of churches were left abandoned. Finding new congregations or new uses is a major challenge for many of these important historic resources.

The earliest churches in Albany were constructed for the Dutch Reformed Church, which was the heart of the early Dutch community. The First Reformed Church (1797-99, 110 North Pearl Street) is the fourth church erected for the Dutch Reformed Church, which was organized in 1642 (Albany Architecture, Diana S. Waite, p. 105). It was designed in the Georgian style by Philip Hooker. There were a number of early Roman Catholic parishes which served Albany's growing Irish and German populations, and three of the best examples include the Cathedral of the Immaculate Conception (1848-52, 125

Eagle Street) designed by Patrick Keeley in the Gothic Revival style and St. Joseph's Church (1856-60, 38 Ten Broeck Street) designed by Patrick Keeley designed in the Gothic Revival style. St. Mary's Church (1867-69, 10 Lodge Street) designed by Nichols and Brown, was founded by French Catholics in the late 18th century. The city's Italian population grew in the early 20th century and was centered around St. Anthony's Catholic Church (1908, 68 Grand Street) in the Mansion neighborhood, now used as an arts center.

There were also several Episcopal parishes, and three examples include the Episcopal Cathedral of All Saints (1884-88, 62 South Swan Street) designed by architect Robert Gibson and the Church of the Holy Innocents (1850, chapel 1866, Frank Wills), and St. Peter's Episcopal Church (1859-60, 107 State Street) designed by Richard Upjohn and Richard M. Upjohn - all in the Gothic Revival style. Albany had a large Jewish population, mainly German, and several of their synagogues – not all currently in use – remain. The Congregation Beth El Jacob (1907, 90 Herkimer Street) and the Temple Beth Emeth, now Wilborn Temple (1887-89, 121 Jay Street) designed by Adolph Fleischmann and Isaac Perry, are two of the best examples.

Albany's significant growth in the 19th and early 20th century saw a number of important institutions construct new and important edifices centered along Washington Avenue, a fashionable area in the early 20th century. The Albany Institute of History and Art (1907-08, 125 Washington) was constructed to house the collections of the Institute and was designed by Fuller and Pitcher. The University Club, founded in 1901, was an all-male institution organized to "cultivate and maintain University spirit in the City of Albany" (Albany Architecture, Diana S. Waite, p. 87). The Club's building was designed in 1924-25 at 141 Washington by Albert Fuller. The Albany Medical Center (1926 and later additions, 43 New Scotland Avenue) is the combination of the Albany Medical College, founded in 1839, and the Albany Hospital, which became Albany Medical Center, both founded in 1849 by Dr. Alden March. The Hospital, designed in the Colonial Revival style, is one of New York's largest teaching hospitals and one of the largest private employers in the region (The History of the Formation of Albany Medical Center, Greg McGarry, p. 1-2).



## Parks and Recreational Facilities

The Albany Recreation Department is responsible for managing and programming the city's numerous historic parks and modern playgrounds. These are maintained by the Department of General Services. Three of these parks are considered to be significant to the history of the city and are all listed in the National Register of Historic Places. Washington Park, west of Capitol Hill, was designed by the engineering firm of Bogart and Cuyler and the park began development in 1870. The design includes formal paths, gardens, meadows and a lake, and includes a footbridge and three sculptures dating to the late 19th century, a 1929 Spanish Revival lake house and three 20th century monuments. Lincoln Park, south of downtown, is a 68-acre city park that includes three historic buildings, including one National Historic Landmark, and a historic landscape of winding roads, public pool and athletic fields, designed by landscape architect Charles Downing Lay in 1913. Bleecker Stadium and Swinburne Park was originally the site of a city reservoir built in the 1850s; an ornamental garden was added in the 1860s and Swinburne Park was officially created in 1901. The reservoir was decommissioned in 1932 and was converted into a stadium, with the gates and field house constructed by the Works Program Administration.

*Ten Broeck Triangle Historic District listed in the National Register; Lexington Avenue Historic District designated as a Local Historic District.*

*Council of Albany Neighborhood Associations established; James Hall's Office designated a National Historic Landmark.*



**1976**



*Construction of the Empire State Plaza completed; Lafayette Park Historic District listed in the National Register.*



**1979**

Source: AlbanyGroup

## Educational Buildings and Facilities

Public high school education began in Albany in the 1860s. The former Albany High School – the third building to be used as such – was constructed in 1913 on North Lake Avenue between Western and Washington Avenues. The grand Neo-Classical building is now part of the University at Albany, SUNY. Public School 14 (1915, 69 Trinity Place) was designed by Walter Hunter Van Guilder in the Collegiate Gothic style. In 1934 the school was renamed Philip Schuyler High School and has since been converted into apartments. There were twenty-seven elementary schools in the public school system – each school was given a number – dating back to the 19th century. Some of these schools remain in use as a school or have a new use, some remain but are abandoned, and some have been demolished. These historic resources represent the use of important architectural styles popular during various time periods in the city's development, are often the most prominent buildings within their respective neighborhoods and are vital to telling the stories of Albany's history. Some examples include Public School 5 (1882, 206 North Pearl Street) which has been converted to apartments; Public School 12 (1902, 27 Western Avenue) designed by Fuller & Pitcher in the Colonial Revival style; and Public School 17 (292 Second Street) which sits vacant in the South End-Groesbeckville Historic District.

Albany has several important institutions of higher education, including the College of Saint Rose at 423 Western Avenue, founded in 1920, which includes a number of historic properties on its campus. The University Heights neighborhood is essentially a campus of various schools that are loosely connected as Union University. The Albany College of Pharmacy (1881, 106 New Scotland Avenue) was founded in 1881. Now the Albany College of Pharmacy and Health Science, this private school includes the Francis J. O'Brien Building (1927) designed in the Georgian Revival style. The Sage Colleges, Albany Campus (140 New Scotland Avenue) was opened in 1949 and is comprised of a number of mid-century buildings designed in a coherent Georgian Revival style. The campus also includes the New Scotland Avenue Armory (c. 1914, 130 New Scotland Avenue) that is individually listed in the National Register. The Albany Law School (1928, 80 New Scotland Avenue) was founded in 1851 and is the oldest independent law school in the country (<https://www.albanylaw.edu/about/history>). The building was designed in the Collegiate Gothic style.

**1975**

**1980**

**1983**

*101,082 (1980) Population*

*Center Square-Hudson Park and Downtown Albany Historic Districts listed in the National Register.*



**1980**

Source: Discover Albany

*Mansion Historic District listed in the National Register.*



**1982**

Source: Daniel Case

*Historic Preservation Ordinance and Guidelines adopted; Historic Resources Commission created; Ten Broeck Triangle National Register Historic District expanded; Center Square-Hudson Park, Clinton Avenue/North Pearl Street/Clinton Square, Downtown Albany, Elberon Triangle, Fort Orange/Downtown Albany Archaeological Review District and the Secondary Downtown Albany Archaeological Review District, Lafayette Park, Lark Street, Mansion, Pastures, South End-Groesbeckville, South Pearl Street Commercial Row, Ten Broeck Triangle and Washington Park designated as Local Historic Districts.*

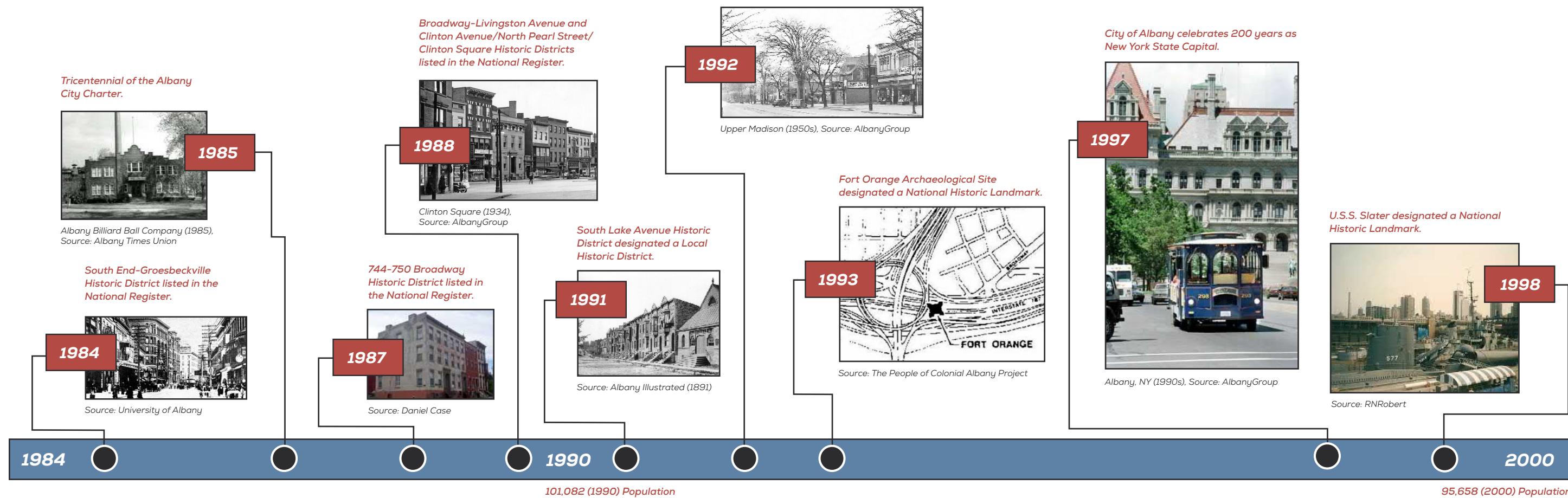


University at Albany, part of the State University of New York system, has two campuses within the city. The Downtown Campus, founded in 1844 as the New York State Normal School, is located in two locations along Western Avenue. The Academic Quadrangle is comprised of six connected buildings constructed between 1907 and 1929, as well as the former Albany High School constructed in 1913. The buildings are designed in a unified Georgian Revival style and designed by State Architects George L. Heins (1907-09) and William E. Haugaard (1929) (SUNY Downtown Campus Inventory, 1992). The Alumni Quadrangle is comprised of five dormitories constructed between 1935 and 1961, all designed in the Georgian Revival style. The University at Albany Uptown Campus was constructed between 1962 and 1971 and is the work of architect Edward Durell Stone. It was the direct result of Governor Nelson Rockefeller's plan to expand the state university system, and is one of the only modern campuses in the state to be designed and constructed as one project (Campus Heritage Preservation Plan, University at Albany SUNY, Mesick-Cohen-Baker-Wilson Architects, 2009, p. 11). The campus was designed in the Modern style using concrete to design the central classroom podium and four residential towers.

## Transportation and Infrastructure

Transportation plays a key role in Albany's heritage, as the city was sited on the Hudson River and grew over the centuries due to its connections to the region along the turnpikes, steamboats and railroads. The siting of the Erie Canal on the north side of the city also played a major role in its growth. While the turnpikes have been transformed into city streets and highways and the Erie Canal is no longer in use, the main transportation-related historic resources that remain are in connection with the railroads. Several of the most important resources are historic bridges which have been listed in the National Register, including the Whipple Cast and Wrought-Iron Bow String Truss Bridge (1867, 1000 Delaware Avenue) and the Broadway/Livingston Bridge (1900, Broadway just north of Livingston), a metal Warren truss bridge that carried the New York Central Railroad across Broadway (Broadway-Livingston Avenue Historic District National Register nomination, section 7, page 1). A third resource includes the archaeological remains of a railroad

embankment and the remains of an aqueduct in association with the Mohawk and Hudson Railroad Company along the Washington Avenue Extension on the far west side of the city, which has been designated a local historic district. The Livingston Avenue Bridge (1901-02, Livingston Avenue and the Hudson River) is a steel swing bridge that allows ships to pass through.



## Hudson River/Riverfront Resources

The Albany Parks and Recreation Department is responsible for managing Albany's riverfront. The city's riverfront was important for trading since the city's founding and was once a bustling industrial scene with lumber yards, warehouses and wharves. While there is still industrial activity at the Port of Albany, most of the former buildings and docks are gone. In 1825, with the completion of the Erie Canal, the Albany Basin was constructed at the mouth of the canal and extended south to connect to the city's industrial shore. This soon developed into a thriving Lumber District. The Albany Port District was established in 1925, and in 1932 Governor Franklin D. Roosevelt created a modern port to replace the Albany Basin and Lumber District (<https://www.portofalbany.us/about/port-history/>). The new port was constructed in its current location on the far south side of the city, including a massive grain elevator (1932). The Albany Basin has since been covered by Interstate 787 and the Corning Preserve riverfront park and trails.

The U.S.S. Slater (1944) is a World War II destroyer escort docked at the Port of Albany and was constructed by the Tampa Shipbuilding Company. It has been used as a museum ship since its arrival in Albany in 1997.

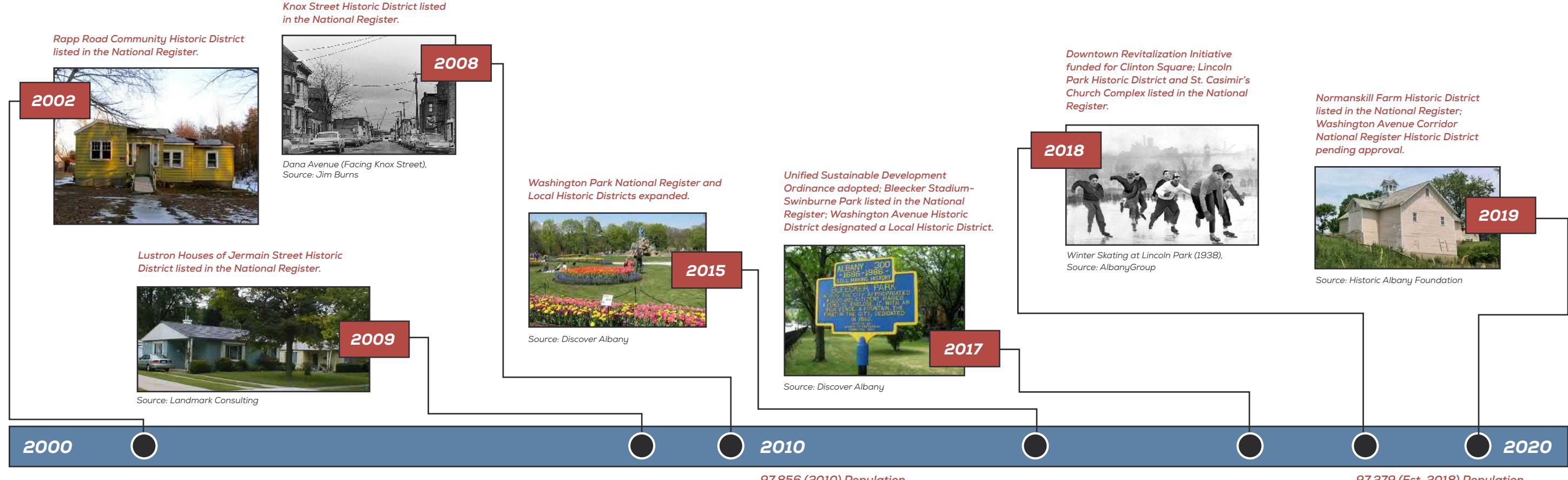
## Population Sources:

United States Census Bureau. 1950 Census of Population; Volume 1: Characteristics of the Population; 1950 [Retrieved September 6, 2010]; p. 32-8 (64 in PDF file).

1980 Census of Population; Volume 1: Characteristics of the Population.

United States Census Bureau; 1980 [Retrieved September 6, 2010]. p. 34-10.

American FactFinder". United States Census Bureau. Archived from the original on September 11, 2013. Retrieved 2008-01-31.

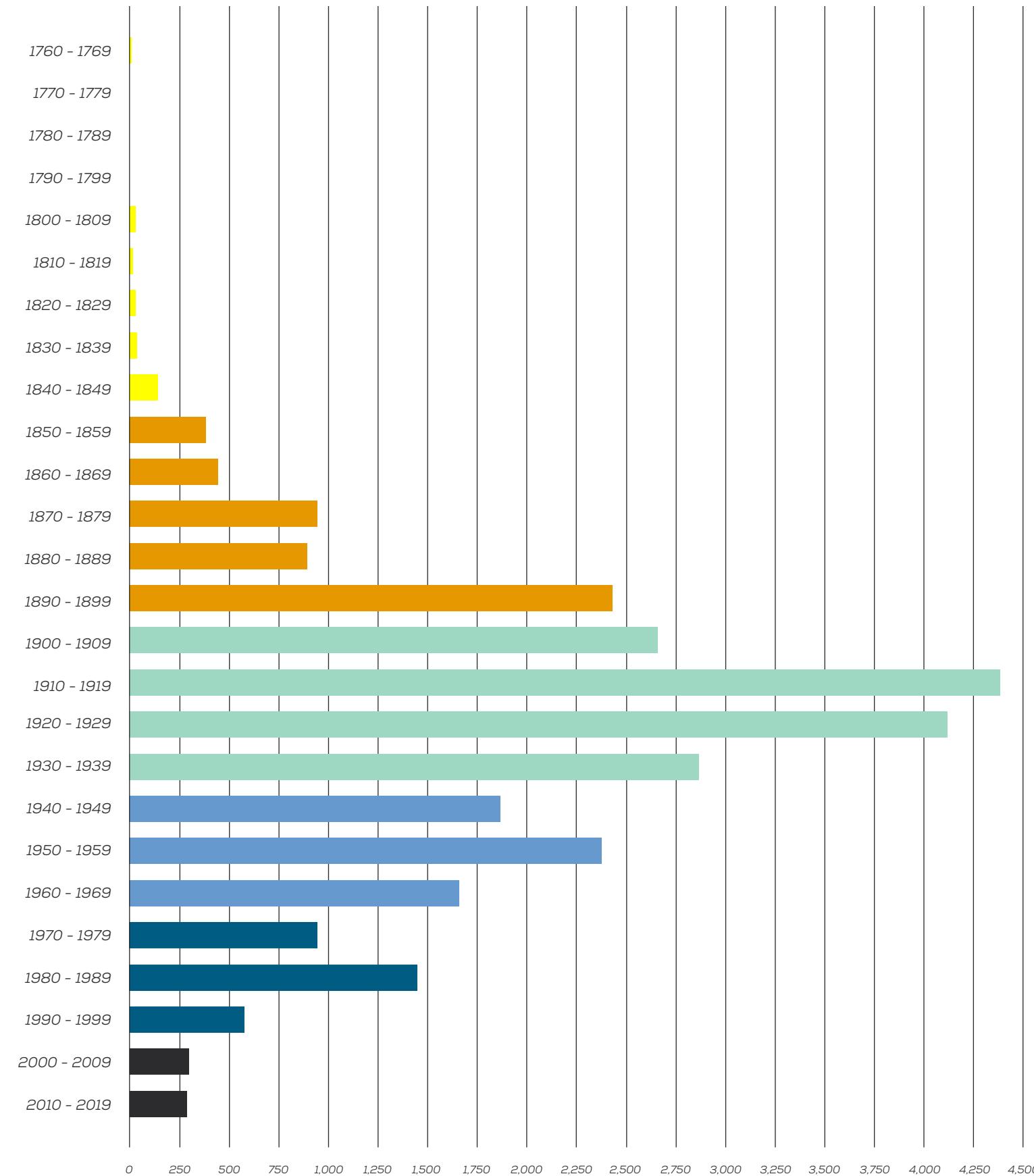
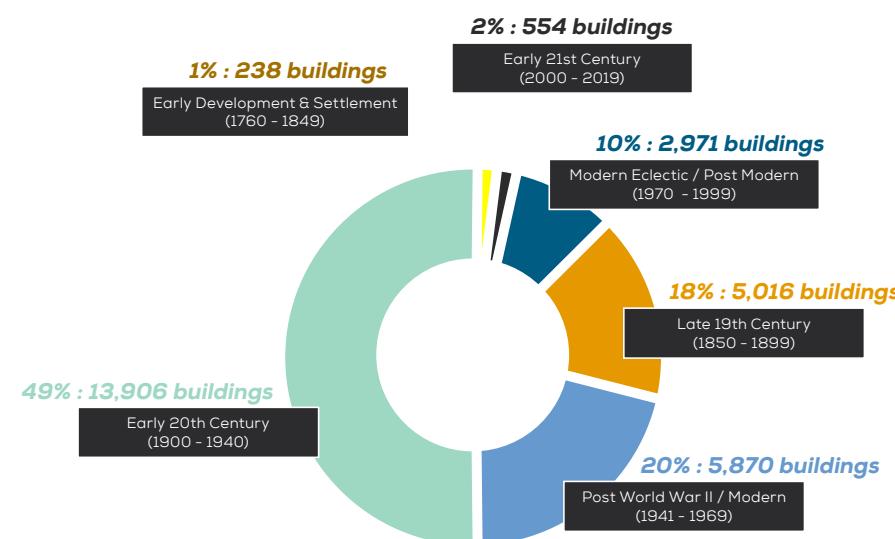


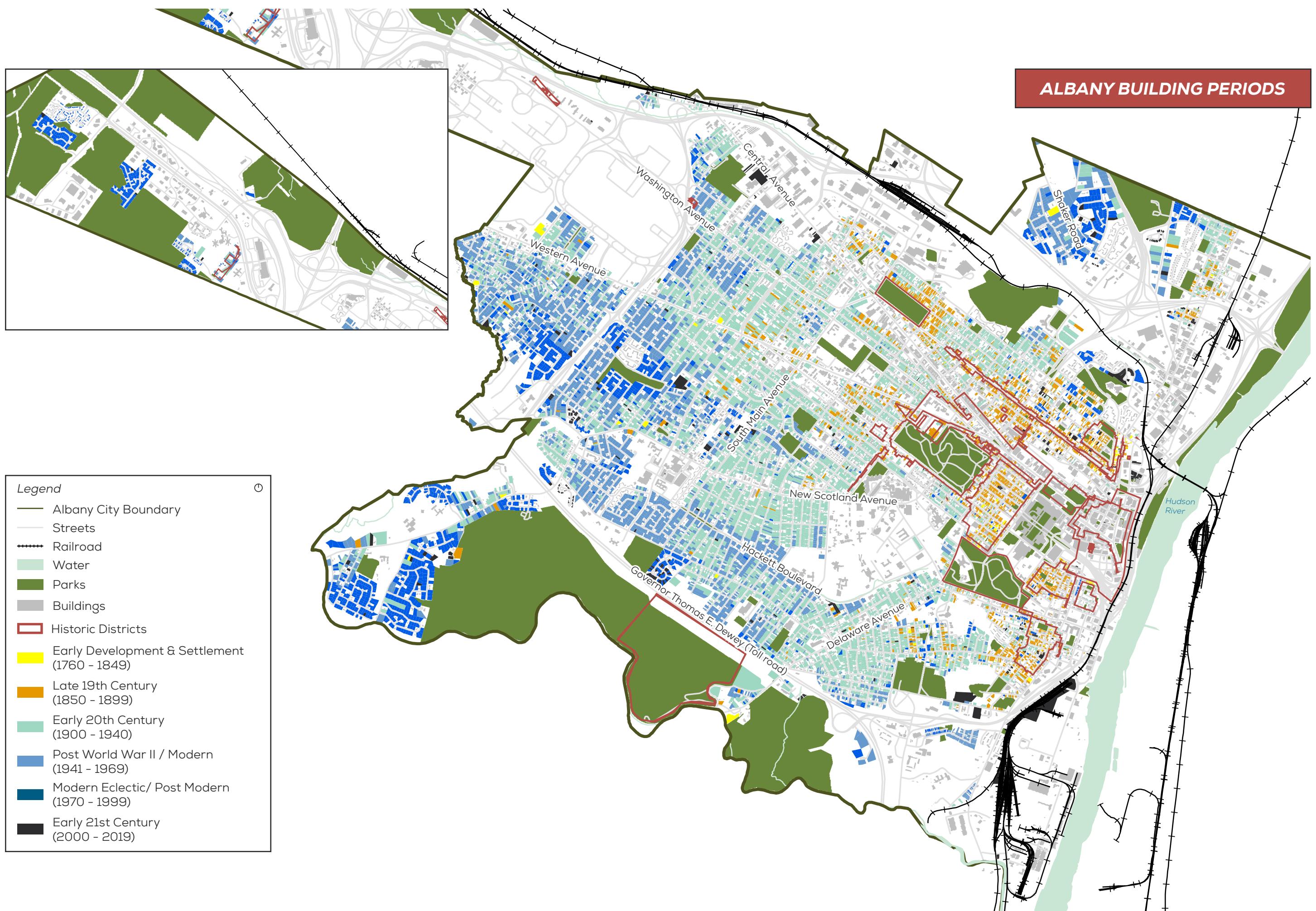
## Albany Building Periods

Albany's historic building resources can be categorized and understood in their historic context by their construction dates. Listed below are the time segments that reflect the general themes of development in Albany:

- **1760 - 1849:** Early Development and Settlement
- **1850 - 1899:** Late 19th Century
- **1900 - 1940:** Early 20th Century
- **1941 - 1969:** Post World War II / Modern
- **1970 - 1999:** Modern Eclectic / Post-Modern
- **2000 - 2019:** Early 21st Century

The map on the following page locates buildings by their period of construction within the City of Albany. As the map reflects, Albany's earliest historic resources – generally between 1760 and 1849 – are concentrated in the older areas of the city around and near downtown. Later developments – depicted in shades of orange – show the growth of the city in the latter half of the 19th century. The light blue and dark blue shades document resources constructed after 1900 through 1969 and show the westward expansion of the city in the 20th century. Similarities in building age in a given area typically correspond to similarities in the neighborhood's architecture and building forms. Note: The map does not contain information for commercial, institutional or governmental buildings, for which the data was unavailable.





# Existing Landmarks and Districts

The City of Albany has an excellent record of listing properties and historic districts in the National Register of Historic Places or designating official Albany Landmarks and Districts. Historic Resource Surveys identify properties, structures, sites or objects for future landmarking and district designation. Several historic resource surveys have been conducted since the City first established a historic preservation program in 1983. These surveys are summarized in the succeeding *Survey and Documentation* section (page [xx](#)). Future designations of landmarks and districts will be based on historic resource survey and documentation results undertaken by the City of Albany, the Historic Resources Commission and other preservation partners such as Historic Albany Foundation. The two most common forms of recognition include nominations to the National Register of Historic Places and City of Albany local landmarks and districts. Other designation types are also described in this section.

## National Register of Historic Places

The National Register of Historic Places is this nation's official list of buildings, structures, sites and objects worthy of the preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is a program of the National Park Service, U.S. Department of the Interior. In New York, the National Register is administered by the New York State Historic Preservation Office (NYSHPO), housed within the New York State Office of Parks, Recreation and Historic Preservation, a state agency headquartered in Albany. Listing in the National Register recognizes historic resources that may be significant at the local, state or national level. National Register designation is also honorary and imposes no restrictions on the use and disposition of property; however, National Register listing makes available significant financial benefits, including eligibility for the Federal and New York State programs for homeowner and commercial rehabilitation tax credits.

Properties may be listed individually in the National Register or be included as part of a district within defined geographic boundaries. National Register Districts may also include accessory buildings, such as garages and coach houses; structures such as fences and bridges; objects such as monuments, fountains and statues; and, sites, including parks, cemeteries and designed landscapes. The criteria for National Register eligibility are described in *Appendix 2: National Register of Historic Places Criteria for Evaluation* (page [xx](#)). Properties must be formally nominated to the National Register and approved for listing by the New York State Board for Historic Preservation and the National Park Service. Any person or organization can prepare and submit a National Register nomination.

As of August 2019, there are forty-seven (46) properties that have been

individually listed in the National Register of Historic Places within the City of Albany (addresses and National Register reference numbers are provided):

1. 48 Hudson Avenue (Van Ostrand-Radliff House, NRHP #07000291, listed 2008)
2. A. Mendelson and Son Company Building (40 Broadway, NRHP #03000021, listed 2003)
3. Albany Academy (Academy Park, NRHP #71000515, listed 1971)
4. Albany City Hall (24 Eagle Street, NRHP #72000812, listed 1972)
5. Albany Felt Company Complex (1 Broadway, Menands, NRHP #14000001, listed 2014)
6. Albany Institute of History and Art (125 Washington Avenue, NRHP #76001202, listed 1976)
7. Benjamin Walworth Arnold House and Carriage House (465 State Street and 307 Washington Avenue, NRHP #82003342, listed 1982)
8. Building at 44 Central Avenue (44 Central Avenue, NRHP #14000002, listed 2014)
9. Calvary Methodist Episcopal Church (715 Morris Street, NRHP #08000094, listed 2008)
10. Cathedral of All Saints (62 South Swan Street, NRHP #74001213, listed 1974)
11. Cathedral of the Immaculate Conception (125 Eagle Street, NRHP #76001203, listed 1976)
12. Cherry Hill (523 South Pearl Street, NRHP #71000517, listed 1971)
13. Church of the Holy Innocents (498 Clinton Avenue, NRHP #78001836, listed 1978)
14. Delaware and Hudson Railroad Company Building (353 Broadway, NRHP #72000813, listed 1972)
15. First Congregational Church (405 Quail Street, NRHP #14000259, listed 2014)
16. First Reformed Church (110 North Pearl Street, NRHP #74001214, listed 1974)
17. First Trust Company Building (35 State Street, NRHP #73001156, listed 1973)
18. Harmanus Bleecker Library (161 Washington Avenue, NRHP #96000559, listed 1996)
19. Hook and Ladder No. 4 (356 Delaware Avenue, NRHP #01000247, listed 2001)
20. James Hall's Office (Lincoln Park, NRHP #76001204, listed 1976)
21. Lil's Diner (893 Broadway, NRHP #00001278, listed 2000)
22. New Scotland Avenue Armory (130 New Scotland Avenue, NRHP #93001535, listed 1994)
23. New York State Capitol (State Street, NRHP #71000519, listed 1971)
24. New York State Court of Appeals (20 Eagle Street, NRHP #71000520, listed 1971)
25. New York State Education Building (89 Washington Avenue, NRHP #71000521, listed 1971)
26. New York State Executive Mansion (138 Eagle Street, NRHP #71000518, listed 1971)
27. Nut Grove – William Walsh House (McCarty Avenue, NRHP #74001215, listed 1974)
28. Old Post Office (Broadway and State, NRHP #72000814, listed 1972)
29. Palace Theater (19 Clinton Avenue, NRHP #79003235, listed 1979)
30. Philip Livingston Junior High School (315 Northern Boulevard, NRHP #14000485, listed 2014)
31. Quackenbush House (683 Broadway, NRHP #72000816, listed 1972)
32. Quackenbush Pumping Station/Albany Water Works (19 Quackenbush Square, NRHP #83001634, listed 1983)
33. Schuyler Mansion (32 Catherine Street, NRHP #67000008, listed 1967)
34. St. Andrew's Episcopal Church (10 North Main Street, NRHP #04001447, listed 2005)
35. St. Mary's Church (10 Lodge Street, NRHP #77000933, listed 1977)
36. St. Peter's Episcopal Church (107 State Street, NRHP #72000817, listed 1972)
37. Stephen and Harriet Myers House (194 Livingston Avenue, NRHP #04000999, listed 2004)
38. Ten Broeck Mansion (9 Ten Broeck Place, NRHP #71000522, listed 1971)
39. U.S.S. Slater (Destroyer Escort) (Port of Albany, NRHP #98000393, listed 1998)
40. Union Station (Broadway, NRHP #71000516, listed 1971)
41. United Traction Company (598 Broadway, NRHP #76001205, listed 1976)
42. University Club of Albany (141 Washington Avenue, NRHP #11000268, listed 2011)
43. Walter Merchant House (188 Washington Avenue, NRHP #02000137, listed 2002)
44. Washington Avenue Armory (195 Washington Avenue, NRHP #9500077, listed 1995)

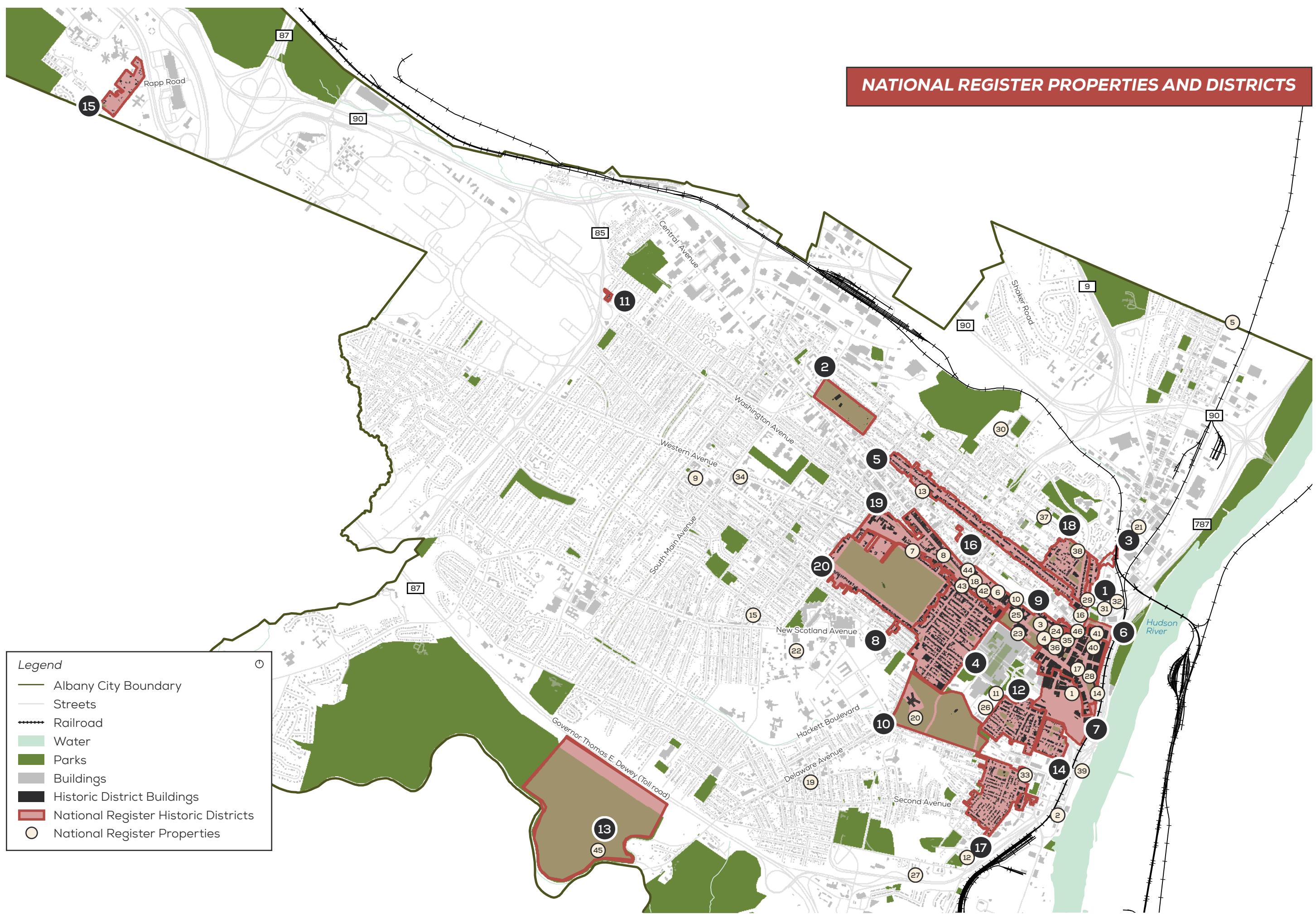
45. Whipple Cast and Wrought-Iron Bowstring Truss Bridge (1000 Delaware Avenue, NRHP #71000523, listed 1971)

46. Young Men's Christian Association (60-64 North Pearl Street, NRHP #78001838, listed 1978)

As of August 2019, there are twenty (20) historic districts that have been listed in the National Register of Historic Places within the City of Albany (addresses and National Register reference numbers are provided):

1. *744-750 Broadway Historic District* (744-750 Broadway, NRHP #87002180, listed 1987)
2. *Bleecker Stadium-Swinburne Park Historic District* (Clinton Avenue, NRHP #, listed 2017)
3. *Broadway-Livingston Avenue Historic District* (Broadway and Livingston Avenue, NRHP #87002300, listed 1988)
4. *Center Square-Hudson Park Historic District* (Park, State, Lark and Swan Streets, NRHP #80002578, listed 1980)
5. *Clinton Avenue/North Pearl Street/Clinton Square Historic District* (Clinton Avenue and North Pearl Street, NRHP #88001445, listed 1988)
6. *Downtown Albany Historic District* (Broadway, State, Pine, Lodge and Columbia Streets, NRHP #80002579, listed 1980)
7. *Fort Orange Archaeological Site* (Junction of I-787, U.S. 9 and U.S. 20, NRHP #93001620, listed 1993)
8. *Knox Street Historic District* (Knox Street between Madison and Morris Streets, NRHP #08000138, listed 2008)
9. *Lafayette Park Historic District* (State, Swan, Elk, Spruce, Chapel and Eagle Streets, NRHP #78001837, listed 1978)
10. *Lincoln Park Historic District* (Eagle Street, Park, Delaware, and Morton Avenues, NRHP #1000089, listed 2018)
11. *Lustron Houses of Jermain Street Historic District* (1, 3, 5, 7 and 8 Jermain Street, NRHP #09000572, listed 2009)
12. *Mansion Historic District* (Park, Pearl, Eagle and Hamilton Streets, NRHP #82003343, listed 1982)
13. *Normanskill Farm Historic District* (5 Mill Road at Delaware Avenue, NRHP #10003625, listed 2019)
14. *Pastures Historic District* (Madison, Green, South Ferry and South Pearl Streets, NRHP #72000815, listed 1972/1984)
15. *Rapp Road Community Historic District* (Rapp Road, NRHP #02001620, listed 2002)
16. *St. Casimir's Church Complex* (309-315, 317, 320 and 324 Sheridan Avenue, NRHP #100001964, listed 2018)
17. *South End-Groesbeckville Historic District* (Elizabeth, 2nd, Morton, South Pearl and Franklin Streets, NRHP #84002062, listed 1984)
18. *Ten Broeck Triangle Historic District* (Ten Broeck, Clinton, Swan and Livingston Streets, NRHP #79001564/#84003865, listed 1979/1984)
19. *Washington Avenue Corridor Historic District* (Washington, Central and Western Avenues, PENDING, Approved the NYS Board for Historic Preservation September 2019)
20. *Washington Park Historic District* (Washington Park and surrounding properties, Streets, NRHP #72000818, listed 1972/expanded 2015)

## NATIONAL REGISTER PROPERTIES AND DISTRICTS



1

## 744-750 Broadway

(744-750 Broadway, NRHP #87002180, listed 1987)

The four townhomes at 744-750 Broadway are isolated remnants of several blocks of rowhouses demolished during urban renewal. Located at the northwest corner of Broadway and Wilson Street, the four brick buildings all contribute to the district and are designed in the Greek Revival and Italianate styles. The district has a high degree of integrity.



Buildings at 744-750 Broadway, Source: Daniel Case





2

## Bleecker Stadium-Swinburne Park

(Clinton Avenue, NRHP #, listed 2017)

This historic district represents over 100 years of city-owned recreational facilities. Originally the site of a city reservoir built in the 1850s, an ornamental garden was added in the 1860s and Swinburne Park was officially created in 1901. The park and stadium have been in use as a recreational facility since the 1930s, as the reservoir was decommissioned in 1932. The district is rectangular in shape, bounded by Second and Ontario Streets, Clinton Avenue and North Manning Boulevard. The period of significance extends from the 1850s through 1968. The park encompasses the northwest half of the district and includes a field house (1936-38) and skating rink (1967-68). Bleecker Stadium (1933-34) sits within the former reservoir and is surrounded by 18-foot berms with a brick and stone entry gate on each of its four sides. The period of significance for the district is 1901 to 1969. The district has a high degree of integrity, with only the original concrete bleachers having been replaced with metal ones.

The park was designed in 1901 and the landscape plan is attributed to Charles Downing Lay. The stadium and field house were constructed through the Works Progress Administration (WPA) in the 1930s. The WPA was a New Deal program created during the Great Depression to employ skilled and unskilled men to construct public works projects. The stadium gates are designed in the Art Moderne style, while the fieldhouse designed by architect John T. Carroll is in the Colonial Revival style. A concrete open-air skating rink was constructed in 1968-69 and was planned by the Allen Organization, a landscape planning firm.

3

## Broadway-Livingston Avenue

(Broadway and Livingston Avenue, NRHP #87002300, listed 1988)

This district was created in order to highlight the last remaining section of residential and commercial architecture on North Broadway following urban renewal in the 1960s. The buildings – located on three corners of the intersection of Broadway and Livingston Avenue – were constructed between 1829 to 1876 and included masonry rowhouses and commercial buildings. At the time the district was listed in the National Register it included twenty (20) buildings and one structure that contributed to the character of the district. Today only nine of the buildings survive following continued demolition due to deterioration. The contributing structure is a 1900 metal truss railroad bridge and stone embankments which remain intact and appear to be in good condition. The main collection of buildings is a row of six attached rowhouses along Broadway designed in the Federal, Greek Revival and Italianate styles. The other three remaining buildings face Livingston Street. There is one non-contributing resource – a recently constructed gas station. There is a high degree of integrity to the remaining buildings in the district – only one seems to be vacant and deteriorating – but based on the original number of buildings that were present in 1988 and have since been demolished, the district integrity is poor.





4

## Center Square-Hudson Park

(Park, State, Lark and Swan Streets, NRHP #80002578, listed 1980)

This district is the combination of two neighborhoods of similar age and style. Center Square represents the north half of the district, with Hudson Park to the south; Jay Street is the dividing line. The area is uniquely defined by Lincoln Park to the south, Washington Park to west, the Empire State Plaza to the east, and busy Washington Avenue to the north. Of the approximately 1,200 buildings found within the district in 1980, only twenty-two (22) were considered non-contributing. The integrity of the district is excellent.

The majority of the district is comprised of two-to-four story brick rowhouses. Other buildings found in the district include a few single-family homes, multiple early 20th-century apartment buildings, some industrial and institutional buildings, and six churches. The buildings range from simple working-class homes to architecturally detailed mansions. Lark Street cuts through the district on the west and is comprised of mixed-use buildings with commercial/retail uses on the lower and first floors with residential above.

Both neighborhoods developed between 1845 and 1920, and represent a variety of building styles including Federal style rowhouses at 182-186 Lancaster Street (1853), the Italianate rowhouses at 288-300 Lark Street (1876), several of which include commercial spaces on the ground floor, the Richardsonian Romanesque-style Wilborn Temple (1887) at 110 Lancaster, the rowhouses at 204-220 Lancaster Street (1889), and the Hinckel Brewery Company buildings (1880) at 219 Park Street. The Alfred E. Smith State Office Building (1927-30), at thirty-four stories, is by far the largest building in the district, designed in a restrained Art Deco style. Other styles found in the district include Greek Revival, Gothic Revival, Queen Anne, Renaissance Revival, Dutch Revival and Georgian Revival.

5

## Clinton Avenue/North Pearl Street /Clinton Square

(Clinton Avenue and North Pearl Street, NRHP #88001445, listed 1988)

This district is comprised of a long stretch of Clinton Avenue from North Pearl to Quail Street and a two-block section of North Pearl Street as well as portions of multiple cross streets including Livingston and Lark. There were 556 contributing buildings found within the district and only twenty (20) non-contributing when it was listed in 1988. The district is significant as an example of the late 19th century development of Albany north of downtown. The majority of the buildings in the district are brick rowhouses dating from c. 1830 through 1900. Also included within the district are a few wood frame rowhouses, brick churches, schools and the Palace Theater. There have been multiple demolitions along Clinton Avenue due to deterioration, but building rehabilitation is ongoing and district integrity is good.

The district represents the 19th century development, mostly speculative, of middle class rowhouses that remains intact and contiguous in the area just north of downtown. The earliest rowhouses were designed in the Federal and Greek Revival styles including the home of Herman Melville at 3 Clinton Square as well as 5 Clinton Square (1830s) in the Greek Revival style, and those speculative homes built in the 1840s, such as 198-202 North Pearl (c. 1843) and 62-64 Clinton Avenue (c. 1845).

Rowhouses built in the mid-to-late 19th century reflect style popular during the period, including the Italianate brick rowhouses at 201-203 (1850s), 205-207 North Pearl Street (1870s) and the frame rowhouse at 50 Clinton Avenue (1850s), the three identical Queen Anne rowhouses at 152-½, 154 and 154-½ Clinton Avenue (1880s) and the single-family Queen Anne rowhouse at 168 Clinton (1880), the Gothic Revival former St. Luke's Methodist Church (1883) at 419 Clinton Avenue, an American Foursquare with Queen Anne influences at 402 Clinton (1905), a Classical Revival police station (1911) and the Austrian Baroque-style Palace Theater (1931).

The Palace Theater is also designated as a local historic landmark and is listed individually in the National Register of Historic Places. The district was also designated as a local historic district in 1983. The Lark Street Historic District and the Lexington Avenue Historic District, which are part of this National Register district, were created as separate local historic districts.





6

## Downtown Albany

(Broadway, State, Pine, Lodge and Columbia Streets, NRHP #80002579, listed 1980)

Downtown Albany is located on the west bank of the Hudson River and the historic district boundaries extend from there west to Eagle Street, north to Sheridan and Columbia Streets, and south to Pruyne, Hudson, Beaver and Howard Streets. The district is located on the site of the original Dutch settlement dating to the mid-17th century. There are one hundred sixty (160) buildings in the historic district, most of which are commercial. The main period of construction is from 1880 to 1940, though there are buildings dating to the early 19th century, ranging in size from four to twenty stories tall with the larger buildings facing State Street which runs east to west. Broadway and North Pearl are the main north to south streets. The district has excellent integrity as there have been few demolitions since 1980.

The downtown Albany of today began as a small Dutch village and then an English one, which did not begin significant growth until the early 19th century developing into the city's center for commerce. Many of the district's buildings are examples of some of the city's most important commercial architecture. A variety of architectural styles are portrayed in the historic district, including the Argus Building at 408-410 Broadway (1830s), featuring a rare curved corner, designed in the Greek Revival style with an 1871 Mansard roof addition; and the former National Commercial Bank (1901) at 60 State Street which was designed by architects York and Sawyer in the Neo-Classical style. The Masonic Temple (1895) at 67 Corning Place was designed in the Italian Renaissance Revival style by architects Fuller and Wheeler; the New York State Bank building at 69 State Street (1927) designed by architect Henry Ives Cobb reflects a more refined Renaissance Revival design which includes a portion of the Adamesque 1803 façade of the original bank.

The U.S. Post Office, Courthouse and Customhouse (1934) at Broadway, designed by architects Electus D. Litchfield, Norman R. Sturgis and Gander, Gander & Gander, as well as the Kresge Tower (1937) at 15 North Pearl Street represent the popular Art Deco style of the early 20th century. The American Home Telephone Company building at 42 Howard Street (1903) by architect Charles Ogden and the United Traction Building at 600 Broadway (1900) by architect Marcus T. Reynolds are excellent examples of the Beaux Arts style. The Mechanics and Farmers Bank at 63 State Street (1875) by architect Russell Sturgis was designed in the Gothic Revival style; Saint Peter's Episcopal Church (1860) at 107 State Street was also designed in the Gothic Revival style by architect Richard Upjohn – the tower was designed by his son Richard M. Upjohn in 1876. The imposing Delaware & Hudson Railroad Building (1915) at 401 Broadway was designed by architect Marcus T. Reynolds in the Flemish Gothic Revival style.

There are eight (8) individually designated local landmarks in the district and five (5) individually listed National Register landmarks. The district was also designated as a local historic district in 1983.



State Street and Eagle Street



Downtown Albany Historic District



State Street (Facing East)



State Street and North Pearl Street



**7 Fort Orange Archaeological Site**  
(Junction of I-787, U.S. 9 and U.S. 20, NRHP #93001620, listed 1993)

This district encompasses the earliest settled portion of the city comprised of a 17th century stockade community and certain surrounding areas. These archaeologically sensitive areas of the city are deemed to have special archaeological significance due to their location.



## Knox Street

(Knox Street between Madison and Morris Streets, NRHP #08000138, listed 2008)

The Knox Street Historic District is one and one-half blocks in length from north of Dana Avenue to south of Morris Street and includes twenty-four (24) buildings, all of which contribute to the district.

The three brick rowhouses at 133-137 Knox Street were constructed in 1875 in the Italianate style. The buildings at 143-153 Knox Street (1885-86) are identical three-story brick rowhouses designed with Italianate and Romanesque influences. The two-story brick Federal style building at 74 Morris Street (1838) is the earliest building in the district and was built for James Wilson who, according to the National Register nomination report, owned greenhouses and nursery which covered much of the current Park South Neighborhood. The brick rowhouses at 146-158 Knox Street were designed with Italianate and Queen Anne influences. The National Register nomination report does not identify Contributing buildings and there is no mention of intrusions.





9

### Lafayette Park

(State, Swan, Elk, Spruce, Columbia, Chapel and Eagle Streets, NRHP #78001837, listed 1978)

The Lafayette Park Historic District encompasses the area known as Capitol Hill which surrounds the New York State Capitol (1869-1899), Academy Park and Lafayette Park and includes seven of the city's most important governmental and civic buildings, as well thirty-three (33) rowhouses on two blocks descending down the hill towards the commercial district on Pearl Street. The National Register nomination report does not identify Contributing buildings by address but does call out three "intrusions" – 33 Elk Street (1967), 37 Elk Street (1963) and the one-story building at 27 Elk Street (c. 1963).

The scale of the governmental and civic buildings in the district is monumental and begins with the New York State Capitol (1869-1899) which includes Italian Renaissance and Romanesque elements in its design; it was constructed over thirty years and designed by three architects – Thomas Fuller, H. H. Richardson and Leopold Eidlitz. Other significant buildings in the district include the New York State Department of Education Building (1908-1912), designed in the Neo-Classical style by architect Henry Hornbostel; the New York State Court of Appeals (1842) at 20 Eagle Street designed in the Greek Revival style; the Albany Academy (1815-1817) in Academy Park designed by architect Philip Hooker in the Classical Revival style; the Albany County Courthouse (1914) designed in the Classical Revival style; and the Albany City Hall (1881) at 24 Eagle Street designed in the Richardsonian Romanesque style by architect H. H. Richardson.

Elk and Columbia Streets within the historic district include some of the largest and most elegant rowhouses in the city dating back to the early 19th century. Historically they have hosted well-known politicians and two have served as the Governor's Mansion prior to the formal establishment of the current mansion. Governor William C. Marcy lived at 2 Elk Street from 1832-1834 and Governor Hamilton Fish lived at 21 Elk Street in 1848 (Lafayette Park Historic District National Register Nomination, section 8, page 1). Many of the rowhouses on Elk Street have been converted into offices.

According to the nomination report (section 8, page 3), a segment of the old Hawk Street Viaduct bridge that extended north from Columbia Street, as well as the south abutment of the bridge, still remain and are included in the district nomination. The district includes five properties that are individually listed in the National Register of Historic Places, including the New York State Capitol Building which is also a National Historic Landmark. All five buildings are also individually designated as Albany Local Landmarks.

10

## Lincoln Park

(Eagle Street, Park, Delaware, and Morton Avenues, NRHP  
#1000089, listed 2018)

The Lincoln Park Historic District encompasses all of the existing 68-acre city park as well as four buildings located within the park (three contributing and one non-contributing); the district also includes a historic landscape. The area was rural in the 19th century when James Hall, a prominent geologist, had his office and living quarters constructed in what is now the southwest portion of the park. The brick James Hall Office (1852) was designed by prominent architects Andrew Jackson Downing and Calvert Vaux. Alterations to the building were completed in 1936-37 and an addition was built in 1977. The building was listed as a National Historic Landmark in 1976. A one-story brick Comfort Station (1938) constructed during the Works Progress Administration is adjacent.

Along the large public pool found in the north central section of the park is the Bath House (1930-1933) designed by architect Thomas L. Gleason in the Colonial Revival style. The original Public School No. 24 (1955), which is now the Thomas O'Brien Academy of Science and Technology, is located in the northwest section of the park and is considered a non-contributing resource. The existing landscape design including the winding roads, public pool and athletic fields, was designed by landscape architect Charles Downing Lay in 1913 and remains very close to the historic design.





11

### Lustron Houses of Jermain Street

(1, 3, 5, 7 and 8 Jermain Street, NRHP #09000572, listed 2009)

The historic district is located on Jermain Street at Washington Avenue on the far west side of Albany. The district is comprised of five houses developed by the Lustron Corporation and constructed in 1949; all five are the Westchester Deluxe two-bedroom model (National Register nomination report, section 7, page 1). The property at 1 Jermain Street is non-contributing as the metal panel siding has been replaced with vinyl siding; the remaining four houses are contributing to the district.

This district is significant as it includes rare and intact examples of Lustron houses. The Lustron Corporation operated from 1946 to 1950 creating prefabricated homes with their signature metal panel exterior. The panels were available in multiple colors of which four are represented in the district.



## Mansion

(Park, Pearl, Eagle and Hamilton Streets, NRHP #82003343, listed 1982)

The Mansion Historic District is located directly to the south of Downtown Albany – separated by the 787 Connector – and is bounded by Eagle Street on the west, Pearl Street on the east, Hamilton and Van Zandt Streets on the north, and Providence and Charles Streets on the south. The Pastures Historic District is directly to the east and the west boundary includes the Cathedral of the Immaculate Conception and the Executive Mansion along Eagle Street. At the time the district was listed in 1982 there were 475 buildings in the district, of which only 11 were considered non-contributing. Parts of the neighborhood street grid date back to the 18th century, including Pearl and Grand Streets, though the earliest buildings are early 19th century – around 1830 – the majority of buildings were constructed between 1840 and 1880.

A large portion of the neighborhood is residential – mainly brick rowhouses, with commercial storefronts along South Pearl Street and Madison Avenue. The architectural styles exhibited are Italianate, Federal and Greek Revival, with a few examples of the Gothic Revival, such as the Philip Schuyler High School (1914) at 69 Trinity Place designed by architect William Van Gysling; and the rowhouses on Madison Place, a collection unique in the United States. Examples of the Greek Revival style include 149-151 South Pearl Street (c. 1839) and 124 Hamilton Street (1840-41). The Federal style is also represented in the early 19th century architecture in the district, including 143 Madison Avenue (1833) and 146 Madison Avenue (c. 1828). The Italianate style is the most commonly represented in the district, including at 3-9 Myrtle Avenue (1873-74); 83-95 Westerlo Street (1866-1876); and 1-4 Madison Place (1848-1856).

The Mansion district, named for its proximity to the Executive Mansion as well as early estates in the area, grew largely in the mid-19th century due to expansion of the city as a result of the Erie Canal. The area became populated with immigrant groups including the Irish, German, Jewish and Italian. While the neighborhood's Irish and German communities were move westward by the 20th century, the Italian community was growing; however, the construction of the Empire State Plaza in the 1960s-1970s dispersed many in the community. One of the most important buildings remaining that was associated with the Italian community is St. Anthony's Church (1908) at 68 Grand Street, designed in the Italian Renaissance Revival style.

The neighborhood has very good integrity. The Mansion Historic District was also designated as a local district in 1983.





13

### Normanskill Farm

(5 Mill Road at Delaware Avenue, NRHP #10003625, listed 2019)

The Normanskill Farm is comprised of 200 acres and sits on the north (east) side of the Normanskill Creek on the far southwest side of the city. The area was annexed into the city in 1967 and is owned by the City of Albany. The Farm includes eight (8) contributing buildings or structures and two (2) non-contributing structures. The Farm is significant for its long history associated with farming and for its range of agricultural-related buildings. The period of significance is from 1800 to 1954.

The area began as a mill but early on and throughout its history was owned by wealthy Albany residents who used the Farm as a summer retreat or "gentleman's country seat" and working farm (National Register nomination report, page 12). Beginning in the 1880s it was used as a dairy farm; the Normanskill Farm Dairy Company lasted until 1977. The City purchased the property in 1980.

The contributing buildings or structures on the Farm include the brick-constructed Main House (c. 1806/c. 1852/c. 1900) which has been remodeled several times has Queen Anne elements; the large frame Hay Barn (c. 1875/1892); the frame Main Barn (c. 1912/1920) with Hen House wing; the frame Sheep Barn (c. 1880/c. 1910); the frame Turkey Coop (1920) with concrete foundation; the one-story frame Pig House (c. 1930); the two-story frame Farm Shop (c. 1930) was created from two buildings; and the two-story frame Mill Tenement House (c. 1810-30/1830). The two non-contributing structures include the Sheep Barn (c. 1990) and the Hoop House (c. 2010).

14

## Pastures

(Madison, Green, South Ferry and South Pearl Streets, NRHP #72000815, listed 1972/1984)

The Pastures Historic District included one hundred twelve (112) buildings at the time of the district expansion in 1984; only two of which are non-contributing. The neighborhood gets its name from the fact that it was the communal pastures for the early Dutch city. The city deeded the land to the Dutch Reformed Church in 1687 and it was not subdivided and sold until the end of the 18th century. The district grew rapidly at the beginning of the 19th century with the majority of buildings constructed in a 40-year period from 1815 to 1855 (National Register nomination report, section 8, page 1). The district is significant for its early- to mid-19th century residential architecture, specifically the early Federal style rowhouses. As South Pearl Street developed as a commercial thoroughfare, many of the area's homes were constructed by merchants. As the neighborhood developed it became ethnically and socially diverse; indications of this are found in the construction of St. John's Church (1903) designed in the Gothic Revival style, the Beth El Jacob Synagogue (1907) which shows Byzantine Revival influences and the synagogue at 71 South Ferry Street (c. 1817) in the Federal style.

Many early examples of the Federal style are found in the district, including the rowhouses at 75 and 77 South Ferry Street (c. 1813) and the brick rowhouses at 48 to 62 Westerlo Street (1828-1831). Other early styles include Greek Revival, found at 91 to 95 Herkimer Street (c. 1838) and 65 South Ferry Street (c. 1831-32); and Italianate found at 139 Green Street (c. 1863-64). There has been some demolition of individual buildings, as well as significant new construction by the Albany Housing Authority along South Pearl and Westerlo Streets.

The neighborhood has very good integrity. The Pastures Historic District was also designated as a local district in 1983.





15

## Rapp Road Community

(Rapp Road, NRHP #02001620, listed 2002)

Rapp Road is located at the far western edge of the city just off of the Washington Avenue Extension. The area remained wooded and rural until the Reverend Louis Parson purchased the property and began subdividing and selling to members of his church. A portion of the north section of the property was later purchased by the City of Albany for the Washington Avenue Extension. The area is bounded on the north by the Washington Avenue Extension, on the south by Pine Street and on the east and west by large development. The road slightly curves and has residential lots on either side. There were 19 contributing resources and two non-contributing resources when the district was listed in 2002.

The district is significant as it represents a small community developed and constructed by African Americans who moved north during the Great Migration of the early 20th century – specifically between 1930 and 1952. The Pastor limited the sale of the lots to members of his church, Albany First Church of God and Christ, most of whom were from the same community in Mississippi. Many of the one-story frame houses were constructed by the owners. There are issues with the integrity of the district as the condition of several of the houses has significantly deteriorated.



## St. Casimir's Church Complex

(309-315, 317, 320 and 324 Sheridan Avenue, NRHP #100001964, listed 2018)

St. Casimir's Church Complex is a collection of four buildings that are associated with St. Casimir's Church, a Polish Roman Catholic church. The buildings are located in the Sheridan Hollow neighborhood northwest of Downtown Albany. The district is important as the center of the local Polish Catholic community, and the buildings represent an urban Catholic complex from the late 19th and early 20th century.

The red brick Gothic Revival church and the Queen Anne style rectory were both constructed in 1896 and designed by architect William C. Schade. The three- and one-half story red brick school was constructed in 1905-06 and designed by architects M. T. and H. G. Emery Architects with Gothic Revival influences. The two-story brick convent was constructed in 1923-24 by Gander, Gander and Gander Architects in the Tudor Revival style.





17

## South End-Groesbeckville

(Elizabeth, 2nd, Morton, South Pearl and Franklin Streets, NRHP #84002062, listed 1984)

The South End-Groesbeckville Historic District incorporates the neighborhood of South End and the previously unincorporated village of Groesbeckville, which was annexed into the city in 1870. The district originally had 507 contributing buildings and 13 non-contributing buildings when it was listed in the National Register in 1984. Based on current research, close to 100 buildings have been demolished in the succeeding thirty-five years, leading to concerns about district integrity.

The earliest building in the area is the Schuyler Mansion (1761), built in the Georgian style for General Philip Schuyler. The mansion, which sits on a hill and overlooked the city's communal pastures to the east, remained in a rural setting until the General's death in 1804 when the house was sold and the surrounding land subdivided for sale (South End/Groesbeckville National Register Historic District, section 8, page 1). The neighborhood began to develop in the early 19th century as people moved south from the Mansion and Pastures neighborhoods. South Pearl Street developed as the main commercial district while the construction of residences branched out along the cross streets. Commercial buildings were often two to three-story brick with commercial on the first floor and residences above, such as 395 South Pearl Street (1850s). The neighborhood was adjacent to large areas of industry near the river and served as the home to laborers who worked in the nearby factories, including stove manufacturers and breweries. Few of the industrial resources remain in the district.

As a largely working-class neighborhood it was home to a number of different immigrant groups, most specifically German, but also including Irish and Jewish. Unlike other neighborhoods where architects and builders designed and constructed multiple properties for speculation, the majority of the homes in the South End/Groesbeckville Historic District were individually built as they were needed. Most of the buildings are two and three-story brick rowhouses in the Italianate style, which was extremely popular for urban settings in the 19th century, including 150 Franklin Street and 14 Second Avenue. The Greek Revival style was also popular and can be seen in the brick rowhouses at 138-142 Franklin Street (1850s), 97 Clinton (1860s) and the rowhouses at 159-169 Franklin Street (c. 1851). There are also a number of frame one-story cottages and two-story homes remaining – many in the Italianate style – such as 89 and 91 Elizabeth Street (c. 1870) and 92-98 Elizabeth Street (1870s).

The neighborhood's churches and public buildings are more sophisticated architecturally and represent several popular styles of the 19th and early 20th centuries. Several churches were designed in the Gothic Revival style including the German Evangelical Protestant Church (1881) at 82 Clinton Street; the Mt. Zion Missionary Baptist Church (1893, originally the German Reformed Protestant Dutch Church) at 86 Schuyler Street; and the Church of St. Ann (1867) and Rectory (1875) at Fourth and Franklin Streets. Public School No. 17 (1875) at 36 Second Avenue was designed in the Italianate style, while Public School No. 1 (1889) was designed in the Moorish Revival style not commonly used in the city. The design of the Public Bath House (1905) and Engine House No. 5 (1905) at 93 and 95 Fourth Avenue were influenced by the Colonial Revival style, while the Howe Branch of the Albany Public Library (1929) at 105 Schuyler Avenue was designed in the Georgian Revival style to complement the Schuyler Mansion across the street.

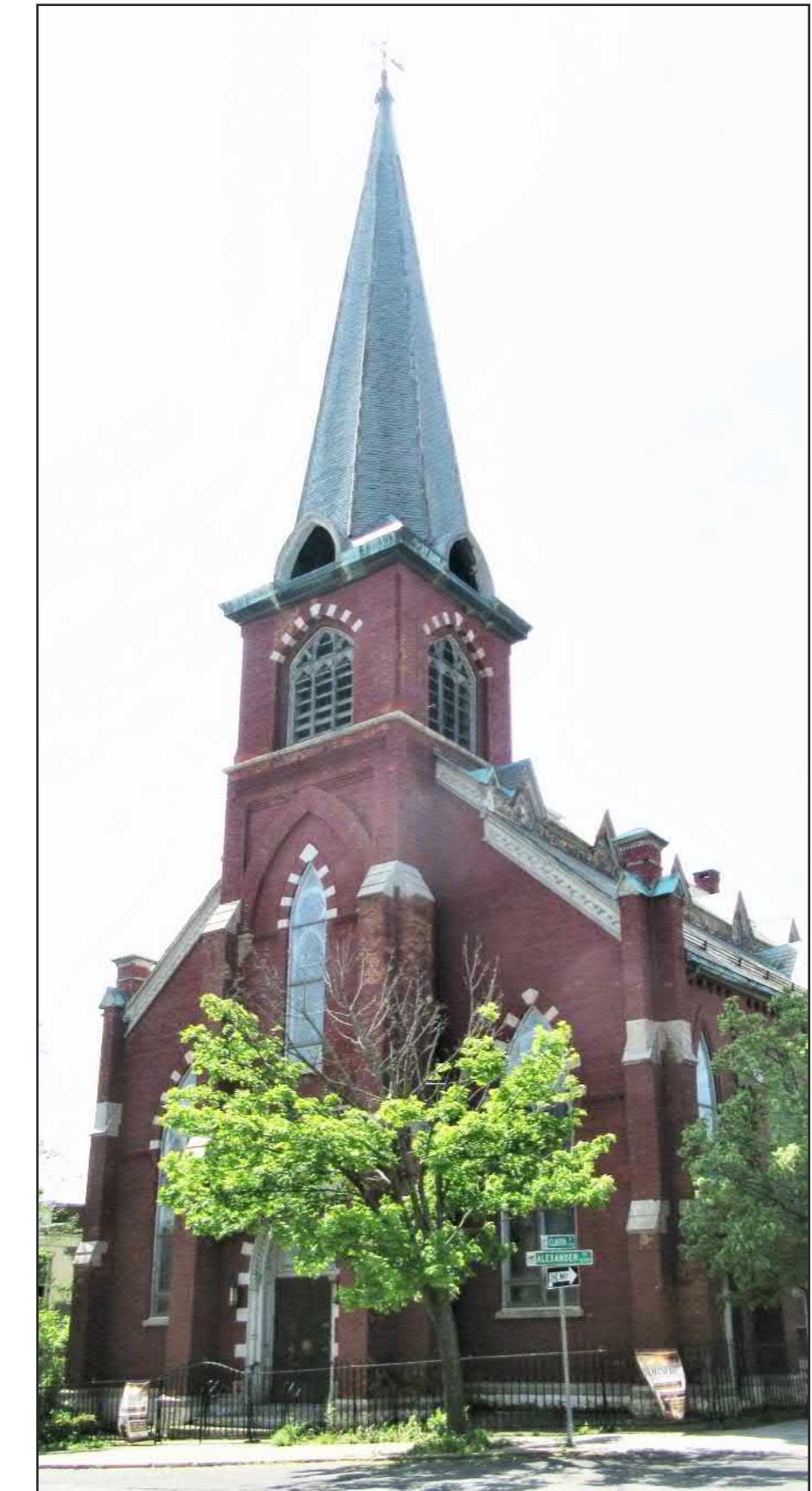
The Schuyler Mansion is also designated as a National Historic Landmark and is listed individually in the National Register of Historic Places. The district was also designated as a local historic district in 1983.



South-End Groesbeckville Historic District



South-End Groesbeckville Historic District



Evangelical Protestant Church at Clinton Street and Alexander Street



18

### Ten Broeck Triangle

(Ten Broeck, Clinton, Swan and Livingston Streets, NRHP #79001564/#84003865, listed 1979/1984)

The historic district is located directly north of Downtown Albany and is bounded by Ten Broeck on the east, Clinton on the south, Swan on the west and Livingston on the north and is roughly triangular in shape. The district developed in the mid- to late-19th century and is comprised mainly of two- and three-story brick rowhouses designed in the Italianate style. There are one hundred (100) buildings in the district, all of which are contributing resources. In addition to the residential rowhouses there are two parks and two churches, one of which is the grand St. Joseph's Church (1855-60) designed in the Gothic Revival style by architect Patrick Keeley. At the entrance to the district from downtown – Ten Broeck and Clinton – sits the Sweet Pilgrim Baptist Church (1876) designed in the Gothic Revival style. The spire was removed in the 1960s.

The significance of the historic district is its development as a wealthy residential 19th Century neighborhood. Sitting on a bluff overlooking the district is the Ten Broeck Mansion (1797) designed in the Federal style for Revolutionary War general Abraham Ten Broeck, who also served in the Continental Congress, the New York Senate and served as Mayor of Albany (National Register nomination report, section 8, page 1). The surrounding area did not begin to develop until the 1850s following the relocation of a cemetery. Some of the numerous examples of Italianate architecture include the two three-story brownstone rowhouses at 20-22 Ten Broeck Street (1850s); the row of seventeen (17) two- and three-story brick rowhouses at 2 through 38 First Street (1854-1862) which are similar in style and design; and the row of three-story brick and brownstone rowhouses at 7 to 11 Hall Place (1854-1866).

Other styles found in the district include the three-story Gothic Revival brownstone at 18 Ten Broeck Street (c. 1875); the one-story brick Spanish Revival house at 3 St. Joseph's Terrace (1914) with red clay tile roof; the Richardsonian Romanesque brownstone rowhouse at 5 St. Joseph's Terrace (1895) and the three-story Richardsonian Romanesque brick and stone St. Joseph's Rectory (1892).

The district was designated as a local historic district – matching the expansion boundaries – in 1983. The Ten Broeck Mansion is also listed individually in the National Register of Historic Places and is an individual Albany Historic Landmark.

19

## Washington Avenue Corridor

(Washington, Central and Western Avenues, PENDING, approved by the NYS Board for Preservation in September 2019)

The proposed historic district is located along Washington Avenue between Swan and Lake Streets and includes Central Avenue between Lark and Robin Streets and Western Avenue between Washington and Lake Avenues. The proposed district has 293 contributing resources and 17 non-contributing resources. The diverse architecture of the district ranges from the early 19th century through the mid-20th century. The period of significance is from 1797 to 1969. The district is significant as a representative of the growth of Albany from a Colonial outpost to the capital city of New York State and for its collection of diverse architecture including the Hill Residence/Fort Orange Club (1812), the Greek Revival rowhouses at 52-68 Swan Street (c. 1830), the Italianate rowhouse at 166 Washington Avenue (c. 1859-61), the Queen Anne-styled rowhouse at 288 Washington Avenue (1885), the Washington Avenue Armory (1891) at 195 Washington designed in the Richardsonian Romanesque style, the Beaux Arts-inspired Stuyvesant Apartments (1905) at 180 Washington, the University Club (1925) at 141 Washington Avenue was designed in the Colonial Revival style, and the SUNY Albany Downtown Campus at 103 Western Avenue (1907-09/1927-29). Approval was given by the Historic Resources Commission and the NYS Board for Preservation approved it in September 2019. Final approval from the Keeper of the National Register is pending.



## Washington Park

(Washington Park and surrounding properties, Streets, NRHP  
#72000818, listed 1972/expanded 2015)

The Washington Park Historic District includes the 90-acre park and all the properties that face the park on State Street to the north, Lake Avenue to the west, Madison Avenue to the south and Willett Street on the east. The district includes two hundred seventeen (217) buildings, one structure and six (6) objects as well as the park. The park was begun in 1870 when the City combined its City Powder House (1802), City Burial Ground (1800) and the Middle Public Square (1806); it was renamed Washington Square (1809) and then later Washington Parade ground (National Register nomination report, section 7, page 4). The park in its current form required twenty (20) years of land acquisition.

Although noted landscape architect Frederick Law Olmsted was consulted on the design, it was the engineering firm of Bogart and Cuyler who provided the plans for the park. The design includes formal paths, gardens, meadows and a lake. Within the park is the Footbridge (1875) over the lake; the Lake House (1929) designed in the Spanish Revival style by architect J. Russell White; a bust of Dr. James H. Armsby (1879) who co-founded the Albany Medical College; a bronze statue of Scottish poet Robert Burns (1888) sculpted by Charles Calverly with the bas-relief panels by George H. Boughton; a bronze statue and fountain of Moses, the King Memorial Fountain (1893) was sculpted by J. Massey Rhind; the Marinus Willett Memorial (1907, relocated 2006) is a bronze plaque affixed to a boulder commemorating a Revolutionary War hero; the marble Soldiers and Sailors' Monument (1912) sculpted by Herman A. McNeil; and the Henry Johnson Memorial (1991) ([www.washingtonparkconservancy.org/monuments/](http://www.washingtonparkconservancy.org/monuments/)).



Although noted landscape architect Frederick Law Olmsted was consulted on the design, it was the engineering firm of Bogart and Cuyler who provided the plans for the park. The design includes formal paths, gardens, meadows and a lake. Within the park is the Footbridge (1875) over the lake; the Lake House (1929) designed in the Spanish Revival style by architect J. Russell White; a bust of Dr. James H. Armsby (1879) who co-founded the Albany Medical College; a bronze statue of Scottish poet Robert Burns (1888) sculpted by Charles Calverly with the bas-relief panels by George H. Boughton; a bronze statue and fountain of Moses, the King Memorial Fountain (1893) was sculpted by J. Massey Rhind; the Marinus Willett Memorial (1907, relocated 2006) is a bronze plaque affixed to a boulder commemorating a Revolutionary War hero; the marble Soldiers and Sailors' Monument (1912) sculpted by Herman A. McNeil; and the Henry Johnson Memorial (1991) ([www.washingtonparkconservancy.org/monuments/](http://www.washingtonparkconservancy.org/monuments/)).

## National Historic Landmarks

As of August 2019, there are six (6) properties that have been individually listed as National Historic Landmarks within the City of Albany (addresses and National Register reference numbers are provided):

- Fort Orange Archaeological Site (Junction of I-787, U.S. 9 and U.S. 20, NRHP #93001620, listed 1993)
- James Hall's Office (Lincoln Park, NRHP #76001204, listed 1976)
- New York State Capitol (State Street, NRHP #71000519, listed 1971)
- Philip Schuyler Mansion (32 Catherine Street, NRHP #67000008, listed 1967)
- St. Peter's Episcopal Church (107 State Street, NRHP #72000817, listed 1972)
- U.S.S. Slater (Destroyer Escort) (Port of Albany, NRHP #98000393, listed 1998)

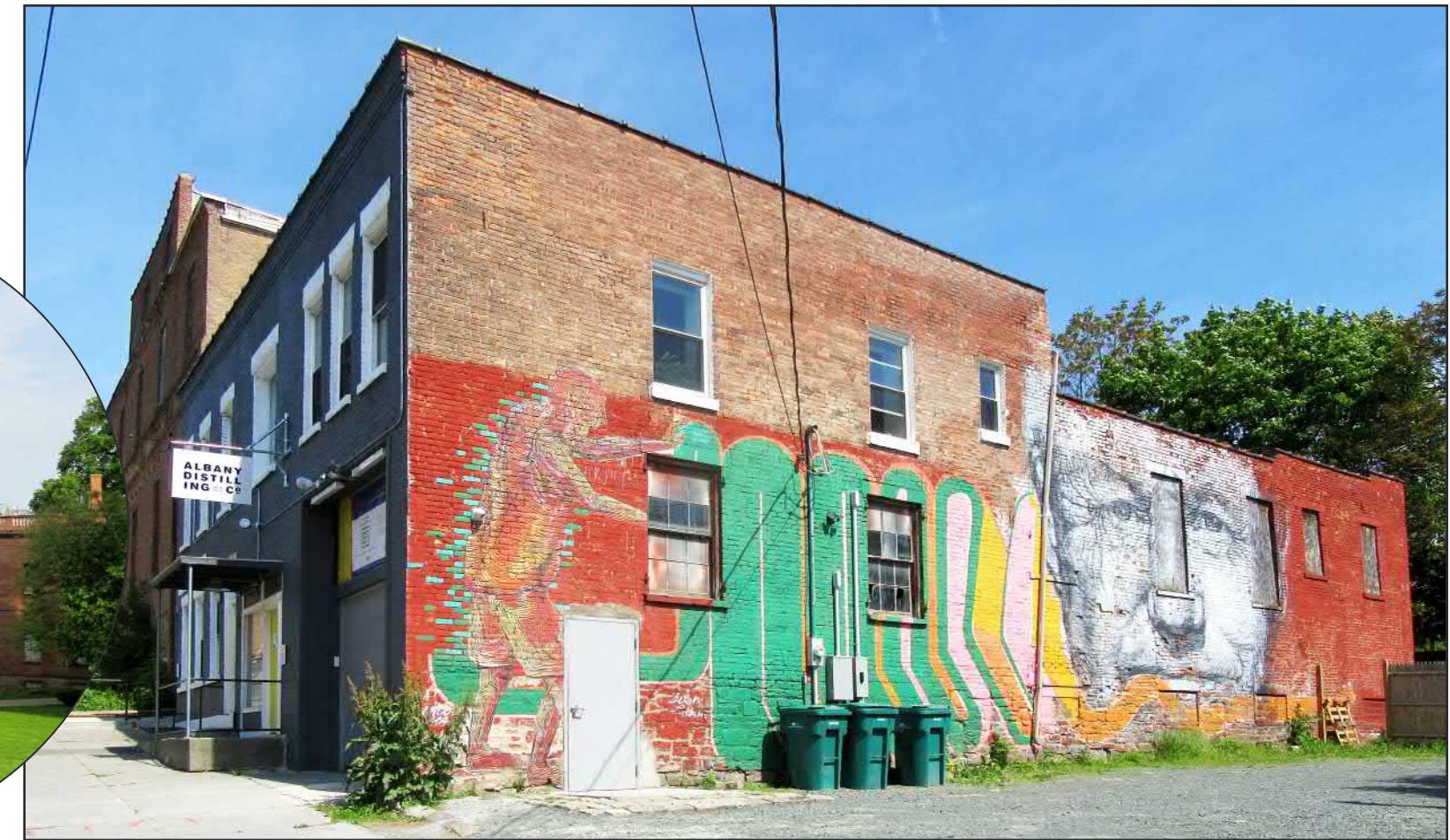




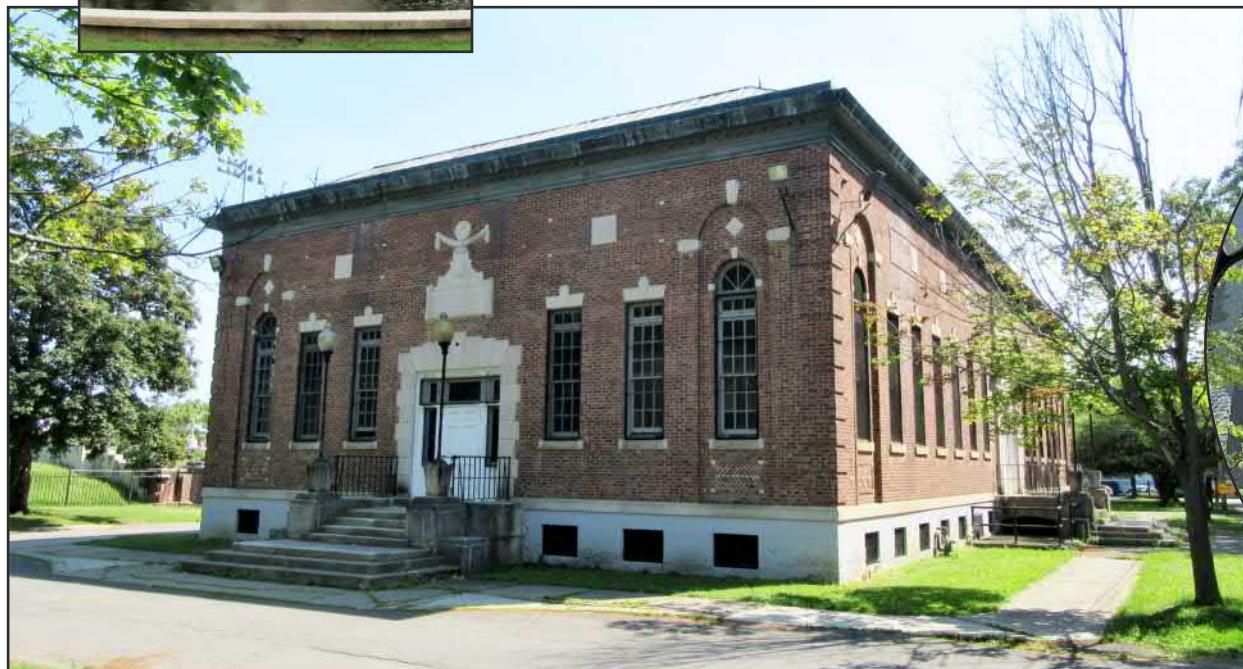
New York State  
Department of Education Building



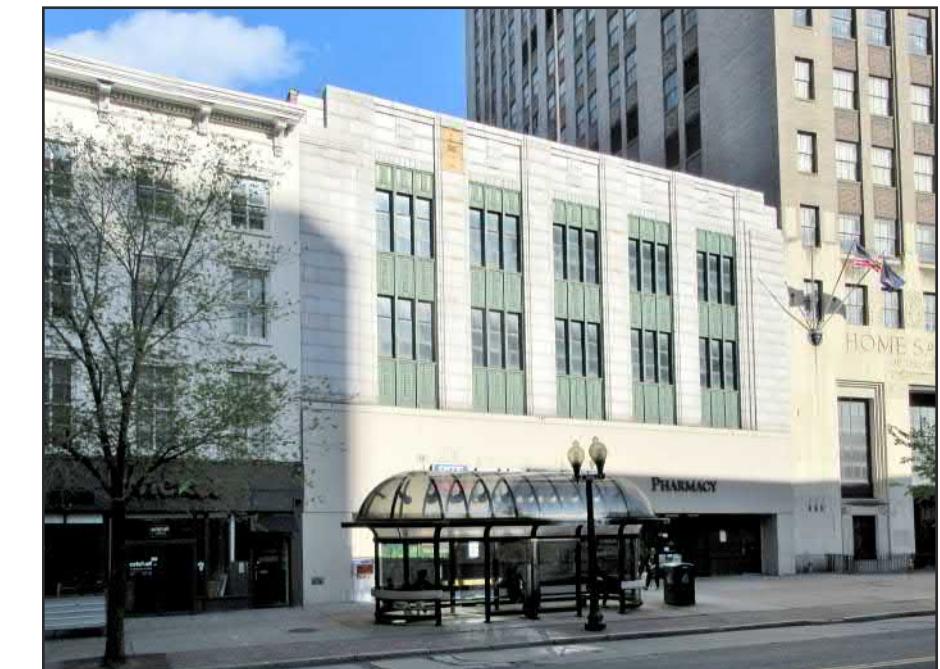
Center Square/Hudson Park  
Historic District



Broadway-Livingston Historic District



Bleecker Stadium - Swinburne Park Historic District



Downtown Albany Historic District

## Local Historic Designations

As of August 2019, there are twenty-nine (29) Local Landmarks that have been individually designated by the City of Albany (addresses are provided):

1. 48 Hudson Avenue (Van Ostrand-Radliff House, designated 1983)
2. Albany Academy (Academy Park, designated 1983)
3. Albany City Hall (24 Eagle Street, designated 1983)
4. Albany Institute of History and Art (125 Washington Avenue, designated 1983)
5. Benjamin Walworth Arnold House and Carriage House (465 State Street and 307 Washington Avenue, designated 1983)
6. Cathedral of All Saints (62 South Swan Street, designated 1983)
7. Cathedral of the Immaculate Conception (125 Eagle Street, designated 1983)
8. Cherry Hill (523 South Pearl Street, designated 1983)
9. Church of the Holy Innocents (498 Clinton Avenue, designated 1983)
10. Delaware and Hudson Railroad Company Building (353 Broadway, designated 1983)
11. First Reformed Church (110 North Pearl Street, designated 1983)
12. First Trust Company Building (35 State Street, designated 1983)
13. James Hall's Office (Lincoln Park, designated 1983)
14. New York State Capitol (State Street, designated 1983)
15. New York State Court of Appeals (20 Eagle Street, designated 1983)
16. New York State Education Building (89 Washington Avenue, designated 1983)
17. New York State Executive Mansion (138 Eagle Street, designated 1983)
18. Old Post Office (Broadway and State, designated 1983)
19. Palace Theater (19 Clinton Avenue, designated 1983)
20. Quackenbush House (683 Broadway, designated 1983)
21. Quackenbush Pumping Station/Albany Water Works (19 Quackenbush Square, designated 1983)
22. St. Mary's Church (10 Lodge Street, designated 1983)
23. St. Peter's Episcopal Church (107 State Street, designated 1983)
24. Schuyler Mansion (32 Catherine Street, designated 1983)
25. Ten Broeck Mansion (9 Ten Broeck Place, designated 1983)
26. Union Station (Broadway, designated 1983)
27. United Traction Company (598 Broadway, designated 1983)

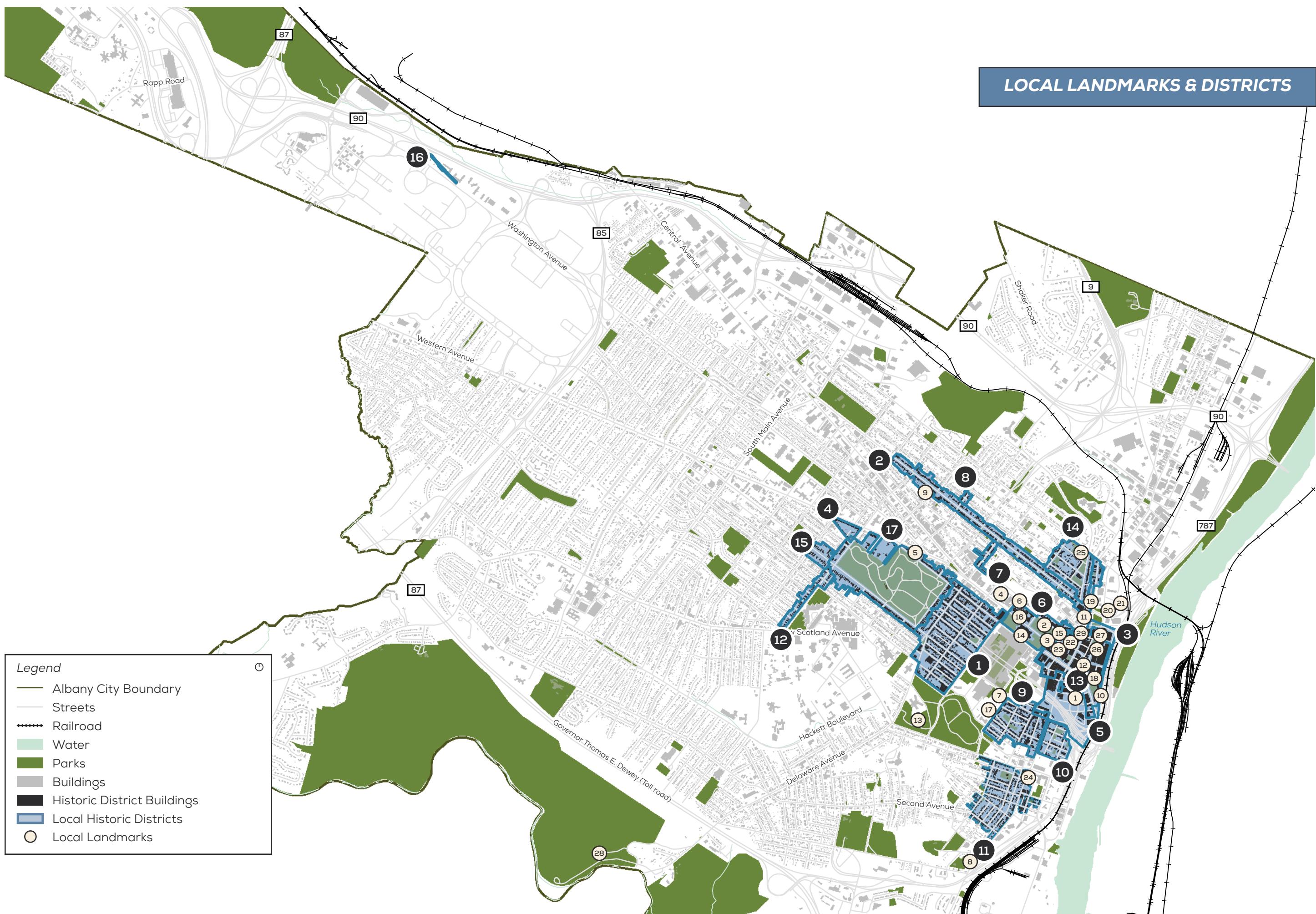
28. Whipple Cast and Wrought-Iron Bowstring Truss Bridge (1000 Delaware Avenue, designated 1983)

29. Young Men's Christian Association (60-64 North Pearl Street, designated 1983)

As of August 2019, there are seventeen (17) Local Historic Districts that have been designated by the City of Albany (general locations are provided):

1. *Center Square-Hudson Park Historic District* (Clinton Avenue and North Pearl Street, listed 1983)
2. *Clinton Avenue/North Pearl Street/Clinton Square Historic District* (Clinton Avenue and North Pearl Street, listed 1983)
3. *Downtown Albany Historic District* (Broadway, State, Pine, Lodge and Columbia Streets, designated 1983)
4. *Elberon Triangle Historic District* (Elberon Place, Lake and Western Avenues, designated 1983)
5. *Fort Orange/Downtown Archaeological Review District* (Broadway, State, Pine, Lodge and Columbia Streets, designated 1983) and *Secondary Downtown Albany Archaeological Review District* (Broadway, State, Pine, Lodge and Columbia Streets, designated 1983)
6. *Lafayette Park Historic District* (State, Swan, Elk, Spruce, Chapel and Eagle Streets, designated 1983)
7. *Lark Street Historic District* (Lark Street between Orange and Elk Streets, designated 1983)
8. *Lexington Avenue Historic District* (Lexington Avenue and First Street, designated 1979)
9. *Mansion Historic District* (Park, Pearl, Eagle and Hamilton Streets, designated 1983)
10. *Pastures Historic District* (Madison, South Pearl, Ferry and Dongan Streets, designated 1983)
11. *South End-Groesbeckville Historic District* (Elizabeth, 2nd, Morton, South Pearl and Franklin Streets, designated 1983)
12. *South Lake Avenue Historic District* (South Lake Avenue between Yates and Woodlawn, designated 1991)
13. *South Pearl Street Commercial Row Historic District* (36-64 South Pearl Street, designated 1983)
14. *Ten Broeck Triangle Historic District* (Ten Broeck, Clinton, Swan and Livingston Streets, designated 1983)
15. *Upper Madison Avenue Historic District* (Madison Avenue between South Lake Avenue and Quail Street, designated 1992)
16. *Washington Park Historic District* (Washington Avenue, 2017)
17. *Washington Park Historic District and Extension* (Washington Park and surrounding properties, designated 1983/expanded 2015)

## **LOCAL LANDMARKS & DISTRICTS**



**1**

## **Center Square-Hudson Park**

(Park, State, Lark and Swan Streets, NRHP #80002578, listed 1980)

The Center Square/Hudson Park Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 38.

**2**

## **Clinton Avenue/North Pearl Street /Clinton Square**

(Clinton Avenue and North Pearl Street, NRHP #88001445, listed 1988)

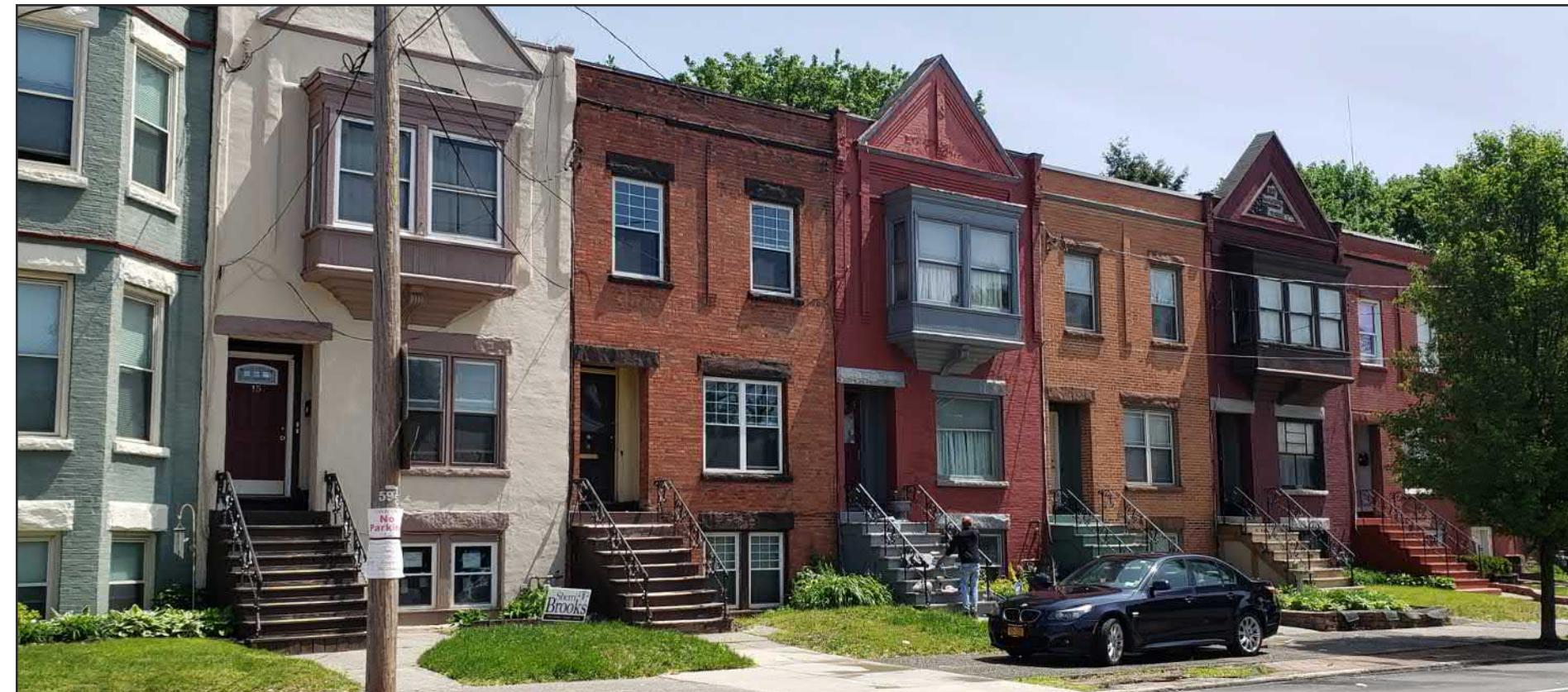
The Clinton Avenue/North Pearl Street/Clinton Square Historic District is also listed in the National Register of Historic Places. The National Register historic district includes two blocks on Lark Street and two blocks on Lexington Avenue, which are not included in the local district boundaries but are separate historic districts. For a summary of the Clinton historic district, see the National Register Historic District listing on page 39; for a summary of the Lark Street Historic District, see the listing below.

**3**

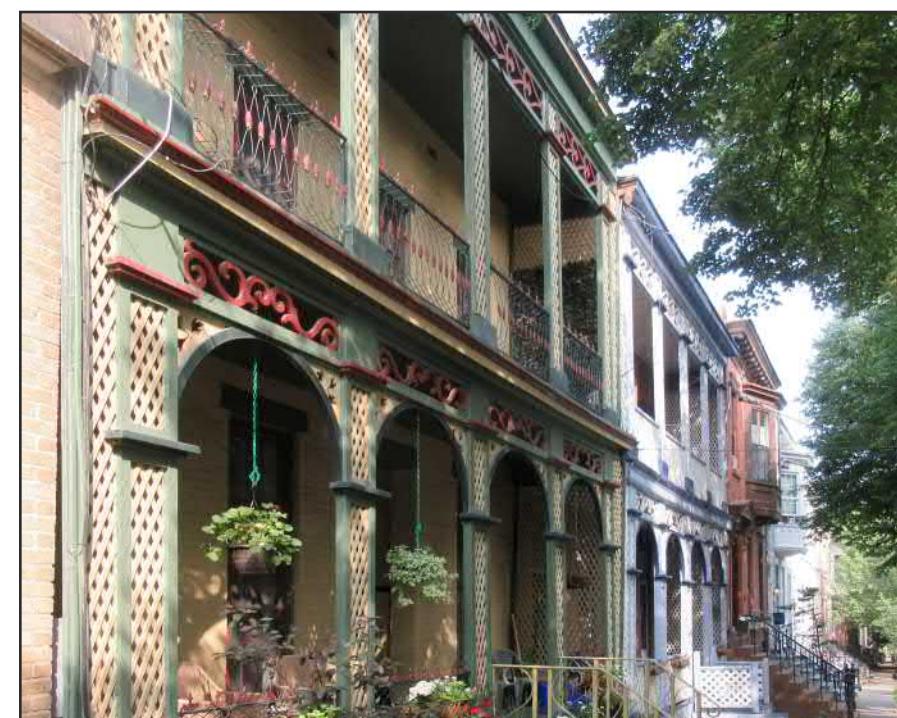
## **Downtown Albany**

(Broadway, State, Pine, Lodge and Columbia Streets, NRHP #80002579, listed 1980)

The Downtown Albany Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 40.



Clinton Avenue/North Pearl Street/Clinton Square Historic District



Center Square-Hudson Park Historic District



James Street and Maiden Lane



4

### Elberon Triangle

(Elberon Place, Lake and Western Avenues, designated 1983)

This district is trapezoidal in shape and includes buildings along Western Avenue on the north, South Lake Avenue on the east, Elberon Place on the south and Quail Street on the west. The area did not begin to develop until after nearby Washington Park was well underway, with construction concentrated between 1879 and 1892. The district is comprised of rowhouses of brick and brownstone – and a few frame two-family buildings – developed by contractors as speculation. The district is unique in Albany not only for its shape, but also for the use of front yards with the rowhouse building type, for the use of terra cotta and for the proliferation of bay windows (Historic Designation Report, pages 3-4). The architecture is mainly Italianate, but also includes Romanesque and Queen Anne – styles typical of the period. While there has been some demolition along Elberon Place, the district has a high degree of integrity. This district has been certified as eligible for the Federal and State Tax Credits.



## Fort Orange/Downtown Albany Archaeological Review District

(Broadway, State, Pine, Lodge and Columbia Streets, designated 1983)

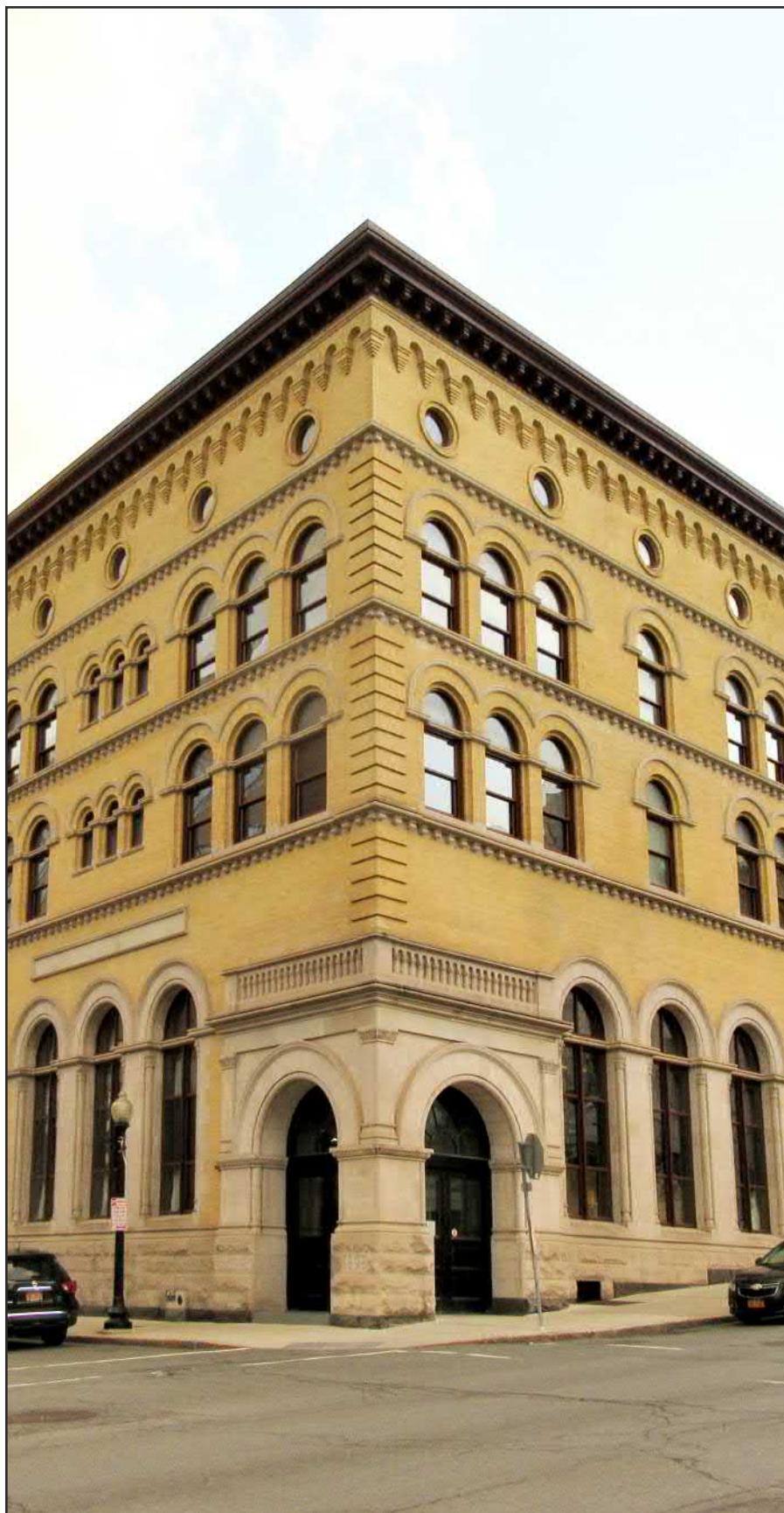
5

## Secondary Downtown Albany Archaeological Review District

(Broadway, State, Pine, Lodge and Columbia Streets, designated 1983)

This district encompasses the earliest settled portion of the city comprised of a 17th century stockade community and certain surrounding areas. These archaeologically sensitive areas of the city are deemed to have special archaeological significance due to their location. The Secondary District includes the remainder of the downtown area to the south, and is considered archaeologically sensitive in a supportive capacity due to its proximity, similar street configuration and an interspersing of similar structures.





Lodge Street and Pine Street



Albany Court of Appeals

6

## Lafayette Park

(State, Swan, Elk, Spruce, Chapel and Eagle Streets, NRHP #78001837, listed 1978)

The Lafayette Park Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 44.



Lafayette Park Historic District

7

## Lark Street

(Lark Street between Orange and Elk Streets, designated 1983)

This historic district includes the two blocks of Lark Street south of Clinton Avenue and one block of Elk Street east of Lark. The district developed mainly during the 1880s and 1890s and as of 2018 consisted of sixty-seven (67) two- and three-story mainly brick rowhouses designed almost exclusively in the Italianate style but including some Romanesque and Queen Anne elements; there are four (4) non-contributing resources. The district's development was due mainly to the construction of rental housing by contractors, including Peter Delaney and David Alexander (Clinton Avenue Historic District National Register nomination report, Section 8, page 16). This area is included in the Clinton Avenue National Register Historic District and has a high degree of integrity, although a number of buildings display the "X" placard and there is some deterioration.



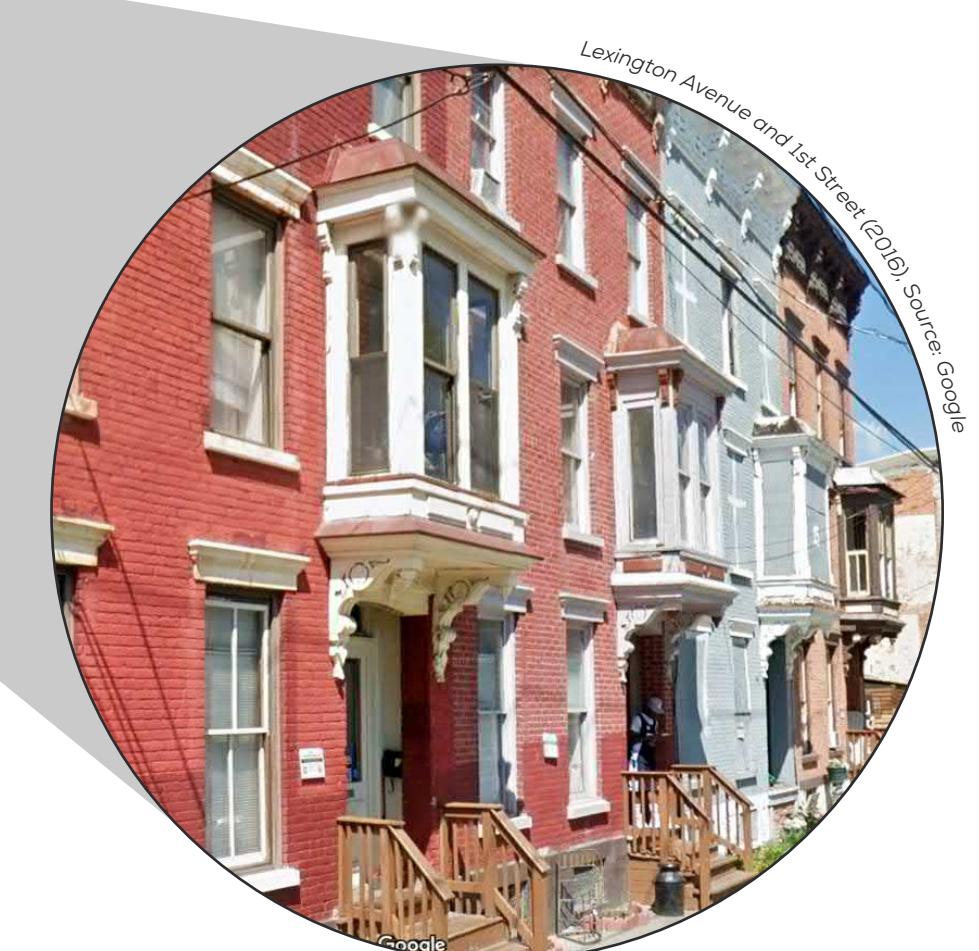


8

## Lexington Avenue

(Lexington Avenue and First Street, designated 1979)

The district includes two blocks along Lexington Avenue north of Clinton Avenue. At the time the local district was designated there existing approximately twenty four (24) brick and frame two-story rowhouses, mainly in the Italianate style. As of September 2016 only sixteen (16) buildings remain; the majority of the buildings demolished were the frame rowhouses on the east side of the street. The district is significant as an example of speculative rental residential development during the 1870s and 1880s, constructed entirely by contractors. This area is included in the Clinton Avenue National Register Historic District. The district has lost at least one-third of its building stock to demolition in recent years, and the district has a low degree of integrity. However, the buildings that remain are significant and should be preserved.



**9**

### Mansion

(Park, Pearl, Eagle and Hamilton Streets, designated 1983)

The Mansion Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 47.



Green Street, Source: Albany Times Union

**10**

### Pastures

(Madison, South Pearl, Ferry and Dongan Streets, designated 1983)

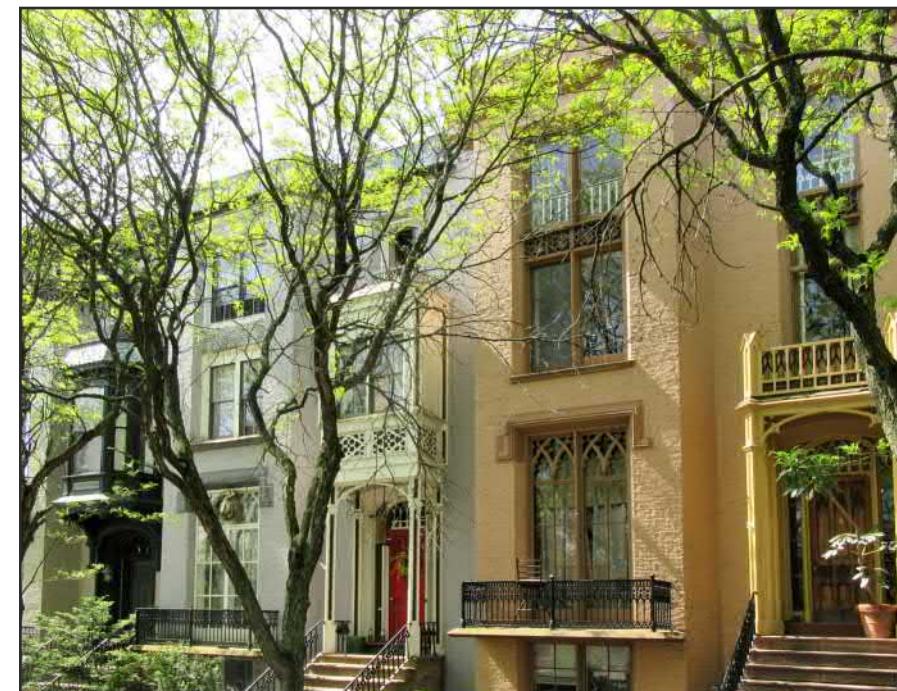
The Pastures Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 49.

**11**

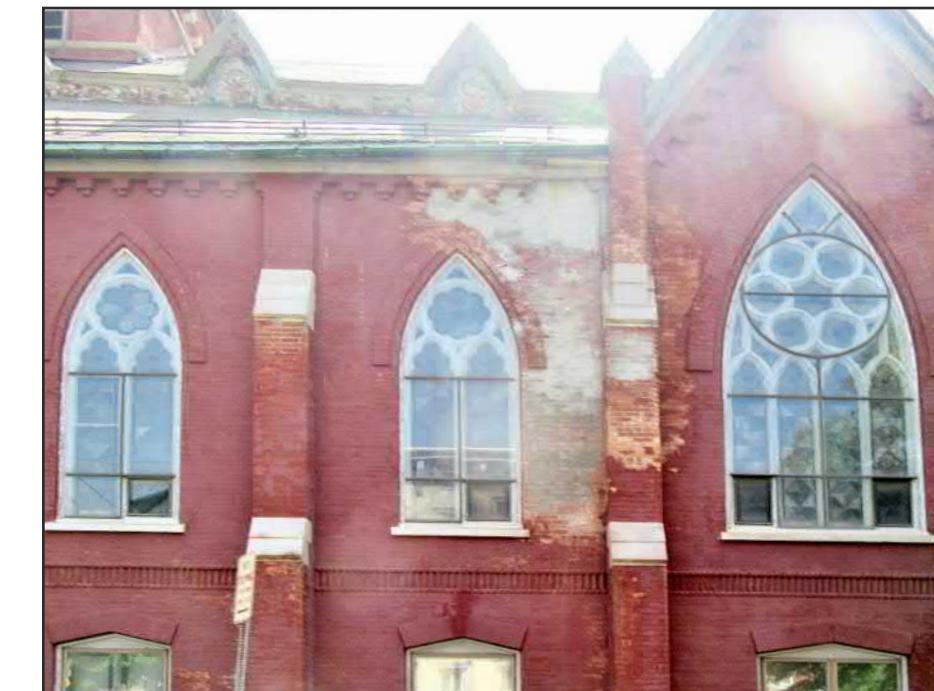
### South End-Groesbeckville

(Elizabeth, 2nd, Morton, South Pearl and Franklin Streets, designated 1983)

The South End-Groesbeckville Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 52-53.



Mansion Historic District



Evangelical Protestant Church at Clinton Street and Alexander Street

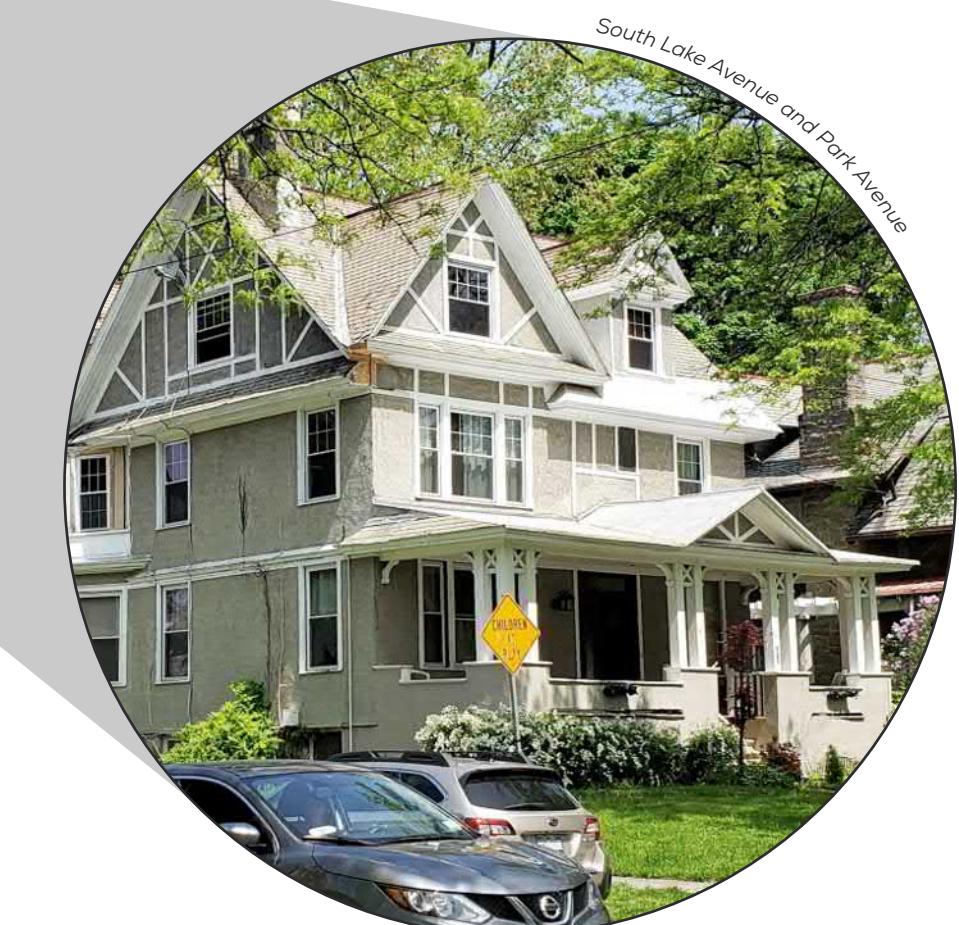


12

## South Lake Avenue

(South Lake Avenue between Yates and Woodlawn, designated 1991)

This district includes the properties on the west side of South Lake Avenue between Yates Street on the north and Woodlawn Avenue on the south and the properties on the east side of South Lake Avenue between Madison Avenue and Myrtle Avenue, excluding 710 Madison Avenue. The district is significant for its collection of late 19th and early 20th century large, free-standing single-family homes. The homes are largely frame buildings of various styles typical of the period including Queen Anne (114 South Lake), Tudor Revival (116 South Lake) and Colonial Revival (115 South Lake). The district has a high level of integrity.



13

## South Pearl Street Commercial Row

(36-64 South Pearl Street, designated 1983)

The South Pearl Street Commercial Row Historic District is comprised of five commercial buildings on the east side of South Pearl Street between Beaver and Hudson Streets. The buildings are brick with commercial storefronts on the first floor and residential above. Four of the buildings are three stories in height while one is four stories. The district is significant as one of the last remnants of a commercial district that extended from State Street south to Third Avenue, most of which has now been demolished (South Pearl Street Commercial Row nomination report, page 1).

The oldest of the five buildings is a three-story brick building at 38-46 South Pearl Street (1857-58), developed by Jacob Smith in the Italianate style. Smith later developed the three-story building at 36 South Pearl Street (1864) which was designed with Second Empire influences. The building at 48-50 South Pearl Street (1898) was constructed for Henry Blatner. Mann, Waldman and Company developed the three- and four-story brick buildings at 52 and 54-62 South Pearl Street around 1900. The building at 52 is designed in the Commercial style with Neo-Classical influences while 54-62 has Queen Anne influences. The district's integrity is excellent. This district has been certified as eligible for the Federal and State Historic Tax Credits.





Ten Broeck Triangle Historic District



Ten Broeck Mansion



Ten Broeck Triangle Historic District

14

## Ten Broeck Triangle

(Ten Broeck, Clinton, Swan and Livingston Streets, designated 1983)

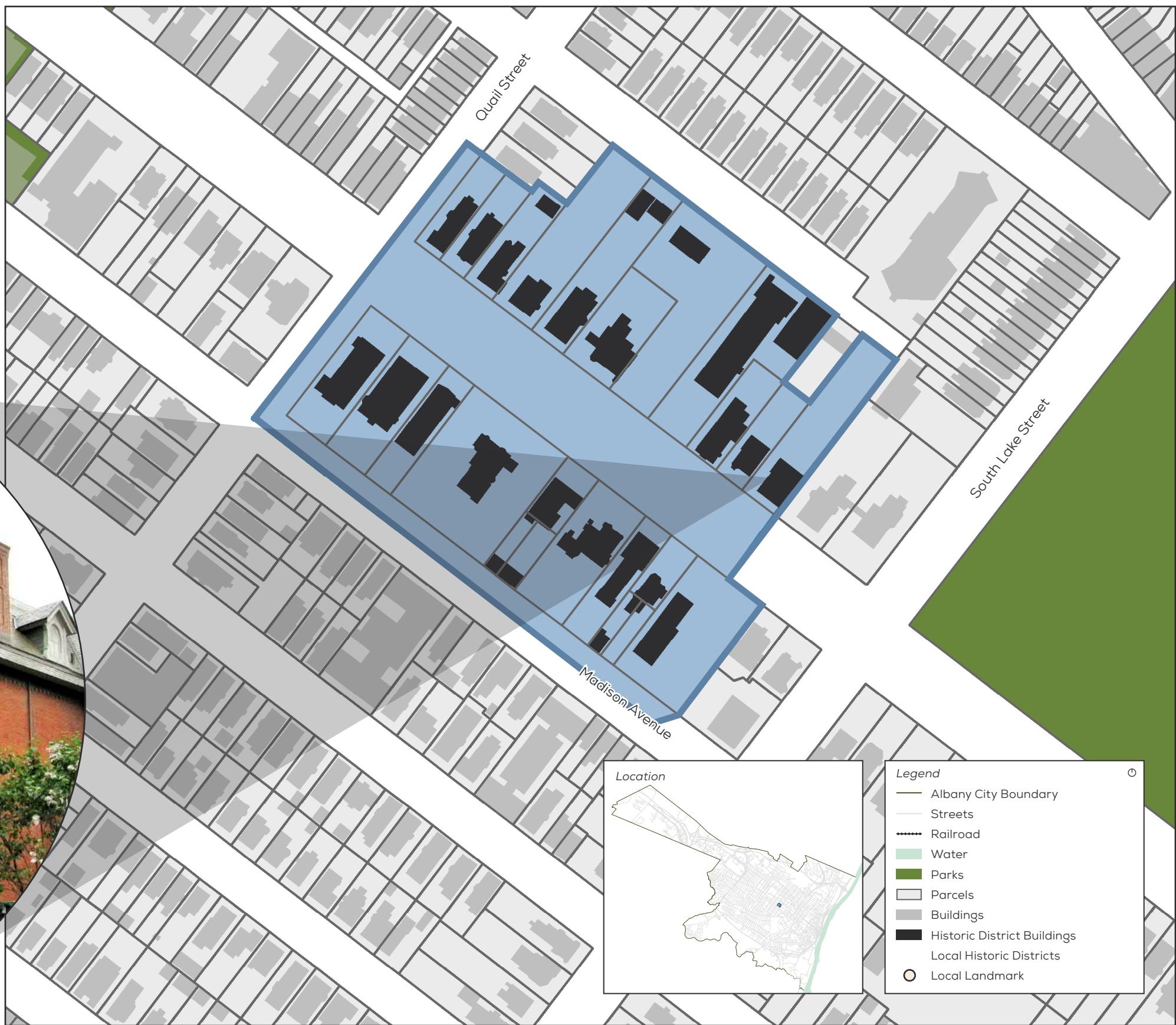
The Ten Broeck Triangle Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 54.

15

### Upper Madison Avenue

(Madison Avenue between South Lake Avenue and Quail Street, designated 1992)

This district includes nineteen (19) properties on Madison Avenue beginning two properties west of South Lake Avenue to Quail Street on the west. The district is significant for its collection of late 19th and early 20th century large, free-standing single-family homes. The homes are a mixture of frame and brick designed in various styles typical of the period including Italianate (737 Madison), Queen Anne (740 Madison) and Classical Revival (761 Madison). The district has a high level of integrity. This district has been certified as eligible for the Federal and State Historic Tax Credits.





16

### Washington Avenue

(1455 Washington Avenue, designated 1995)

This district encompasses an Archaeological Easement to preserve and maintain the archaeological remains of a railroad embankment and the remains of an aqueduct in association with the Mohawk and Hudson Railroad Company along the Washington Avenue Extension on the far west side of the city.



## Washington Park Historic District/Extension

(Washington Park and surrounding properties, designated 1983/expanded 2015)

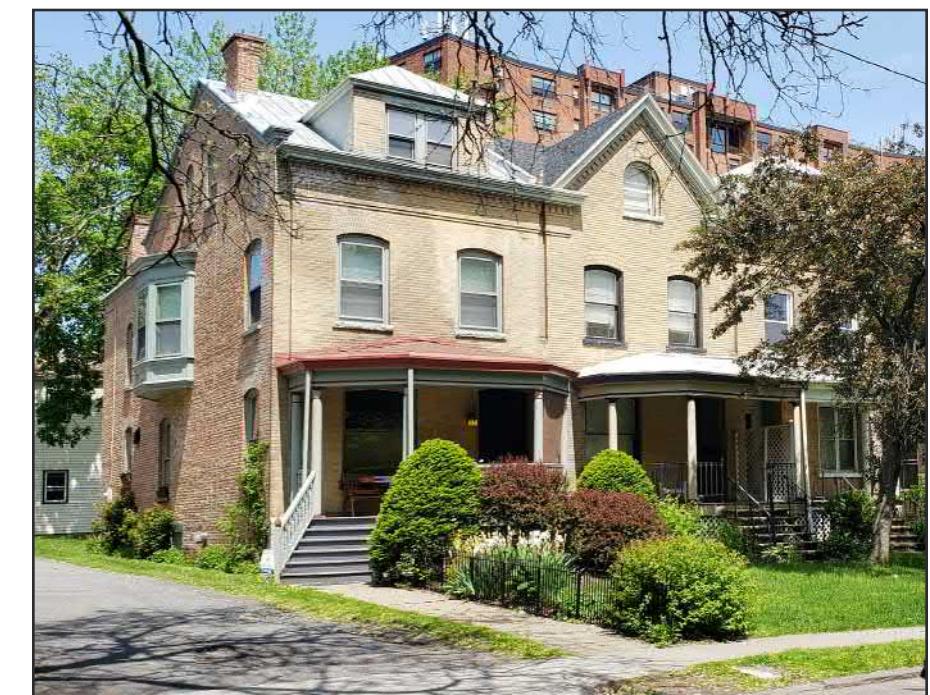
The Washington Park Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 56-57.



Washington Park Lake House



Washington Park Historic District and Extension Historic District



Washington Park Historic District and Extension Historic District

## Existing Survey and Documentation

As of August 2019, there are six (6) existing historic resource surveys that have been completed within the City of Albany.

### 1. Undated – Division/Green Streets Historic District Evaluation Form

An undated survey and recommendation were conducted to evaluate ten (10) buildings located at 50, 52, 54, 58, 60 and 62-64 Division Street and 45, 47, 49 and 57 Green Street. The buildings were considered to be significant as representatives of one of the earliest 19th century Albany neighborhoods. The buildings were comprised of two- and three-story brick rowhouses designed in the Federal style and constructed c. 1810. A recommendation to designate a local historic district was made. All of the buildings were demolished at a later date.

### 2. 1980 South Pearl Street Commercial Row

The South Pearl Street Commercial Row is comprised of five commercial buildings on the east side of South Pearl Street between Beaver and Hudson Streets. Although they are adjacent to the Downtown Albany National Register Historic District (1980) they were intentionally excluded as they were slated for demolition. When circumstances changed, they were surveyed with a recommendation of architectural and historic significance. The grouping was designated as a local historic district in 1983.

### 3. 1992 SUNY Albany Downtown Campus Survey

In 1992 the Division For Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation, conducted a survey of the State University of New York (S.U.N.Y.) Albany downtown campus. The downtown campus is located along Western Avenue in two discontiguous groups. The Academic Quadrangle consists of six connected buildings constructed between 1907 and 1929 and designed in the Georgian Revival style. The Alumni Quadrangle consists of five dormitories constructed between 1935 and 1961 and designed in the Georgian Revival style.

The survey notes that the campus is eligible for listing as a historic district in the National Register of Historic Places under Criteria A for its association with the expansion of the State Normal School system in the early 20th century and under Criteria C as an example of an intact planned Georgian Revival college campus in New York State. Although the report recommends that the three buildings constructed in 1951, 1960 and 1961 are not eligible as contributing resources due to age, they would currently be eligible as they are over 50 years old.

### 4. 2013 Delaware Avenue Reconnaissance Survey

In 2013 the Preservation League of New York State and the New York Council on the Arts funded a Reconnaissance Survey of the Delaware Avenue neighborhood located on the south side of the city. The survey was conducted by Kimberly Konrad Alvarez of Landmark Consulting LLC with the assistance of Megan Dawson, a SUNYAB Planning Student Intern. The project was conducted on behalf of the Historic Albany Foundation and the Delaware Area Neighborhood Association (DANA). The purpose of the survey was to identify individual properties and district boundaries which warranted further study for possible inclusion on the National Register of Historic Places based on age and integrity, as well as reference materials for future nomination reports. The survey period ranged from 1800 to 1940.

A total of 180 properties were documented using survey forms along Delaware Avenue from Marinello Terrace and Stanwix Street east to Barclay Street, as well as the residential side streets of Marinello Terrace, St. James Place, Federal Street, Catalpa Drive, Barclay Street and Summit Avenue. The survey recommended the following individual buildings for listing in the National Register of Historic Places:

- St. James Church (now St. Francis of Assisi Church), 389 Delaware Avenue, architect Maginnis and Walsh, constructed 1927-29

The survey recommended the following historic districts for listing in the National Register of Historic Places:

- The Delaware/Marinello Historic District encompasses the entire survey area of 180 buildings, with only five considered to be non-contributing. The survey area is significant for its early 20th century two-family housing developed for the middle- and working-class. It is also significant for its association with contractor Alphonso Marinello who built 32% of the buildings in the district.

The survey also recommended continued additional historic resource surveys in adjacent areas; continued outreach and education; pursue National Register or local designations; provide financial incentives for restoration and façade improvements.

### 5. 2017 Washington-Western-Central Reconnaissance Survey

In 2015, the City of Albany received grants from the Preservation League of New York State, the Hudson River Valley Greenway, and the National Trust for Historic Preservation to survey the convergence of three turnpikes leading into downtown Albany. Historic Albany was hired to conduct a reconnaissance level survey of 261 properties (248 buildings) to develop potential boundaries for a historic district that would include the previously researched Lower Washington Avenue Historic District. The purpose of the survey is to lay the groundwork for further surveying to create a National Register listed Historic District. The survey area includes rowhouses, mixed use, commercial, and academic buildings constructed between the early 19th century and the 1960s.

The survey area is bounded by South Swan Street to the east, the north side of Washington Avenue to Lark Street and then to Central Avenue to Robin Street to the north, Robin Street from Central Avenue to Washington Avenue and then North Lake Avenue from Washington Avenue to Western Avenue to the west, and lastly, Western Avenue to Lexington Avenue and then Washington Avenue to Lark Street to the south.

Of the 248 buildings surveyed, eight (8) were found to be non-contributing to a future district, six (6) were already individually listed on the National Register of Historic Places, and eight (8) have already been deemed eligible for listing. The report made the following recommendations:

- Designate a Washington Avenue National Register Historic District that encompasses all of the survey area along Washington.
- Add a row of six (6) properties along South Lake Avenue to the Washington Park Historic District.
- Add two (2) buildings along Lark Avenue to the Central Square/Hudson Park Historic District or to the Washington Park Historic District.
- Create a new “gateway” historic district that encompasses the survey area along Central Avenue.



## Architectural Styles and Building Types

The following section highlights architecture styles that are found in Albany's Local and National Register Historic Districts, as well as represented by its Local Landmarks and properties individually listed in the National Register of Historic Places. Historic buildings in Albany exhibit features and stylistic characteristics of a number of architectural styles as tastes and preferences changed over time.

Architectural styles and building forms are referred as separate terms below. An architectural style describes the specific exterior decorative elements and features that define that style. A building type is the overall shape and configuration of the building's spaces, although they may exhibit some aspects and features of architectural styles.



Schuyler Mansion, Source: Architectural Digest

### Georgian (1740-1830)

Georgian was the dominant architectural style of the English colonies up until the American Revolution. It was named for the period when England was ruled successively by George I through George IV. It is found along the Eastern Seaboard from Maine to Savannah. An early example in Albany includes the Philip Schuyler Mansion.

- One to two stories
- Frame or brick
- Windows in symmetrical rows
- Double-hung windows with multiple panes of glass
- Paneled front door usually capped with a decorative crown
- Dentil molding in eaves
- Side gabled rowhouses



146 Madison Avenue (2018), Source: Google (2019)

### Federal (1780-1840)

Federal was the dominant architectural style when the United States began as a new country. The style occurred during a period of major expansion and is found throughout the eastern seaboard from Maine to Savannah, inland to Cincinnati and south to New Orleans. Federal was a simpler, more refined version of Georgian...and considered more American. It was a popular style in Albany and many examples may still be found.

- Two to three stories
- Frame or brick
- Windows in symmetrical rows
- Double-hung windows with six panes of glass
- Paneled front door usually capped with a fanlight
- Side gabled rowhouses



Rowhouse Building Type

### Rowhouse (1800-1940)

The rowhouse is typically a row of several residential buildings, typically single-family, with similar heights, building materials and sharing a side wall. They often occur in urban areas on smaller lots. Most of the older residential neighborhoods in Albany consist of rowhouses.

- Typically brick or masonry
- Two to four stories
- Symmetrical window placement
- Door surround, often decorative
- Window hoods, often decorative



1700

1825



Greek Revival Style, 744-750 Broadway

### Greek Revival (1825-1860)

The Greek Revival style was so popular around the country during the first half of the 19th century that it was referred to as the "National Style." Many were turning their interest to classical buildings concentrated on Greece as the original architects. The style is found mostly in the east half of the country with a few pockets on the west coast. There are many rowhouse examples in the city.

- Two to three stories
- Frame or brick
- Low-pitched gabled or hipped roof
- Wide trim band at cornice line
- Front porch – entry or full-width
- Rowhouses with or without porch

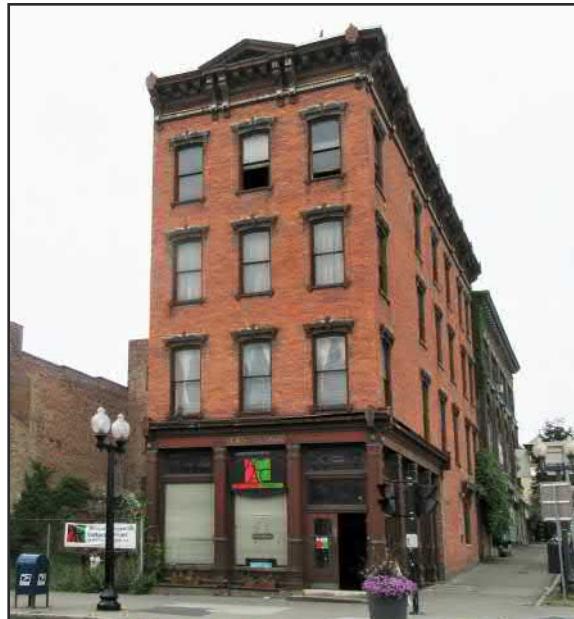


St. Joseph's Church

### Gothic Revival (1840-1880)

This style was not as popular as the competing Greek Revival or Italianate styles, but a few residential examples remain mostly in the northeastern states. The style references buildings from the Medieval period which were popularized through English country house design. The style was rarely used on rowhouses, though a few rare examples may be found in Albany. The style was extremely popular for churches, educational and institutional buildings and there are many examples in the city.

- Two to three stories
- Frame or brick
- Steeply pitched roof
- Decorative bargeboard in gables
- Pointed arch windows
- Parapets that are often castellated



African American Cultural Center

### Italianate (1840-1885)

By the 1860s this style was the most popular in the country, overtaking the Greek and Gothic Revivals. The style utilizes elements taken from Italian villas and palazzos (palaces) via the English Picturesque movement. The style is found throughout the East, South and Midwest. The urban rowhouses of Albany provide many excellent examples of this style, as the city was growing significantly during this period, and the style was easily reproducible from architectural pattern books.

- Two to three stories
- Mostly brick or brownstone
- Wide projecting cornices with eave brackets
- Flat or low-pitched roof
- Elaborate window hoods



Second Empire Style

### Second Empire (1855-1885)

The style was popular in the mid- to late-19th century for large and fashionable houses and is more commonly found in the Northeast and Midwest. The style was based on the French building fashions of the time and spread from England to the United States. The Mansard roof often allowed for an additional floor without appearance of additional height. There are a few rowhouse examples in Albany.

- Two to three stories
- Frame or brick
- Mansard roof with dormer windows
- Decorative eave brackets



Queen Anne Style

### Queen Anne (1880-1910)

During this period the Queen Anne style was the most popular style in the country. Asymmetrical surfaces, multiple patterns, projections, bays and towers were often the norm. It was not as prevalent in the northeastern states, though there are a number of examples in Albany – both in brick rowhouses and free-standing houses.

- Two to three stories
- Asymmetrical facades and elevations
- Full-width or wrap-around porches
- Stained glass windows
- Square or rounded towers and bays
- Spindlework on porches



Shingle Style

### Shingle (1880-1910)

This style was uniquely developed in the United States from elements taken from the Queen Anne, Colonial Revival and the Richardsonian Romanesque styles. Houses in this style are most commonly found in the Northeast where the style was popularized, though examples exist throughout the country. There are a few larger frame houses in the country that portray this style.

- Front or side gabled is common, often with a gambrel roof
- Wood shingle siding on frame house
- Steeply pitched roofline
- Larger porches
- Few decorative details
- Palladian or recessed windows are common



Sard House, Source: Albany Times Union

### Richardsonian Romanesque (1880-1900)

Developed by architect Henry Hobson Richardson, the style was used mainly for public buildings and though there are a few houses designed by Richardson, one may be found in Albany. Richardson used the style throughout New England and it then spread around the country. Due to its use of heavy rusticated stone and brick, buildings were more expensive to construct and were usually architect-designed.

- Two to three stories
- Masonry walls using rusticated, squared stonework
- Rounded arches over windows, porches or entrances
- Round towers with conical roofs



Colonial Revival Style

### Colonial Revival (1880-1955)

The Colonial Revival style was the most popular style of the first half of the 20th century and is often referenced in new construction of today. Examples may be found in all parts of the country. In Albany it may be found in brick rowhouses and free-standing houses of brick and frame.

- Typically two stories
- Frame or brick
- Front entrance with slender porch columns and decorative pediment
- Overhead fanlights or sidelights
- Symmetrical front facade with center door
- Double-hung windows and multiple panes
- Paired windows are common



Union Station

### Beaux Arts (1885-1930)

The style references buildings with Classical characteristics but more elaborate ornamentation. The style was favored by the wealthy for their grand residences and also for commercial and institutional buildings. There are several good examples in Albany.

- Typically masonry construction
- Two to three stories
- Full-height porch with Classical columns
- Symmetrical façade
- Decorative front door surrounds
- Cornice lines with elaborate moldings



Old Post Office

### Italian Renaissance Revival (1890-1935)

The style references characteristics from Italian buildings, such as arched openings. The style was not as common nationally and most examples were architect-designed. It was used by the wealthy for their residences and also for public and institutional buildings. There are several good examples in Albany.

- Typically masonry construction
- Two to four stories
- Arched window and door openings
- Symmetrical façade
- Low-pitched hipped roofs with bracketed eaves
- Classical columns or pilasters surrounding entry



Western Avenue, Source: Google (2019)

### Homestead Temple-House (1890-1940)

This housing type is usually rectangular with a front-facing gable and open porch that houses one apartment on each floor. They were popular in northeastern cities in the late 19th and early 20th centuries as they allowed the owner to live in one unit and rent the other. They were often built in rows, resembling rowhouses. There are many examples of this building type in Albany.

- Rectangular footprint
- Typically frame construction
- Front-facing gabled roof
- Cornice return or full pediment
- Two-story open porch



Brookline Avenue, Source: Google (2019)

### Tudor Revival (1890-1940)

This style is based on early English building types including building characteristics from the Medieval and Early Renaissance periods. The style was extremely popular in the early 20th century, especially in suburban locations, and was second only to Colonial Revival. Examples of Tudor Revival are found in Albany as the city expanded westward in the 20th century.

- Steeply pitched roofs
- Side gabled or less frequently front gabled
- Multiple front-facing gables
- Tall, narrow windows, often in groups, with multiple panes
- Large chimneys
- Decorative half-timbering



Dutch Colonial Revival Style

### Dutch Colonial Revival (1895-1935)

The Dutch Colonial Revival style is a subtype of Colonial Revival but was a popular style during the first half of the 20th century. Examples may be found in all parts of the country. A number of examples may be found in the streetcar suburbs – now part of the city – to the west of Washington Park.

- Typically two story frame
- Gambrel roof both front and side-facing
- Symmetrical front façade with center door
- Double-hung windows and multiple panes

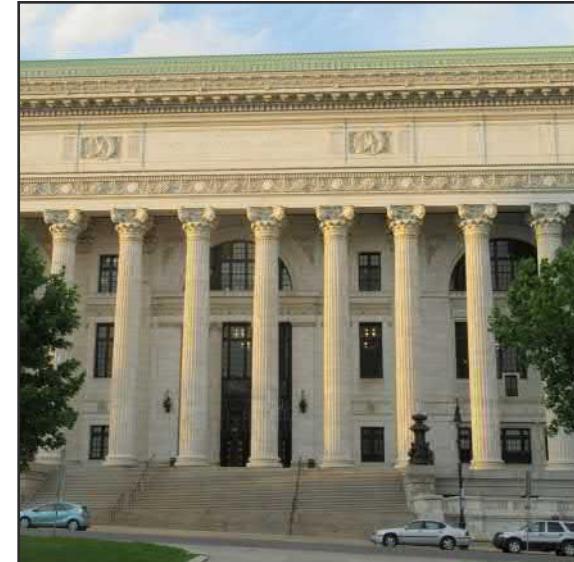


Foursquare Building Type

### Foursquare (1895-1950)

The Foursquare is so named for its square or cube shape with four rooms on each floor. The houses were extremely popular as a simple building that could be tied to multiple styles included Colonial, Classical, Tudor and Prairie School. There are multiple examples found in Albany's neighborhoods.

- Two to two- and one-half stories
- Frame, brick or stucco
- Open front porch
- Hipped or gabled roof with dormers
- Symmetrical facade



NY State of Education Building

### Neo-Classical (1895-1955)

This style was popular throughout the early 20th century and combined various elements of the Early Classical Revival, Greek Revival, Georgian and Federal styles with a tendency towards more elaborate details. There are a number of examples found in Albany.

- Typically two stories
- Frame or brick
- Full-height porch with Classical columns
- Symmetrical façade
- Decorative front door surrounds



Georgian Revival Style, Source: Google (2019)

### Georgian Revival (1900-1950)

As styles from the Colonial period became very popular in the United States in the early 20th century, housing design began to emulate Georgian architecture resulting in the Georgian Revival. Georgian Revival architecture shared many of the traits of Georgian architecture but were updated for modern living in terms of size and design elements. A number of homes in this style may be found in Albany.

- Typically two stories
- Rectangular in shape
- Symmetrical facades
- Hipped roof with dormers

1895

1900



Craftsman Style

### Craftsman (1905-1930)

The style originated in California and spread throughout the country via pattern books. Based on the English Arts and Crafts movement, it was a popular style for smaller houses. There are several examples found in western neighborhoods of Albany.

- One to one- and one-half stories
- Frame, brick or stucco
- Deep overhanging eaves
- Rafter tails
- Gabled roofs – front or side-facing
- Square porch supports



Bungalow Building Type

### Bungalow (1910-1960)

The bungalow became the most popular small house type around the country in the early 20th century. It was constructed in the thousands in cities and suburbs. The bungalow was not tied to one particular style and included examples of Colonial, Classical, Spanish and Shingle, but was most often tied to the Prairie School and Craftsman style. There are a number of bungalows found in the western sections of the city.

- One to one- and one-half stories
- Frame, brick or stucco
- Deep overhanging eaves
- Open front porch

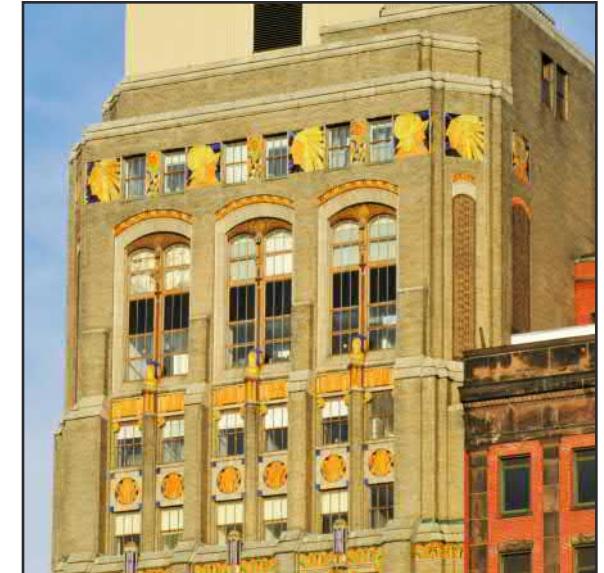


Woodlawn Avenue, Source: Google (2019)

### Spanish Revival (1915-1940)

The style was originally based on early Spanish missions but grew to encompass the varied architectural traditions of Spain. The style is found mainly in the Southwest but individual examples exist in many suburban areas around the country. There are several examples in the western sections of Albany.

- One to two stories
- Stucco wall surfaces
- Low-pitched tile roof, usually red
- Arched door or window openings



Art Deco Style

### Art Deco (1920-1940)

Art Deco developed in the 1920s and is most common in commercial and public buildings in urban areas. The style gained its name from the Exposition Internationale des Arts Decoratifs et Industriels Modernes held in Paris in 1925. There are a few commercial examples in Albany.

- Stucco, brick or masonry
- One to two story residential, high rise commercial
- Geometric designs and decorative elements
- Vertical projections



Historic Albany Foundation

### Art Moderne (1920-1940)

This style was a transition from the more elaborate and decorative Art Deco following the Great Depression. It was more common in residential than commercial buildings. There are a few examples in Albany.

- Stucco, brick or masonry
- One to two stories
- Flat roof
- Horizontal design elements
- Smooth asymmetrical façade
- Curved walls are common



Structure of the Empire State Plaza

### International (1925-Present)

Use of smooth surfaces and lack of ornamentation were hallmarks of the International style, which highlighted the volume of a building. Asymmetrical facades were common early on adding to the sleek Modern look. Buildings in the International style were often architect-designed and are rare in most cities, though they may be found more commonly in the Northeast. In Albany the style may be found on a few larger homes near Manning Boulevard and in more prominent institutional buildings such as the Empire State Plaza and the Uptown Campus of SUNY Albany.

- Geometric-shaped, often with curved corners
- Flat roofs, often cantilevered, are common in residential versions
- Windows may wrap around corners
- No ornamentation
- Horizontal openings



Minimal Traditional Type, Source: Google (2019)

### Minimal Traditional (1935-1950)

This house type was a response to the Great Depression and represents the small house that is affordable and easy to mass produce. It was a popular choice for millions during and after World War II. A number of Minimal Traditional homes are found in western neighborhoods in the city.

- Rectangular in shape
- One story frame or brick
- Low- or intermediate-pitched roof often gabled
- Typically no dormers
- Minimal architectural detail



Woodlawn Avenue, Source: Google (2019)

### Ranch (1935-1975)

The Ranch style originated in California but spread throughout the country after World War II. The floor plans and house size made it very popular and it may be found in postwar subdivisions around the country. A number of Ranch homes are found in western neighborhoods in the city.

- Rectangular or L-shaped
- One story frame or brick
- Low-pitched roof without dormers
- Off-center front door
- Picture window
- Attached garage

1920

1940



Brutalism Style

### Brutalism (1935-1950)

Brutalism is named after the French word for raw concrete – beton brut – and is designed to expose the raw materials and structure on the exterior, particularly concrete. The style is mainly used in public buildings. There are several Brutalist buildings that were constructed as part of the Empire State Plaza state government center.

- Bulky, angular design
- Monumental in size
- Few visible glass surfaces
- Raw concrete exterior



Lustron House

### Lustron Homes (1946-1950)

The Lustron house was a prefabricated home clad in porcelain enamel steel panels that was constructed by the Lustron Corporation. The Lustron Homes of Jermain Street Historic District was designated in 2009 and there are a few additional homes scattered around the west side of the city.

- Rectangular in shape
- One story frame with porcelain enamel steel panel exterior
- Low-pitched roof
- Typically no dormers
- Minimal architectural detail



## **SECTION 3 : CITY PLANNING AND PROGRAM ADMINISTRATION**

# City Planning and Program Administration

This section reviews local planning policies and their relation to local preservation planning in Albany, as well as the legal contexts that support historic preservation planning activities. Various policy documents, and other planning programs address the preservation of historic buildings, districts, sites, and other resources at the municipal level. Comprehensive plans, subareas, and neighborhood plans are the means for establishing clear goals and policies for promoting and encouraging historic preservation at the local level. A municipal historic preservation ordinance is also key to implementing local preservation policy and how important historic resources are preserved, protected, and managed over time. This section provides an analysis of Albany's preservation ordinance, as incorporated in the Rezone Albany Development Code, in comparison to the New York Model Historic Preservation Ordinance to determine any needed updates to enhance its effectiveness. A review of existing financial incentive programs for historic preservation, heritage tourism assets, and important local and institutional partners is also included in this section.

## Federal and State Context

### *The National Historic Preservation Act of 1966, Section 106*

The National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) is the nation's primary historic preservation law. The act created the National Register of Historic Places, the official list of properties significant in the history, architecture, archeology and culture of the United States. The act also called for the creation of State Historic Preservation Offices (SHPOs) to administer the national program at the state level. In addition, any project that involves federal funds, licenses or permits is reviewed in accordance with Section 106, which establishes procedures to be followed by federal agencies whose actions may directly or indirectly have an effect on historic properties and directs those agencies to consult with SHPO to assess those effects. Therefore, any approvals/permits/funding that are given by a federal agency must also be reviewed by SHPO. The comments of an independent review agency, the Advisory Council on Historic Preservation, may be sought when federal agencies are involved in relevant undertakings. Examples of federal undertakings include but are

not limited to CORPS permits, FCC permits (cell towers), FDIC approvals/funding (banks, mortgage insurance, etc.), or HUD funding, etc.

### *The New York State Historic Preservation Act of 1980, Section 14.09*

The New York State Historic Preservation Act of 1980 was established as a counterpart to the National Historic Preservation Act and declares historic preservation to be the public policy and in the public interest of the state. The act created the New York State Register of Historic Places, the official list of sites, buildings, structures, areas or objects significant in the history, architecture, archeology or culture of the state, its communities or the nation. The act also requires state agencies to consult with the SHPO if it appears that any projects being planned may or will cause any change, beneficial or adverse, in the quality of any historic, architectural, archeological or cultural property that is listed on the National Register of Historic Places or listed on the State Register or that is determined to be eligible for listing on the State Register. It requires state agencies, to the fullest extent practicable, consistent with other provisions of the law, to avoid or mitigate adverse impacts to such properties, to explore all feasible and prudent alternatives and to give due consideration to feasible and prudent plans that would avoid or mitigate adverse impacts to such property. The act also establishes agency preservation officers within state agencies for the purpose of implementing these provisions. In addition, the act reaffirms and expands the role of the State Board for Historic Preservation, which advises and makes recommendations to the State Historic Preservation Officer on preservation programs and activities, including State and National Registers nominations and statewide preservation planning efforts.

### *State Environmental Quality Review Act (SEQRA)*

The State Environmental Quality Review Act (SEQRA), 6NYCRR Part 617 of the New York State Environmental Conservation Law, establishes a set of uniform regulations by which all state, county and local governmental agencies incorporate consideration of environmental impacts into their planning, review and decision-making processes. Impacts to historic resources, such as buildings listed on the State or National

Registers of Historic Places and archeological sites, should be taken into account. To accomplish the goal of the act, SEQRA requires that all governmental agencies determine whether the action they directly undertake, fund or approve may have a significant impact on the environment. If an action may have a significant adverse impact, agencies must prepare or request an environmental impact statement. SEQRA applies to projects undertaken or permitted by county and local governments; consequently, many thousands of projects statewide that fall outside the purview of the state and national historic preservation acts are reviewed. New implementing regulations for SEQRA went into effect in 1996. Under this act, municipalities may request that a project be reviewed by the SHPO. All SHPO comments under this review are advisory only.



## Local Plans and Policies

### *Albany 2030 Comprehensive Plan (2010-2011)*

The Albany 2030 Comprehensive Plan was adopted in 2011 and is the official policy document for the City of Albany. It incorporates a vision statement for 2030 which includes six components concerning Safe, Livable Neighborhoods, Model Educational System, Vibrant Urban Center, Multi-Modal Transportation Hub, Green City, and a Prosperous Economy. The Plan presents key planning goals, strategies and actions. Following are excerpts from the Albany 2030 Comprehensive Plan that relate to the goals and objectives within this Historic Preservation Plan.

- The chapter on Community Form addresses the physical form and appearance of the city. It states that, "While Albany's physical appearance continue to change and evolve, its historic pattern of buildings and streets remains a defining characteristic of its community form and is a source of pride and identity for residents." (Albany 2030 Comprehensive Plan, 2011, p. 35) Categories under Community Form include Land Use, Urban Design and Architectural Character. Strategies and Actions include:
  - Gaining control of vacant and abandoned buildings through property acquisition for redevelopment;
  - Creating design guidelines and a design review process for the entire city outside the historic districts;
  - Develop a historic preservation plan;
  - Maintain an inventory of all designated and non-designated historic buildings in the City, evaluate existing historic districts, and consider the feasibility of new or expanded districts;
  - Create development incentives for historic preservation; and
  - Adaptively reuse historic and non-historic structures in Brownfields remediation projects.

The chapter on Economy addresses ways to generate economic activity and commerce. The Investment category includes Strategies and Actions such as:

- Reinforcing, enhancing and promoting Albany's distinctive character and identity;
- Developing a modern marketing and branding campaign that utilizes Albany's unique historic and cultural heritage; and
- Identifying and designating new historic landmarks, historic districts, and Neighborhood Conservation Districts.

The chapter on Social systems addresses public safety and the arts and culture community. Strategies and Actions under these categories include:

- Remove the influences of blight to prevent or reverse neighborhood decline;
- Continue and expand the City's Vacant Building Court, Vacant Building Registry and Vacant Building Inventory through the use of new technology;
- Develop incentives for the rehabilitation and reuse of vacant and substandard buildings;
- Enhance stabilization codes and practices to tighten requirements for maintenance;
- Partner with Albany County to create a City of Albany Strategic Acquisition Fund and Land Bank that can acquire and hold strategic properties for stabilization and future reuse;
- Develop a citywide vacant/abandoned property strategy based on assessment of each property's structural soundness, market value, historic value and other indicators;
- Work with the City's arts and cultural organizations to expand and promote Albany's offering of cultural programs; and
- Increase awareness of the City's historic and cultural resources through special events, exhibitions, walking tours, and public art.

The chapter on Housing and Neighborhoods addresses housing diversity and choice, neighborhood identity and neighborhood services.

Strategies and Actions under these categories include:

- Developing rehabilitation assistance programs and incentives to promote reestablishment of homeowner occupied housing;
- Working with local groups to create a marketing strategy that highlights the benefits of city neighborhoods, including walkability, access to downtown, historic buildings, and lower transportation costs;
- Adopting design guidelines focused on scale, design, and density to ensure that housing fits in with and is sensitive to its surrounding neighborhood context while addressing the needs of the modern family;
- Use building and zoning code enforcement to improve housing quality and reduce building neglect;
- Continuing the practice of escalating fines and fees, and explore escalating assessment for vacant and abandoned properties to deter speculation and encourage reuse;
- Adopting design guidelines and incentives for adaptive reuse, redevelopment and infill development;
- Researching best practices in cooperation with New York State, developing and piloting a Rehabilitation Building Code that allows greater flexibility in restoration or rehabilitation of existing structures to encourage reuse rather than demolition of existing structures; and
- Promoting the use of historic tax credits and state and federal green building incentives to encourage rehabilitation and reuse of historic buildings.

The chapter on Institutions addresses relationships and partnerships, facilities and projects, and fiscal impacts. Categories include Relationships and Partnerships and Facilities and Projects. Strategies and Actions within these categories include:

- Exploring the creation of a Downtown investment fund to support revitalization efforts; and
- Identify opportunities for the re-use of underutilized properties for educational purposes associated with regional institutions;

#### *[Albany Cultural Heritage Tourism Strategic Plan \(2016\)](#)*

As the Capital of New York State and one of America's First Cities, Albany is rich in cultural heritage assets that can serve as a significant catalyst for new economic growth, enriched quality of life and a renewed sense of place for residents and visitors alike. The City of Albany developed this plan to address the city's potential to become a major cultural heritage tourism destination.

The planning process resulted in the identification of several key findings that reinforced the idea that tourism is an important part of the city's economy and that cultural heritage tourism plays a significant part. The city's significant heritage and historic assets stand out when compared to other destinations and the importance of historic preservation and authenticity are common elements of successful destinations.

The plan resulted in the creation of a Vision Statement which stated that, "The City of Albany and the Capital Region are recognized as a top international cultural heritage tourism destination. In 2020, the City of Albany and Capital Region have a strong preservation ethic, where residents promote their appreciation of place and community pride, and cultural heritage tourism robustly contributes to the region's economic vitality and growth" (Albany Cultural Heritage Strategic Plan, 2016-2018, p. 7). The planning process also resulted in the creation of three goals, twelve strategies and thirty-five tactics.

Goal no. 1 is to promote and expand Albany's existing cultural heritage experiences. Strategies for accomplishing the goal involve sharing the city's important stories, increasing the visibility of heritage assets and improving the visitor experience. Goal no. 2 is to preserve and protect Albany's cultural and heritage assets for present and future generations. Strategies for accomplishing the goal include ensuring that effective preservation policies and practices are included in existing city plans and to educate the public on the importance of preservation to tourism. Goal no. 3 involves establishing the management and funding structure to implement the strategic plan and highlights the importance of partnerships. The plan goes on to highlight implementation strategies and funding sources.

#### *[Corning Riverfront Master Plan \(2014\)](#)*

The plan looked at the existing park conditions and design and made recommendations for improvements to the park and its connectivity to Downtown Albany.

#### *[Tivoli Lake Preserve Visioning Plan \(2014\)](#)*

The plan looked at assessing opportunities to improve Tivoli Lake Preserve, a natural resource project that aligns with goals set in the City's Albany 2030: Comprehensive Plan, and created a Visioning Plan that would redevelop Tivoli Lake Preserve and bring out its full potential that would make it both a local and regional destination.

#### *[Impact Downtown Playbook: Business Plan for Downtown Albany \(2014\)](#)*

This strategic business plan identifies strategies for revitalizing downtown as the major center of economic development in the City of Albany, including recommendations for investment, funding, business recruitment, organization, marketing and branding.

#### *[University at Albany SUNY Campus Heritage Preservation Plan \(2009\)](#)*

The Campus Heritage Preservation Plan was prepared for the University at Albany to use as a tool to guide preservation and future development of the campus, which was designed by renowned modern architect Edward Durell Stone. The original University at Albany campus includes fifty-four buildings built on and around a central Academic Podium. The Plan indicates that since its completion in the early 1970s, decades of service and use have taken their toll on the buildings and grounds. The plan also recognizes that campus is of great architectural importance which will warrant preservation and listing in the National Register of Historic Places when it becomes eligible. The plan is presented in two sections: Section 1 addresses the historic significance of the campus, provides a historic context for its development, and provides a detailed timeline of the development of the university and its architecture as well as a profile of architect Edward Durell Stone; Section 2 provides an analysis of the building HVAC systems, building exteriors and public spaces, and provides inventory forms for each building.

#### *[The College of St. Rose Master Plan Update \(2009\)](#)*

The master plan provides an assessment of the College's existing facilities and opportunities for their use, as well as identifying specific concepts and recommendations for implementation which include the renovation and expansion of existing buildings as well as new construction.

#### *[Central Avenue Cultural District Business Plan \(2009\)](#)*

The business plan was a result of the continued transition of Central Avenue to a vibrant, commercial area, and brings focus to the intersection of Quail Street and Central Avenue, known as the Central Avenue Cultural District. The plan provides a strategy to revitalize this particular area and create a destination within the City of Albany for music, food, arts and entertainment.

#### *Capital South Plan: SEGway to the Future (2007)*

The plan looked at diverse issues to create a vision for revitalization of the South End neighborhoods. Stabilization was stated as being the initial primary goal in order to achieve plan recommendations which include housing rehabilitation, new construction and historic preservation. The plan is divided into three sections, the first of which is "Stabilize the South End," which focuses on revitalization, vacant and abandoned properties and preservation initiatives. Relevant recommendations include:

- Reward property owners with incentives and financial assistance for rehabilitations;
- Create disincentives to discourage irresponsible and unresponsive owners from holding on to vacant and blighted properties;
- Develop disposition plans for blocks with abandoned properties;
- Be creative when it comes to reusing abandoned properties;
- Target certain areas of the South End as priority areas for preservation;
- Focus on historic buildings for reinvestment;
- Target concentrations of historic buildings;
- Provide technical assistance to the owners of and would-be re-investors of historic buildings;
- Target small grants and loans on favorable terms to homeowners and others rehabilitating historic properties;
- Tie redevelopment of abandoned property to public subsidies and tax incentives;
- Employ an abatement program for renovated buildings and redeveloped property;
- Clean and green the vacant lots;
- Support new initiatives like the Senior Rehab Program;
- Target new investment to areas where redevelopment is already occurring;
- The area around the Jared Holt Wax Factory site is one such area that is ripe for streetscape improvements and concurrent housing investment;

- Focus on housing and property neglect;
- Prosecute owners of derelict and abandoned properties;
- Upgrade Howe Library;
- Develop a South End Neighborhood Association; and
- Develop a Capital South Neighborhood Coalition.

The section titled "Energize the South End" focuses on reinvestment, housing and homeownership in the neighborhood. Relevant recommendations include:

- Support programs in which vacant buildings and lots are readied for rehabilitation by sweat-equity or mission-driven organizations;
- Transfer City- and County-owned property to a City-wide community development corporation;
- Continued code enforcement;
- Revise the City's regulations where necessary, and better educate owners and investors, to better maintain and reinforce historic character;
- Employ a zoning overlay district that relaxes aspects of the modern building code that do not affect life/safety;
- Ease permitting for older structures;
- Promote commercial revitalization on South Pearl Street; and
- Consider developing a city-wide community development corporation (CDC).

The section titled "Grow the South End" focuses on future economic growth and community vitality in the neighborhood. Relevant recommendations include:

- The redesign of Lincoln Square must respond to the site's intrinsic qualities;
- Embrace the community's vision of a renewed and reconnected Lincoln Square;
- Consider expansion of Lincoln Park as an alternative, inclusive of adjoining property;
- Create Capital South Square;

- Revisit the design of Interstate 787 and remove the elevated highway;
- Enhance the quality of Morton Avenue and Rensselaer Street through the redevelopment of vacant buildings and streetscape improvements; and
- Reveal the Schuyler Mansion to the public;

#### *Park South Urban Renewal Plan (2006)*

The purpose of the plan was to eliminate urban blight, create affordable housing opportunities, increase sense of community and visual attractiveness through the rehabilitation of historic buildings, encourage private investment and community revitalization. A key objective of the plan is to identify and encourage the rehabilitation of historic buildings.

#### *Midtown Colleges and University District Redevelopment Plan (2005)*

The plan assessed redevelopment strategies for the district to improve the multiple educational institutions within the district along with the City of Albany. Some of the plan's key objectives included strengthening adjacent residential neighborhoods by stimulating new and rehabilitated single and multi-family housing; expanding, upgrading and integrating student housing with the neighborhoods; and upgrading the image and appearance of the district, including the public rights-of-way and existing buildings.

#### *Park South Redevelopment Plan (2004)*

The purpose of the plan was to identify a realistic redevelopment strategy that will guide improvements necessary to reverse undesirable trends in Park South by providing new and rehabilitated quality housing, capital and infrastructure improvements, policy changes, improved area services and retail, and an overall improved quality-of-life for the neighborhood. The overall goal is to define an implementation strategy that will guide short-term and long-term neighborhood-wide improvements, including improving the residential and commercial character and attractiveness of the neighborhood. A key finding of the plan is that preservation and rehabilitation should be carefully considered but will not be the sole key to revitalization and should not compromise the

ability to attract development interest and investment.

#### *Arbor Hill Neighborhood Plan (2003)*

The Arbor Hill Neighborhood Plan was developed to achieve consensus on ways to revitalize the neighborhood and approach development. The plan focused on four key areas including Homeownership and Rental Housing; Arts, Culture and Heritage; Business and Job Development; and Quality of Life. Guiding principles were identified within each of the four areas. Following are excerpts from the Arbor Hill Neighborhood Plan that relate to the goals and objectives within this Historic Preservation Plan.

Key principles within the Homeownership and Rental Housing section include:

- Rehabilitating existing housing and building compatible infill housing; and
- Supporting the use of high-quality designs and material.

Key principles within the Arts, Culture and Heritage section include:

- Preserving the historic integrity of the neighborhood by maximizing the reuse of historic buildings;
- Supporting cultural institutions' applications for grant funding within or about Arbor Hill;
- Promoting Arbor Hill as a place for arts, culture and heritage, recognizing the neighborhood's rich history, including the African American experience; and
- Expanding public participation in the arts by promoting the neighborhood as a regional arts center and place of historic significance.

#### *Upper New Scotland Avenue – Krumkill Road Neighborhood Plan (2002)*

The plan looked at guiding growth and improvements and strengthening the quality of life for area residents. The plan balanced the steady demand for high quality housing against identified needs for open space, recreational facilities, and convenient neighborhood services. The plan included

recommendations for maintaining the primarily residential and institutional character of the neighborhood and preserving open space.

#### *South End Revitalization Plan (2001)*

The purpose of the report was to present a revitalization strategy for the South End of Albany to be carried out over a five-year period. The goals of the plan included achieving a stable, economically and racially diverse community; making the South End attractive for new investment; increasing the wealth and economic well-being of neighborhood residents; assisting residents through education and training; and creating a better living environment for existing residents and attracting new residents. Urban Design and Historic Resources was one of the five major areas discussed in the plan with the goal of conserving housing, removing blight and capitalizing on the architectural character of the neighborhood.

#### *Development Strategy for the Broadway Commercial Corridor (2001)*

The Development Strategy provided a framework for revitalization activities along the four mile corridor including neighboring Menands and Watervliet. The strategy's objectives included encouraging the expansion of neighborhood retail, promoting retail operations, supporting the historic Capital District Regional Market in Menands, and upgrading the appearance of the Corridor.

#### *Washington Park Historic Landscape Report, Preservation Plan and Management Proposal (1989)*

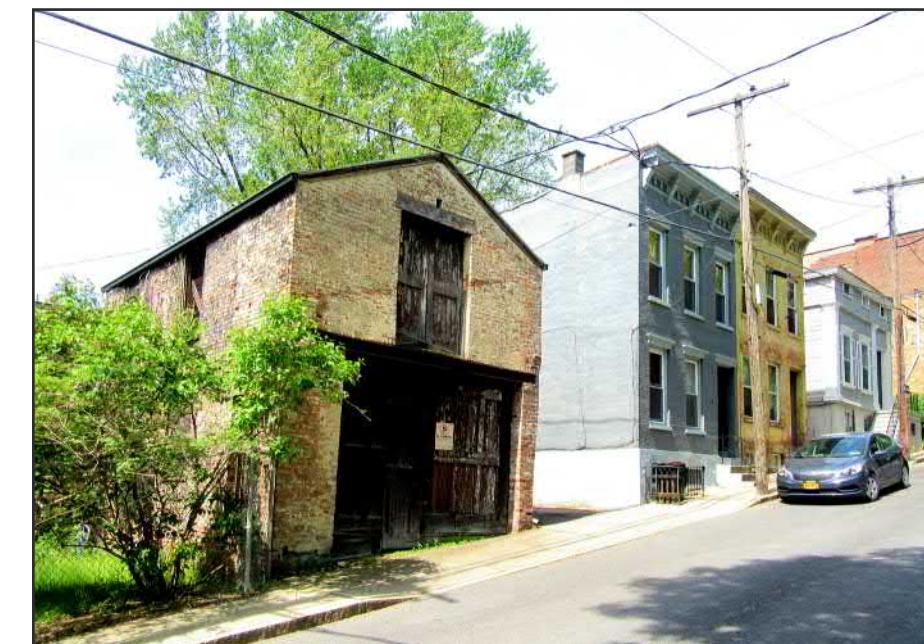
The goals of the plan included:

- Framing a vision for the park;
- Improving Park Management and Maintenance;
- Improving scenic quality;
- Developing stewardship of the park;
- Providing for a diversity of park uses;
- Emphasizing the natural environment of the park;
- Articulating the historic and cultural value of the park;

- Recapturing lost historic elements and preserving remaining historic resources; and
- Balancing contemporary needs and historic origins.

#### *Ten Broeck Triangle Urban Renewal Plan (1980)*

The Ten Broeck Triangle Urban Renewal Plan was developed to revitalize the Ten Broeck Triangle Area into a sound, predominantly residential neighborhood while eliminating blight, preserving housing stock, improving community services, creating diversity and vitality, restoring and preserving historic buildings and stimulating private investment and revitalization. The plan recommends rehabilitation assistance, public improvements, and acquisition.



Ten Broeck Triangle Historic District

## City Zoning

### *Unified Sustainable Development Ordinance – Historic Preservation*

A key element in any municipal preservation program is the management of processes related to landmark and district designation and design review – both administered by the Historic Resources Commission. The City's Historic Preservation Ordinance, as part of the Rezone Albany Unified Sustainable Development Ordinance (USDO), currently governs designation and design review processes. Some refinement to the Ordinance is recommended to provide clarity to processes and to integrate preservation best practices.

The City of Albany's main zoning document is its Unified Sustainable Development Ordinance (USDO). The USDO became effective on June 1, 2017 with the purpose of implementing the policies from the Comprehensive Plan, promoting economic reinvestment, protecting and preserving residential neighborhoods, promoting energy conservation, secure safety from environmental dangers, facilitate the provision of community facilities, preserve the aesthetic quality and historic urban form and fabric, and promote the health, safety and general welfare.

Like most municipal zoning ordinances, the USDO regulates land use and development through base zoning districts, overlays, special purpose districts, and development standards, among other zoning tools. Historic Preservation is addressed in different sections of the USDO:

- Section 375-1: General Provisions;
- Section 375.2: Zoning Districts (F – Overlay Districts) creates Historic Resources Overlay Districts and Archaeological Resources Overlay Districts;
- Section 375.5: Administration and Review identifies the Historic Resources Commission and provides the procedures for demolition and Certificate of Appropriateness review as well as the procedures for designation landmarks and historic districts;

Chapter 42, Part 4 of the City Code establishes the roles and responsibilities of the Historic Resources Commission.

A more formal analysis of the USDO and its historic preservation provisions as it compares with the New York State Model Historic Preservation Ordinance ("NYS Model Ordinance"), as developed by the New York State Office of Parks, Recreation and Historic Preservation, is included in the Appendices. The following table compares the relative strengths and weaknesses of the Albany USDO to other cities and communities in the region.

Local Historic Preservation Ordinance – Community Comparisons							
Community	Owner Consent to Local Landmark Designation	Owner Authority to Request De-Designation	Mandated Design Review for Local Designation	Demolition Delay	Demolition By Neglect	Conservation Districts	No. of Commission Members
<b>New York Model Ordinance</b>	NO	YES	YES	NO	YES	NO	5
<b>Albany</b>	NO	NO	YES	NO	NO	NO	9
<b>Syracuse</b>	NO	NO	YES	YES	NO	NO	9
<b>Rochester</b>	NO	YES	YES	NO	NO	NO	7
<b>Hartford, CT</b>	NO	NO	YES	NO	NO	NO	5
<b>Providence, RI</b>	N/A (only districts)	N/A	YES	NO	NO	NO	10

## Design Review

Design review is the process in which both public and private projects are evaluated for their visual, aesthetic, architectural and urban design qualities, as well as their appropriateness and compatibility to the surrounding environment and setting. In the context of this Historic Preservation Plan, design review is associated with the Historical Resources Commission's administration of the Certificate of Appropriateness (COA) review process for local Landmarks and properties located in local Historic Districts.

Although many commissions generally follow the Secretary of the Interior's Standards for Rehabilitation to determine the appropriateness of any changes, alterations and additions to historic properties, the Historic Resources Commission currently uses review standards prepared by the City of Albany to regulate appropriateness of the use, construction, alteration, repair, improvement, alteration and demolition of buildings, structures, properties, and sites within its local historic districts. Creating a user-friendly guidelines manual of the architectural review standards, including photographs and illustrations for easy comprehension, and basing them on the Standards for Rehabilitation is recommended. Many communities provide a separate document outlining their design review standards for ease of communication and outreach to property owners.

Administrative review by the Chief Planning Official, or their designated staff, is formalized in the Certificate of Appropriateness language in Section 375-5 (13) of the USDO. The ordinance authorizes the Chief Planning Official to approve or deny Minor COA applications for ordinary maintenance and repair, minor exterior alterations, paint color, replacement of non-original materials and restoration work.

## Building Codes

New York State uses the 2015 codes of the International Code Council, with modifications identified in NYS Supplements, as the basis of its Uniform Fire Prevention and Building Code, and its Energy Conservation Construction Code. Relative to the historic building's addressed in this Plan, these include the International Property Maintenance Code, and the

International Fire Code. Local modifications to these codes must be approved by the New York State Code Council and are approved only if the proposed modification exceeds the code's minimum standards and is based on the unique needs of a locality. Different city entities, in particular the Department of Buildings and Regulatory Compliance and the Fire Department, have responsibility for enforcement of these codes.

Currently, NYS is in the process of adopting an amended version of the 2018 Model Codes published by the International Code Council. A final decision should be made in September 2019 with the new codes published as the 2020 Codes of New York State. Either the 2015 or 2018 Uniform codes may be used for a three-month transition period, while the new Energy Conservation Construction Code will begin on March 3, 2020.

## Preservation Administration

Currently, one staff member of the Department of Planning and Development provides support and administration to the Albany Historic Resources Commission on a full-time basis. Duties including reviewing and processing Certificate of Appropriateness applications, managing the operations of the Historic Resources Commission, outreach activities, overseeing survey and registration projects, and maintaining the City's CLG status.

## Incentives

The federal historic preservation tax credit program offers owners of historic commercial properties a federal income tax credit equal to 20 percent of the rehabilitation cost. To be eligible, properties must be income-producing, listed in the National Register and the proposed work must meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The state historic preservation tax credit program offers owners of properties that are located in eligible census tracts and qualify for the federal credit a state income tax credit equal to 20 percent of the rehabilitation costs, up to \$5 million in credits. Additionally, owner-occupied residential properties that are listed in the National Register and located in eligible census

tracts are eligible for a state tax credit equal to 20 percent of the rehabilitation costs, up to \$50,000 in credits. Every census tract in the City of Albany has been determined to be eligible by the State Historic Preservation Office for the state and federal tax credit program.

## City Departments, Agencies, and Preservation Partners

The following is a description of City departments, commissions and boards that have specific roles in the management and administration of the City's historic preservation program. Other preservation partner organizations that have education and advocacy roles within the preservation program are also described in this section.

### *Albany Historic Resources Commission*

Under Chapter 42 of the Albany City Code the mission of the Historic Resources Commission is to preserve and protect places, sites, buildings, structures, works of art and other objects having a special character or special historic or aesthetic interest or value in the City of Albany. The Commission's responsibilities include conducting an ongoing program of survey and historic resource documentation, designating Local Landmarks and Districts, conducting COA reviews, and maintaining the community's CLG status. The Commission currently has nine commissioners and is staffed by the City's Department of Planning and Development.

### *Albany Planning Board*

The Planning Board's principal responsibilities are to review major development and district plans, conditional use permits, conduct design review of new construction and demolition and make recommendations to the Albany Common Council regarding the City's Comprehensive Plans, Plan amendments, and revisions to the City's zoning and land use regulations. The Board has five commissioners and is staffed by the City's Department of Planning and Development.

### *[Albany Department of Planning and Development](#)*

The Albany Planning and Development Department is responsible for overseeing local implementation of the Albany 2030 Comprehensive Plan, administering the Unified Sustainable Development Ordinance and managing the municipal historic preservation program. The Department also staffs the Planning Board, Board of Zoning Appeals, as well as the Historic Resources Commission, including the Commission's COA review and permitting processes.

### *[Albany Board of Zoning Appeals](#)*

The Board of Zoning Appeals holds public hearings to decide appeals or interpret provisions of the USDO that impact applicants requesting a change of use or other relief from USDO permitted regulations.

### *[Albany Department of Buildings and Regulatory Compliance](#)*

The Albany Department of Buildings and Regulatory Compliance is responsible for building inspections and permits for building rehabilitation, construction and demolition, as well as code enforcement and vacant building registration.

### *[Historic Albany Foundation](#)*

Historic Albany Foundation (HAF) is a private, nonprofit membership organization established in 1974 to advocate for the preservation of the Center Square and Hudson Park neighborhoods after the construction of Empire State Plaza and Interstate 787. Since that time, the Foundation's mission has been to preserve and protect buildings that have architectural, historic or civic value providing technical assistance, education and advocacy. HAF fulfills its mandate through public education, promotion and membership, technical assistance, community projects, advocacy for endangered buildings, historic resource surveys and National Register nominations, publications, tours, lectures and operation of an Architectural Parts Warehouse, opened in 1978.

### *[Preservation League of New York State](#)*

Founded in 1974, the Preservation League is New York's statewide nonprofit preservation advocacy group focused on investing in people and projects that champion the essential role of preservation in community revitalization, sustainable economic growth, and the protection of historic buildings and landscapes.

### *[Albany County Historical Association](#)*

Albany County Historical Association (ACHA) was founded in 1942 and is a private, not-for-profit educational corporation headquartered at the historic Ten Broeck Mansion in the Arbor Hill neighborhood. The mission of the ACHA is to preserve, present, and promote the rich history and culture of Albany County. The Association provides exhibits, lectures, concerts, tours, and other educational activities, including a Living History Day in May and a summer Archaeology Camp for children. The ACHA actively partners with other historical and cultural institutions, and works to promote Albany County's rich history with events held at the Ten Broeck Mansion as well as other locations around the Capital District.

### *[New Netherland Institute](#)*

As an independent, non-profit, nongovernmental organization, NNI now supports the New Netherland Research Center (NNRC) in partnership with the New York State Office of Cultural Education (OCE), the parent agency of the State Library and State Archives. Created in 1986 as the Friends of the New Netherland Project, it has supported the transcription, translation, and publication of the 17th-century Dutch colonial records held by the New York State Archives and State Library. These records constitute the world's largest collection of original documentation of the Dutch West India Company and its New World colonies. They represent an irreplaceable resource for researchers exploring this important chapter in American history, with its legacy of cultural traditions, and its qualities of tolerance, diversity and entrepreneurship.

### *[Discover Albany](#)*

Discover Albany is an independent, not-for-profit corporation and serves as Albany County's Official Tourism Promotion Agency (TPA), as well as an administrator of the Capital-Saratoga Region and Hudson River Valley marketing efforts. The Albany County Convention & Visitors Bureau, Inc. has been promoting the New York State Capital to visitors since 1976. Discover Albany also operates the Discover Albany Visitors Center, which is located at historic Quackenbush Square (corner of Clinton Avenue and Broadway in downtown Albany), and the Information Desk at the Albany International Airport.

### *[New York State Department of Parks, Recreation and Historic Preservation](#)*

New York's State Historic Preservation Office (SHPO) helps communities identify, evaluate, preserve, and revitalize their historic, archeological, and cultural resources. The SHPO administers programs authorized by both the National Historic Preservation Act of 1966 and the New York State Historic Preservation Act of 1980. These programs, including the Statewide Historic Resources Survey, the New York State and National Registers of Historic Places, the federal historic rehabilitation tax credit, the Certified Local Government program, the state historic preservation grants program, state and federal environmental review, and a wide range of technical assistance, are provided through a network of teams assigned to territories across the state. The SHPO works with governments, the public, and educational and not-for-profit organizations to raise historic preservation awareness, to instill in New Yorkers a sense of pride in the state's unique history and to encourage heritage tourism and community revitalization.

### *[Albany County Hall of Records](#)*

The Albany County Hall of Records is a joint city and county collection. Because the archival records of both Albany County and the City of Albany are housed in one location, the public is better able to research local history. Expenses incurred to provide secure vault storage, public search room space, and trained staff are shared by the two participating governments.



## ***SECTION 4 : HISTORIC PRESERVATION PLAN***

# Historic Preservation Plan

This Historic Preservation Plan represents the results of a collaborative planning process between the City of Albany, its Historic Resources Commission and Preservation Plan Steering Committee and various stakeholder groups to create a planning vision and policy framework that advances the local historic preservation program. The Preservation Plan also organizes local preservation activities and initiatives in specific areas to facilitate the implementation of long-term preservation goals and build a more effective community preservation effort. Furthermore, this Plan should also serve as a work program not just for the Historic Resources Commission but also for partner stakeholders and entities, including other City departments, Historic Albany Foundation, economic development groups, and other preservation advocates. While the City and the Historic Resources Commission will take the lead on many initiatives presented in this document, partnerships with other public agencies and private sector organizations to implement other aspects of the Historic Preservation Plan, especially in relation to city revitalization and educational and advocacy efforts, will also be needed.

Outlined in Section 4 of this Historic Preservation Plan are specific preservation planning goals, initiatives, and implementation actions. Discussed in Section 5: Implementation, are the respective roles and responsibilities among key implementation partners. The section below presents the community's guiding vision for historic preservation along with four value statements that reflect Albany's core historic preservation beliefs.

## Albany Historic Preservation Vision

*Albany's 400-year heritage has produced thousands of historic resources which are integral to the city's image and identity, helping to maintain a prosperous downtown and enhancing residential neighborhoods. Albany's historic resources are well maintained, and many are undergoing rehabilitation or restoration work to bring new housing choices to Albany residents. Property owners, contractors and developers are taking advantage of the many historic tax incentives and other initiatives that encourage rehabilitation of historic resources. The City of Albany and its historic preservation partners continually collaborate to document and register the City's historic resources while educating its citizens, property owners and developers in the benefits of preservation. Historic preservation has improved property values in and around historic areas, fostered civic beauty, and preserved and promoted the appreciation of Albany's historic buildings, structures, sites and districts for the education and welfare of the its citizens and stakeholders.*

### Value Statement #1

*Historic Preservation is a critical tool to Revitalizing Downtown Albany*

The historic building stock within Downtown Albany is widely viewed as a valuable and significant collection of 19th- and early-20th century architecture, a collection incorporated as part of locally designated and National Register historic districts. The community also recognizes that historic preservation plays a fundamental role in revitalizing traditional downtown districts – historic buildings can serve as incubator spaces for independent businesses while upper floors could be converted to offices, hotels and residential units, making Downtown Albany a true mixed-use center. The community will adopt new policies and sustain new initiatives that advance historic preservation-based approaches to revitalizing and maintaining Downtown Albany as the community's vital and central commercial district.

### Value Statement #2

*Historic Preservation Enhances Residential and Mixed-Use Neighborhoods*

Residential historic districts throughout the country serve to protect and reinforce distinct neighborhood character, design and authenticity; they are the essential reasons why such neighborhoods remain desirable places to live. In addition, Albany's older, historic neighborhoods are located in close proximity to the Downtown commercial area and Capitol Hill; they also comprise a source of affordable housing as compared to newer developments. Albany residents desire the conservation and preservation of historic neighborhoods as a means of offering a range of living opportunities in historic environments rich in character and as an effective strategy for achieving community sustainability.

### Value Statement #3

*A Strong and Effective Local Historic Preservation Program Requires Collaborative Efforts Between Many Different Partners*

The Albany community believes that successful historic preservation and stewardship requires continual commitment on the part of the City of Albany and other preservation partners and advocates to support and implement various key preservation initiatives. Collaborative efforts help to leverage existing financial and organizational resources, engage new stakeholders as future preservation advocates and build a strong community historic preservation ethic.

### Value Statement #4

*Preservation Efforts in Albany Recognize All Groups and Populations that have Contributed to Albany's Built Environment and Heritage*

The preservation movement today recognizes that racially, culturally, and ethnically diverse groups are important to understanding a community's complete story. The citizens of Albany consider the preservation of key sites, stories and legacies of the city's diverse populations a high priority. Even without the physical evidence of buildings and locations to associate the stories of such groups, the City will find new and innovative ways to tell and interpret such stories to the broader community.

## Historic Preservation Goals, Objectives, and Actions

The Albany Historic Preservation Vision and Value Statements serve as the framework for specific planning goals, policies and actions that build and sustain an effective community preservation program. In succeeding sections, a series of preservation planning goals, policy statements and actions are presented and organized around the four key elements of an effective local historic preservation program. All goals, policies and actions are also focused on facilitating public and private sector participation in local historic preservation, recognizing that each sector has important roles to play in advancing the Albany historic preservation vision.

### Survey Documentation and Registration

An active and ongoing survey and documentation program provides the basis for understanding and identifying the community's historic resources – what resources are of greatest significance and should be maintained and preserved, whether as designated landmarks or historic districts, as part of the community's future built environment. Following a flurry of activity in the 1970s and 1980s to list and designate historic landmarks and districts, there have been relatively few survey projects until recently, resulting in a National Register historic district nomination. In addition, twenty-nine properties were considered locally significant and eligible for local landmark designation (see Section 2: Albany Historic Resources for additional information).

Going forward, future survey and documentation initiatives could focus on the remaining 19th century neighborhoods to the north and south of Downtown where early residential buildings remain. Future survey work could also look at the industrial warehouse district north of downtown and also begin to focus on residential areas on the west side of the city where early- and mid-20th century residential housing predominate. Survey efforts can also be broadened to incorporate other types of documentation, such as oral histories, video projects and crowdsourced websites where historic photos and other material could be provided by community residents for public access. Such activities can inform and enrich the understanding of Albany's historic contexts. Funding for survey projects may

be found through multiple sources, including grants through the Certified Local Government programs, through partnerships with local non-profit agencies such as Historic Albany Foundation, and by attaching the survey requirement to the creation of a neighborhood plan.

### Program Administration and Management

This element concerns the operations and management of the community preservation program at the municipal level, including the mechanisms for designating Local Landmarks and Districts and conducting design review for projects seeking a Certificate of Appropriateness (COA) – mechanisms administered both by the Albany Historic Resources Commission and City staff. Two key aspects of program administration include an effective historic preservation ordinance that protects historic resources and manages change over time and educated and well-trained members of the Historic Resources Commission so they can function fairly and efficiently. Albany's Historic Preservation Ordinance needs refinements to ensure clarity to demolition procedures and design review standards; in other cases, new tools, such as a demolition delay provision, could be incorporated to enhance the effectiveness of the Ordinance. A comprehensive set of design guidelines should also be developed to assist the Commission in design review decisions and in informing the public on preservation best practices.

### Neighborhood Revitalization

Due to the number of historic resources in Albany, there may be older residential neighborhoods and commercial areas that may not be eligible as historic districts due to the loss of building fabric from disinvestment and demolition over time. However, these areas may contain important character-defining features that warrant some level of protection and conservation and may be eligible as a Neighborhood Conservation District. Rehabilitation and adaptive use are vital tools to retaining historic buildings and improving residential and commercial neighborhoods. Funding and other incentives will be key to achieving this, while revisiting code enforcement procedures and considering early warnings and other initiatives

toward minimizing the demolition of historic resources is recommended.

### Education, Advocacy, and Outreach

For any community preservation program, local stakeholders – residential and commercial property owners, contractors and developers – need to know the significance of Albany's heritage, the benefits of preservation, and the tools and resources available to help them adaptively reuse, rehabilitate and preserve the community's historic resources. Elected leaders also need to understand the economic impact and rate of return on its investment and participation in various City-supported preservation initiatives. Therefore, informing and educating local stakeholders through various efforts and initiatives is critical to building strong support for preservation in Albany.

## Plan Organization

**Goal Statement:** An overarching statement of intent that guides program decisions over time.

**Policy Statement for Decision-Makers:** A more specific statement that guides policy decision-makers, including the Albany Common Council, the Historic Resources Commission, the Planning Board, BZA, other boards and commissions, and City staff.

**Action:** An initiative or set of initiatives that identifies the actions and programs needed to achieve the preservation vision set forth in this Historic Preservation Plan.

## Goals and Policy Statements

The following is a summary chart of the Historic Preservation Plan's Goals and Policy Statements.

Goal Statements	Policy Statements
<b>Goal 1:</b> Document, inventory, and designate Albany's significant historic, cultural, architectural and archaeological resources.	<i>Policy 1.1:</i> Conduct on-going field surveys and documentation efforts as a basis for designating future historic districts, individual landmarks and conservation districts. <i>Policy 1.2:</i> Seek a diversity of funding sources for the continued survey and documentation of Albany's historic resources. <i>Policy 1.3:</i> List new historic districts and individual properties in the National Register of Historic Places or designate them as Local Landmarks and Historic Districts.
<b>Goal 2:</b> Review and enhance preservation policy and program administration.	<i>Policy 2.1:</i> Create and implement new planning, zoning and other regulatory tools that facilitate neighborhood and commercial district preservation and revitalization. <i>Policy 2.2:</i> Consider and adopt new tools that support and encourage preservation of important historic resources. <i>Policy 2.3:</i> Improve Historic Resources Commission operations and develop local preservation leadership.
<b>Goal 3:</b> Revitalize and maintain Albany's historic neighborhoods and commercial areas through conservation, adaptive use, and other enhancement efforts.	<i>Policy 3.1:</i> Review and update the historic preservation ordinance and other regulatory tools to advance community preservation planning goals. <i>Policy 3.2:</i> Support and enhance private-sector organizations and entities involved in local preservation and revitalization initiatives. <i>Policy 3.3:</i> Implement initiatives that address demolitions and vacant historic buildings, properties, and lots.
<b>Goal 4:</b> Promote increased awareness and public understanding of historic preservation benefits through ongoing education and advocacy efforts.	<i>Policy 4.1:</i> Support educational initiatives that inform, engage new audiences, and tell the stories of Albany's multi-cultural and generational populations. <i>Policy 4.2:</i> Provide educational information that informs the community regarding the City's historic preservation program, history, local landmarks and districts and educational opportunities. <i>Policy 4.3:</i> Use available technologies and other educational tools to increase awareness of Albany's history and historic architecture and neighborhoods. <i>Policy 4.4:</i> Create and enhance partnerships with organizations and entities that maintain a variety of educational and advocacy activities.

## Survey Documentation and Registration

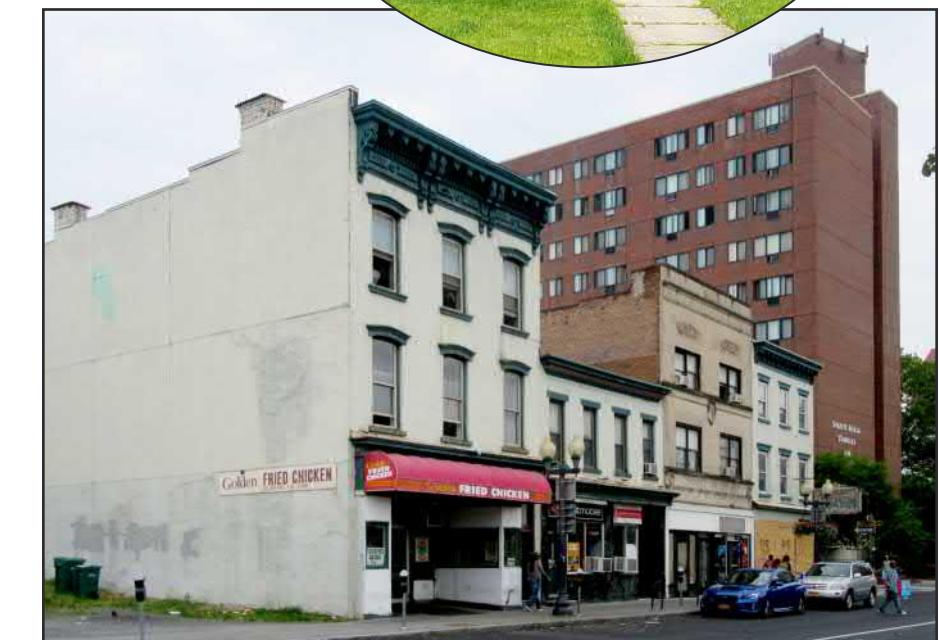
Survey and documentation are key elements to a local historic preservation program: its purpose is to collect and record information for significant buildings, sites, and structures worthy of some form of designation and protection, whether it includes listing in the National Register of Historic Places or designation as a Local Landmark or as part of a Local Historic District by the Albany Historic Resources Commission. An ongoing survey program is vital to the preservation of the city's historic resources and is a requirement for Certified Local Governments. Information from surveys can also aid preservation and planning efforts, promote additional research and increase community awareness and interest in Albany's historic neighborhoods.

Local designation provides the strongest level of protection for historic resources, mandating reviews for demolition and any exterior alterations, while National Register listings are honorary in nature. Both Local designation and National Register listing provide essential economic incentives for the ongoing rehabilitation of the City's historic resources. There are two levels of historic resource surveys: a reconnaissance level survey involves documenting the area to determine if more in-depth research is necessary, while an intensive survey provides detailed information about the historic resources in the area and provides recommendations for designation. A survey can focus on areas large or small, including residential neighborhoods, commercial districts, and industrial areas, and are typically followed by the preparation of National Register listings and local landmark and district nominations. Other types of documentation activities include oral histories, context statement development, and measured and photographic recording of buildings and resources, among others.

### Issue Summary

Past survey and documentation efforts in Albany focused on two specific areas in recent years: a portion of the Delaware Avenue neighborhood and the Washington-Western-Central Avenues Corridor. Older surveys included the intersection of Green and Division Streets just south of Downtown; the SUNY Albany Downtown Campus and the one-block long commercial district on the west side of South Pearl Street between Beaver and Hudson. The buildings at Green and Division Streets have since been demolished and the commercial block on South Pearl Street is a local historic district. Half of the SUNY Albany Downtown Campus, which is comprised of two discontiguous blocks, is proposed for inclusion in the Western Avenue Corridor Historic District. Going forward, future survey areas may include the residential neighborhoods on the west side of the city west of Washington Park, and in neighborhoods to the north, northwest and southwest of Downtown Albany. These neighborhoods represent mainly residential resources developed in the late 19th and early 20th centuries; the one non-residential area includes the industrial warehouse district on the north side. Portions of these neighborhoods may reveal potential National Register and Local Historic Districts, Conservation Districts, as well as resources related to various ethnic, religious and racial groups, including the African American legacy in Albany.

As a result of the City's adoption of the Historic Preservation Ordinance in 1983, seventeen Local Historic Districts have been created mainly in the older sections of the city as well as twenty-nine individually designated local landmarks. There are also nineteen National Register Historic Districts in Albany as well as forty-six individual properties listed in the National Register including five National Historic Landmarks. The Fort Orange/Downtown Albany Archaeological Review District serves as a tool for documenting and preserving important elements in the city's history. Past surveys have also identified potential National Register-eligible districts and individual properties in portions of the Delaware Avenue neighborhood. Going forward, the City's Historic Resources Commission should continue to take a proactive approach in nominating and listing districts and properties in the National Register.



Mansion Historic District

## Key Historic Contexts

Section 4 of this Historic Preservation Plan includes a description of Albany's major periods of development extending from its European settlement in the 17th century through to the mid-20th century. An important element in preservation planning is the identification of priority historic contexts and associated historic buildings, sites, and resources that have yet to be evaluated, or studied for significance. Going forward, the following key historic contexts provide the basis for future survey, documentation, and designation efforts in Albany.

### Transportation and Development

The construction of the turnpikes along Central, Western and Delaware Avenues in the late 18th and early 19th centuries, and the dedication of the city as the permanent state capital, meant that growth would soon follow. The introduction of steamboats on the Hudson River in 1807 and completion of the Erie Canal just north of Albany in 1825 opened up the Eastern Seaboard to the Great Lakes and Midwest. As a result, Albany saw a decades-long building boom. The Mohawk and Hudson Railroad made its first trip from Albany to Schenectady in 1831 and increased rail competition and connections occurred in the decades following, contributing to the growth of the city.

### State and Local Government

During the 18th century Albany was a major trading post and center for commerce in the region. The location of Albany as central to communities within the state, as well as its direct access from New York along the Hudson River, led to its selection as the state capital in 1797. Following its designation the summit of what became known as Capitol Hill began development as the site for monumental government buildings and tony residences. Downtown Albany also grew into a banking and retail district during this period. Centered around the original Dutch town of Beverwijck, the downtown would grow tremendously during the late 19th and early 20th century, mainly along State, North Pearl and Broadway. As Albany became established as a center for government and commerce the city grew and expanded south and by 1850 the area was completely built out.

### Early Suburban Development and Westward Expansion

Development of the city westward was a result of a growing population in the city center and the installation of electric trolley lines which extended west beginning in 1890. Once development began to occur, it was aided by the speculation of real estate developers. The Pine Hills development was the earliest large-scale subdivision on the site of former farmland and was purchased in 1888 by the Albany Land Improvement and Building Company. On many streets rows of single-family and multi-family homes sit opposite each other, creating a diverse population. Other areas further west and south also saw subdivision development, including Winchester Gables, developed by Dan H. Winchester in 1928, and the area north of New Scotland Avenue. As development moved further west towards Manning Boulevard, single-family homes were the focus of construction. Residential development after World War II was concentrated further south and southwest in the Whitehall and Buckingham Park/Crestwood neighborhoods.

### Diverse Populations in Albany

Early neighborhoods to the north and south of downtown are important in telling the story of the city's immigration. As commerce and industry developed in conjunction with a growing state capital, Irish and German immigrants migrated to the city east from New England and north from New York. As industry and rail were clustered near the river – the major transportation route – areas such as Pastures, Mansion and the South End, as well as near the Erie Canal in the North End, saw an increase in worker housing located near employment. Although some Irish had immigrated to Albany as early as the 17th century, many more would arrive following the great Irish famine of the 1840s. Albany was a popular choice for many as there was a need for labor on various transportation projects. Many German-speaking Jews made their way to Albany during mid-19th century. In addition to working in the many industries found in the Pastures and South End, Germans had a special interest in brewing beer, turning Albany into a brewing center with dozens of breweries producing what became known as Albany Ale. As with the Irish and Germans, Italians also migrated up the Hudson Valley for work opportunities in Albany. The largest 19th century concentration was centered

around the Mansion and Pastures neighborhoods and those areas removed for construction of the Empire State Plaza. Their commercial and religious life was centered along Madison Avenue. They also moved into the South End in the 20th century.

African Americans had a small presence in the city through the 19th century, originally as slaves brought over from Africa by the Dutch, and then as freedmen following New York's abolition of slavery in 1827. African Americans began moving north in larger numbers during the Great Migration between 1910 and 1940 looking for better employment, housing and educational opportunities. Another wave of migration would occur after World War II. Many would find that the only areas available to them were those older neighborhoods which had housed previous immigrant groups before they moved to other areas of the city. African Americans would find themselves in the South End as well as West Hill and Arbor Hill, which remain central to their community. The LGBTQ community has been active in Albany for the last fifty years, but gays and lesbians have been in New York dating back to the New Netherland colony. New York State decriminalized homosexuality in 1981, eleven years after the founding of the Pride Center of the Capital Region in Albany which will celebrate 50 years in 2020. While documentation for the LGBTQ community is relatively new, it is an area in need of further research.

## 1

### **Goal #1: Document, inventory, and designate Albany's significant historic, cultural, architectural and archaeological resources.**

Ideally, the City of Albany should conduct future survey efforts at an intensive level, which allows for a careful, detailed documentation of historic resources, their condition, integrity, and potential architectural and historical significance. Survey areas with less intact architectural fabric, known integrity issues, and neighborhoods with a common building type may be conducted at the reconnaissance level with a more detailed documentation of individually significant resources at a later date.

**Policy Statement for Decisions-Makers 1.1:** Conduct on-going field surveys and documentation efforts as a basis for designating future historic districts, individual landmarks and conservation districts.

**Action 1.1:** Survey and Inventory Albany's older 19th century residential areas that are not currently listed in the National Register or designated as Local Districts.

While much of Albany's early building stock has been included in National Register or Local Historic Districts, there remain some early areas that are vulnerable that could benefit from increased attention and the economic incentives that are available with Local or National Register designation. The early architecture in these areas have the potential to link the city to its development and immigrant history, but they are disappearing at an alarming rate. While some of these areas may not qualify for the National Register, they would be candidates for designation as a Conservation District.

Future survey areas include:

#### **1. Central-Clinton-Lark Triangle Survey Area**

This survey area includes the area surrounded by Clinton Avenue on the north, Lark Street on the east and Central Avenue on the south. The area is triangular in shape and includes a portion of Sheridan Avenue and Orange, Elk and Sherman Streets. The area consists mostly of mid- to late-19th century frame houses with some early 20th century brick commercial and industrial buildings. The area is comprised of narrow city lots with no front setbacks. The neighborhood has seen some deterioration and use of artificial siding, and the occasional demolition, but the historic fabric is relatively intact. A reconnaissance-level survey is suggested for this area. This area may be eligible as a potential conservation district.

#### **2. Arbor Hill Survey Area**

This survey area, bounded by Livingston Avenue on the north, the boundary of the Ten Broeck Triangle Historic District on the east, the boundary of the Clinton Avenue Historic District on the south, and Henry Johnson Boulevard on the west, incorporates the remaining portion of the Arbor Hill neighborhood outside of the Ten Broeck Triangle and Clinton Avenue historic districts. This area consists mostly of early and mid-19th century frame houses, a few brick houses, new construction and vacant land. The area is comprised of narrow city lots with no front setbacks. The neighborhood has seen significant demolition over the years due to building deterioration and the historic fabric has been significantly altered. A reconnaissance-level survey is suggested for this area. This area may be eligible as a potential conservation district.

#### **3. North End Survey Area**

This survey area, centered on the North Broadway corridor, is bounded by Lindbergh Avenue and the city boundary on the north, Champlain Street on the east, Emmet Street on the south, and Hutton Street on the west. The area is insulated from the rest of the city by the industrial warehouse district to the south and consists mostly of mid- to late-19th and early 20th century frame houses, as well as the imposing brick School No. 20 and the Gothic Revival-style Sacred Heart Church built

in 1876. The area is comprised of narrow city lots with few front setbacks. The neighborhood has seen some deterioration and use of artificial siding, and the occasional demolition, but the historic fabric is relatively intact. An intensive-level survey is suggested for this area. This area may be eligible as a potential conservation district.

#### **4. Second Avenue Survey Area**

This survey area, centered on the Second Avenue corridor, is bounded by Garden Street on the north, I-787 on the south, Elizabeth Street on the east, and Delaware Avenue on the west. The area consists of a collection of mid- to late-19th and early 20th century frame houses, as well as a few commercial structures, the brick Fire House No. 9 and the Gothic Revival-style Elijah Missionary Baptist Church. The area is comprised of narrow city lots with small front setbacks. The neighborhood has seen some deterioration and use of artificial siding, with limited demolition, but the historic fabric is relatively intact. An intensive-level survey is suggested for this area. Some or all of this area may be eligible for the National Register or as a potential conservation district.

#### **5. Sheridan Hollow Survey Area**

This survey area, centered on Sheridan Avenue, Orange and Spruce Streets, is bounded by Theater Row on the east, and Lark Street on the west. The area consists of a collection of mid- to late-19th frame houses, as well the Gothic Revival-style New Jerusalem Home of the Saved Church. The area is comprised of narrow city lots with no front setbacks. The neighborhood has seen significant demolition over the years due to deterioration, as well as new infill housing, and the historic fabric has been significantly altered. A reconnaissance-level survey is suggested for this area, which may be eligible as a potential conservation district.

## **6. South End-Groesbeckville Historic District and Adjacent Neighborhood Survey Area**

This survey area, bounded by Morton Avenue on the north, Seymour Avenue on the south, the boundary of the Clinton Avenue Historic District on the south, Green and South Pearl Streets on the east and Oneida Terrace on the west. This area includes the existing historic district, which is locally designated and listed in the National Register, as well as adjacent areas to the south and east that contain buildings from the same time period. These areas consist of a mixture of early and mid-19th century frame and brick rowhouses, new construction and vacant land. Some early 20th century buildings are scattered throughout the neighborhood and along Morton Avenue to the west. The area is comprised of narrow city lots with no front setbacks. The historic district and adjacent areas have seen significant demolition over the years due to building deterioration and the historic fabric has been altered. The area contains significant architecture and history is a vital part of the city's historic fabric as it is one of the earliest developed neighborhoods. An intensive-level survey is suggested for this area to determine the extent of the change in fabric to the historic district and adjacent areas. Some or all of the adjacent areas may be eligible for inclusion within the historic district.

## **7. West Hill Survey Area**

This survey area, bounded by Livingston Avenue on the north, Henry Johnson Boulevard on the east, the boundary of the Clinton Avenue Historic District on the south, and North Manning Boulevard on the west, incorporates the entire West Hill neighborhood outside of the Clinton Avenue historic district. This area consists mostly of mid- to late-19th century frame houses and some vacant land. The area is comprised of narrow city lots with no front setbacks. The neighborhood has seen some demolition over the years due to building deterioration but the historic fabric is relatively intact. An intensive-level survey is suggested for this area. Some or all of this area may be eligible for the National Register or as a potential conservation district.

**Action 1.2:** Survey and Inventory Albany's extensive early 20th century residential areas that are not currently listed in the National Register or designated as Local Districts.

With over 250 years of architecture evident in the city, it is not surprising that most preservation efforts have been directed towards 18th and 19th century resources. While these resources are important, the range of historic resources constructed in the early and mid-20th century makes up the greatest portion of the city, many of which are also over 100 years old. These neighborhoods contain significant collections of resources that highlight the city's rapid expansion westward in the 20th century.

Future survey areas include:

## **8. Beverwyck Survey Area**

This survey area is bounded by Central Avenue on the north, Western and Washington Avenues on the south, Lake Avenue and Robin Street on the east, and North Main Avenue on the west. The neighborhood is comprised of commercial buildings and smaller homes on smaller lots with little to no front yard setbacks and includes frame and brick houses and commercial buildings from the early- and mid-20th century. While the use of artificial siding has occurred on some homes, the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register or as a potential conservation district.

## **9. Buckingham Lake Survey Area**

This survey area is bounded by Western Avenue on the north, New Scotland Avenue on the south, Euclid Avenue on the east, and Tampa Avenue on the west. The neighborhood is comprised of larger homes on larger lots with front yard setbacks and includes frame and brick houses from the early- and mid-20th century. While the use of artificial siding has occurred on some homes, the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register.

## **10. Crescent Avenue Survey Area**

This survey area is bounded by Crescent Avenue which is semi-circular and constitutes the north, south and west boundary. New Scotland Avenue forms the east boundary. The neighborhood is comprised of small homes on larger lots with

large front yard setbacks and includes frame and brick houses, and some brick apartment buildings, from the early 20th century. The homes appear to be mostly Minimal Traditional in design. While the use of artificial siding has occurred on some homes, the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register.

## **11. Crestwood Survey Area**

This survey area is bounded by Hurst Avenue and Hackett Boulevard on the north, Whitehall Road on the south, South Main Avenue on the east, and New Scotland Avenue on the west. The neighborhood is comprised of smaller homes on larger lots with front yard setbacks and includes frame and brick houses from the mid-20th century. The eastern portion of the area includes large developments of mid-century brick apartment buildings. While the use of artificial siding has occurred on some homes, the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register.

## **12. Delaware Avenue Neighborhood Extension Survey Area**

This survey area, centered on the Delaware Avenue corridor, is bounded by Leonard Place on the north, Mereline Avenue on the south, Delaware and View Avenues on the east, and Simpson Avenue on the west. The area consists of a collection of early 20th century frame houses, as well as a brick synagogue. The area is comprised of slightly larger lots with a range of front setbacks. The neighborhood has seen some use of artificial siding, with limited demolition, and the historic fabric is relatively intact. A reconnaissance-level survey was conducted only in the central section of the neighborhood in 2013 due to funding limitations and was deemed eligible as a National Register historic district. The survey report recommended surveying the remaining areas of the neighborhood, and a reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register.

### **13. Helderberg Survey Area**

This survey area, centered on the Delaware Avenue corridor, is bounded by New Scotland Avenue on the north, Hackett Boulevard on the south, Academy Road on the east, and South Main Avenue on the west. The area consists of a collection of mostly early 20th century frame houses. The area is comprised of larger lots with larger setbacks. The neighborhood has seen some use of artificial siding but the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register.

### **14. Livingston-Northern Boulevard Survey Area**

This survey area is bounded by Northern Boulevard and McCrossin Avenue on the north, Livingston Avenue on the south, Northern Boulevard on the east, Wilkins Avenue on the west. The area consists of a collection of mostly early 20th century frame houses. The area is comprised of slightly larger lots with front yard setbacks. The neighborhood has seen some use of artificial siding and some late 20th century construction, but the historic fabric is largely intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register or as a potential conservation district.

### **15. Manning Boulevard Survey Area**

This survey area, centered along Manning Boulevard, is bounded by Washington Avenue on the north and New Scotland Avenue on the south. The neighborhood is comprised of larger homes on larger lots with front yard setbacks and includes frame and brick houses from the early 20th century. While the use of artificial siding has occurred on some homes, the historic fabric is intact. An intensive-level survey is suggested for this area. Some or all of this area may be eligible for the National Register.

### **16. Melrose Survey Area**

This survey area is bounded by Washington Avenue on the north, Western Avenue on the south, Winthrop Avenue on the east, and Rosemont Street on the west. The neighborhood is comprised of larger homes on larger lots with front yard setbacks and includes frame and brick houses, and some apartment buildings, from the early- and mid-20th century.

While the use of artificial siding has occurred on some homes, the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register.

### **17. Pine Hills Survey Area**

This survey area is bounded by Hudson and Washington Avenues on the north, New Scotland Avenue on the south, the boundary of the Elberon Triangle, Upper Madison Avenue and South Lake Avenue historic districts on the east, and Manning Boulevard on the west. The neighborhood is comprised of larger homes on larger lots with front yard setbacks and includes frame and brick houses and some apartment buildings, the majority of which are from the early 20th century. A historic brick school and city fire house are located on New Scotland Avenue. The area also includes many two-story, two-apartment Homestead Temple Fronts, as well as a series of bungalows designed in the Spanish Revival style in the late 1920s by developer Dan H. Winchester and designed by architect Arthur E. Allen. The College of St. Rose was founded in 1920 and includes resources through the early- and mid-20th century; the historic fabric of the campus is intact. While the use of artificial siding has occurred on some homes, the historic fabric is intact. The area contains significant architecture and history is a vital part of the city's historic fabric as it is one of the earliest neighborhoods to expand westward in the early part of the 20th century. An intensive-level survey is suggested for this area. Some or all of this area may be eligible for the National Register or as a potential conservation district.

### **18. Russell Road Survey Area**

This survey area is bounded by Soc Ring Road and Western Avenue on the north, Berkshire Boulevard and the Krum Kill on the south, Russell Road and NY 85 on the east, and the Krum Kill on the west. The neighborhood is comprised of smaller homes on larger lots with front yard setbacks and includes frame and brick houses, and some apartment buildings, from the early- and mid-20th century. While the use of artificial siding has occurred on some homes, the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register or as a potential conservation district.

### **19. Upper Washington Avenue**

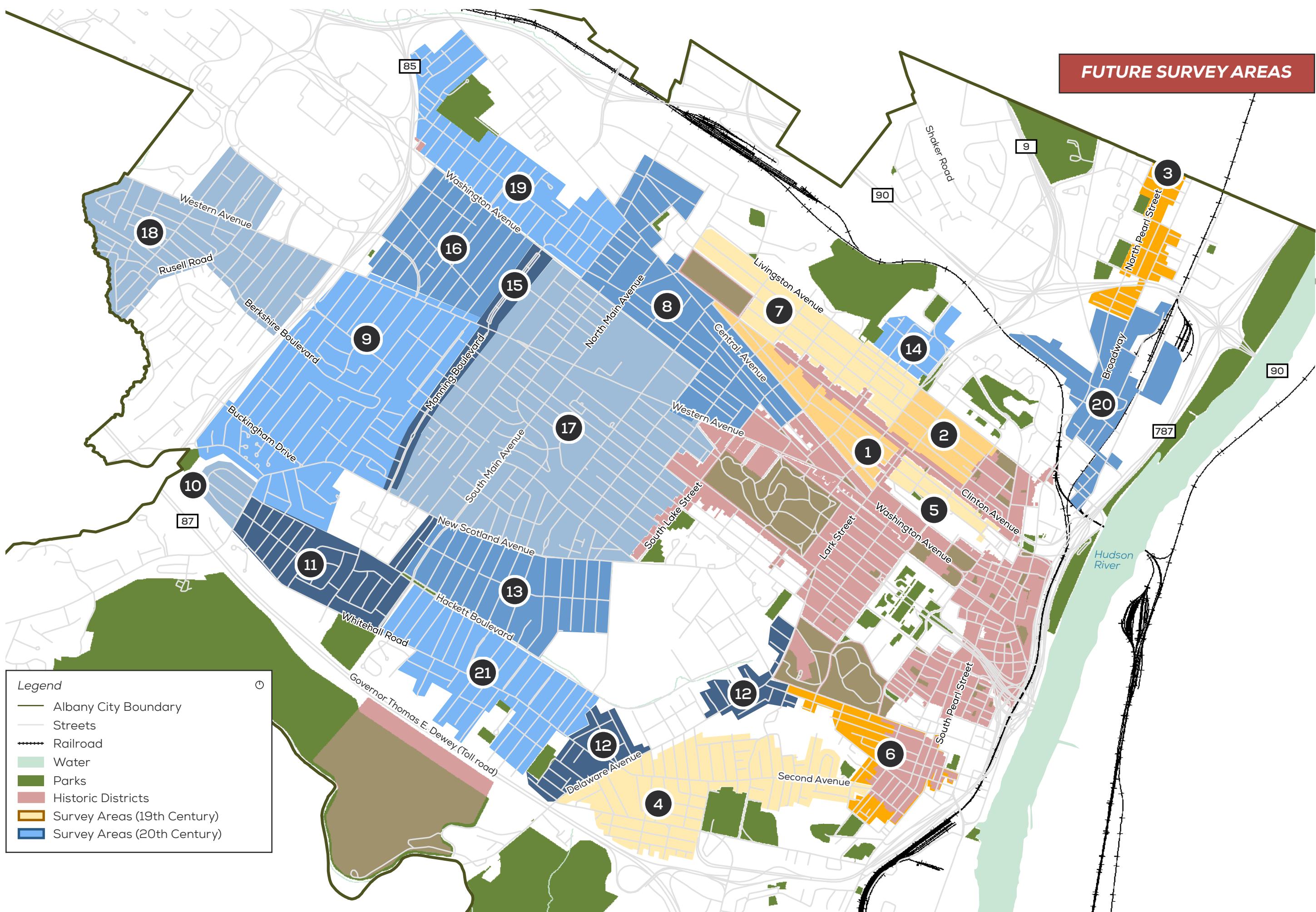
This survey area is bounded by Central Avenue and Essex Street on the north, Washington Avenue on the south, North Main Avenue on the east, and Frost Place and Lily Street on the west. The neighborhood is a mixture of smaller and larger homes on larger lots with small front yard setbacks and includes frame and brick houses, and some apartment buildings, from the early- and mid-20th century. While the use of artificial siding has occurred on some homes, the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register or as a potential conservation district.

### **20. Warehouse District Survey Area**

This survey area, centered on the North Broadway and North Pearl Street corridors, is bounded by Emmet Street on the north, Colonie Street on the south, Erie Road on the east, and a portion of Loudonville Road and all of Tivoli Street on the west. The neighborhood is comprised of small and large brick and concrete industrial buildings and warehouses from the early 20th century. The area has seen some deterioration and demolition, but it appears that the majority of buildings are still in use and the historic fabric is largely intact. The area contains some significant architecture and history and is a vital part of the city's historic fabric as it is the city's earliest remaining industrial areas. A reconnaissance-level survey is suggested for this area. Some individual buildings may be eligible for the National Register and the area may be eligible as a potential conservation district.

### **21. Whitehall Survey Area**

This survey area is bounded by Hackett Boulevard on the north, I-787 on the south, Marwill Street and Holmes Court on the east, and South Main Avenue on the west. The neighborhood is comprised of smaller frame and brick homes on larger lots with large front yard setbacks from the early- and mid-20th century. While the use of artificial siding has occurred on some homes, the historic fabric is intact. A reconnaissance-level survey is suggested for this area. Some or all of this area may be eligible for the National Register.



**Action 1.3:** Survey and Inventory Albany's historic religious structures.

Albany has large and diverse collection of historic religious structures ranging from the late 18th century through the mid-20th century. They represent the use of important architectural styles popular during various time periods in the city's development, are often the most prominent buildings within their respective neighborhoods and are vital to telling the social and religious stories of Albany's history. Often each particular structure is associated with a specific ethnic or racial group such as Italian or Irish immigrants, Greek immigrants, German Jewish immigrants, African Americans and others. Unfortunately, too many of these buildings sit vacant and deteriorating, with several having already been lost to demolition. An intensive-level survey is recommended to create a complete inventory of historic religious structures across the city – dating from the earliest known structure through 1969, the current year that is potentially eligible for the National Register – which will aid in assessing their current condition, use and ownership, allowing for informed decisions about rehabilitation and reuse. The survey results may then be used to aid in preservation and planning efforts, promote additional research and increase community awareness and interest in Albany's historic religious structures. Many of these structures may be individually eligible for listing in the National Register. Additionally, consider preparing a National Register Multiple Property Nomination Form which provides the context for the development of religious structures within the City of Albany. This will make the listing of individual religious structures more efficient.

**Action 1.4:** Survey and Inventory Albany's historic schools.

Albany has large and diverse collection of historic schools ranging from the mid-19th century through the mid-20th century. They represent the use of important architectural styles popular during various time periods in the city's development, are often the most prominent buildings within their respective neighborhoods and are vital to telling the stories of Albany's history. Often each particular school is

associated with a specific ethnic or racial group such as Italian or Irish immigrants, Greek immigrants, German Jewish immigrants, African Americans and others based on the neighborhood they were constructed in. A number of school buildings sit vacant and deteriorating, with several having already been lost to demolition. An intensive-level survey is recommended to create a complete inventory of historic schools across the city – dating from the earliest known school through 1969, the current year that is potentially eligible for the National Register – which will aid in assessing their current condition, use and ownership, allowing for informed decisions about rehabilitation and reuse. The survey results may then be used to aid in preservation and planning efforts, promote additional research and increase community awareness and interest in Albany's historic schools. Many of these schools may be individually eligible for listing in the National Register. Additionally, consider preparing a National Register Multiple Property Nomination Form which provides the context for the development of educational structures within the City of Albany. This will make the listing of individual schools more efficient.

**Action 1.5:** Survey and Inventory property owned by the City of Albany.

The City of Albany owns a diverse collection of historic buildings with examples such as City Hall designed in 1883 and historic fire stations, park buildings and others. These buildings represent the use of important architectural styles popular during various time periods in the city's development and are vital to telling the stories of the City's development. While some of these buildings are currently in use, others are vacant and in need of new uses. An intensive-level survey is recommended to create a complete inventory of City-owned buildings across the city – dating from the earliest known property through 1969, the current year that is potentially eligible for the National Register – which will aid in assessing their current condition and use, allowing for informed decisions about rehabilitation and reuse. The survey results may then be used to aid in preservation and planning efforts, promote additional research and increase community awareness and interest in Albany's City-owned buildings. Some of these properties are

listed in the National Register and others may be eligible for listing. For those properties which the City no longer uses, it is recommended that a new use should be found for vacant properties and that those for sale to private owners should be designated as Local Landmarks prior to sale.

**Action 1.6:** Create a Significant Property Inventory.

In addition to areas or neighborhoods that are historically and architecturally significant, Albany includes many individual buildings and properties that are significant and would be eligible for individual listing in the National Register or Local Landmark designation. Preparing an inventory of significant properties within the City will allow for consideration of those properties in future planning, preservation and code enforcement efforts. This inventory may be used in conjunction with the new Landmark Designation Brochure recommended in Action 4.6 to provide outreach to owners of significant properties to encourage preservation and designation. The inventory can be created by selecting those properties that have been identified in previous surveys as significant, including the 2013 Delaware Avenue Survey and the 2016 Oldest Building Inventory created by the Historic Albany Foundation. As future surveys are completed, individual buildings identified may be added to the inventory; additional properties may be added as they are identified. The inventory should be maintained and updated annually and should be tied to newly created demolition delay provisions in the USDO.

**Policy Statement for Decisions-Makers 1.2:** Seek a diversity of funding sources for the continued survey and documentation of Albany's historic resources.

**Action 1.7:** Seek partners in funding survey projects.

There are various partnership opportunities available to fund survey projects, including applying for a Certified Local Government grant through the SHPO, which requires a 40% match; and collaborating with local or statewide non-profit organizations such as Historic Albany Foundation and the

Preservation League of New York State. Request grant funding and collaborate with local and statewide partners on future survey projects.

**Action 1.8:** Incorporate surveys into the neighborhood planning process.

Incorporating a survey of a neighborhood into the neighborhood planning process is a reliable way to create a neighborhood plan and historic survey with one funding item, while also integrating preservation into the planning process by tying the survey results to the neighborhood plan recommendations. Incorporate a historic resource survey into the Request For Proposals when creating a neighborhood plan; often responding planning firms will team up with a preservation consultant to complete the stated objectives.

**Policy Statement for Decisions-Makers 1.3: List new historic districts and individual properties in the National Register of Historic Places or designate them as Local Landmarks and Historic Districts.**

**Action 1.9:** List the Delaware/Marinello Historic District in the National Register of Historic Places.

The proposed historic district is centered on the Delaware Avenue corridor and is bounded by Summit Avenue on the north, Delaware Avenue on the south, Barclay Street on the east, and Marinello Terrace on the west. The area consists of a collection of early 20th century frame houses, as well as a brick church, a city fire house and some commercial buildings. The area is comprised of slightly larger lots with a range of front setbacks. The neighborhood has seen some use of artificial siding, with limited demolition, and the historic fabric is intact. A reconnaissance-level survey was conducted in 2013 and was deemed eligible as a National Register historic district.

**Action 1.10:** Consider Expansion of the Downtown Albany Historic District.

The proposed historic district expansion includes six buildings adjacent to the west boundary along State and Eagle Streets; two buildings adjacent to the south boundary along Beaver Street; and three buildings adjacent to the north boundary along Sheridan Avenue. These three areas are comprised of commercial, residential and office buildings that are immediately outside the historic district boundaries and are contemporary with the historic district buildings in age, style and location. They include three 19th century rowhouses at 38, 40 and 42 Eagle Street; two mid-20th century office buildings – the Albany Building at 30 Eagle Street and the office building at 150 State Street; the Telephone Building at 158 State Street is a Classical Revival early 20th century high rise with an early and modern addition; and an early 20th century warehouse at 16 Sheridan Avenue and two late 19th century commercial buildings at 38 and 40 Sheridan Avenue. Consider amending both the National Register and local district boundaries.

**Action 1.11:** List the SUNY Albany Alumni Quadrangle in the National Register of Historic Places.

University at Albany, part of the State University of New York (SUNY) system, has two campuses within the city. The Downtown Campus, originally the Albany Normal College, is located in two locations along Western Avenue. The Academic Quadrangle – constructed between 1907 and 1929 – is included in the Western Avenue Corridor National Register Historic District, which is pending approval. The Alumni Quadrangle is comprised of five dormitories constructed between 1935 and 1961, all designed in the Georgian Revival style and should be listed separately.

**Action 1.12:** List the SUNY Albany Uptown Campus in the National Register of Historic Places.

University at Albany, part of the State University of New York system, has two campuses within the city. The Downtown Campus, originally the Albany Normal College, is located in two locations along Western Avenue. The University at Uptown Campus was constructed between 1962 and 1971 and is the work of architect Edward Durell Stone. It was the direct result of Governor Nelson Rockefeller's plan to expand the state university system and is one of the only modern campuses in the state to be designed and constructed as one project. The campus was designed in the Modern style using concrete to design the central classroom podium and four residential towers. The campus should be listed when it reaches 50 years of age in 2021.



Downtown Albany Historic District

**Action 1.13:** List new properties in the National Register of Historic Places and designate new Historic Landmarks.

Based on existing surveys, various endangered building lists created by Historic Albany Foundation and the Preservation League of New York State, and community engagement and public feedback, the following individual properties are recommended for listing in the National Register of Historic Places or as Local Landmarks:

1. 127 Arch Street, 1940
2. 95 Trinity Place
3. Albany Fire Stations, multiple locations
  - Engine No. 1, Western and Washington Avenues, 1892
  - Engine No. 7, Clinton Avenue and Ontario Street, 1874
  - Engine No. 11, New Scotland Avenue and Maplewood Street, 1926
  - Steamer No. 10 (now Steamer No. 10 Theatre), 10 West Lawrence, 1892
4. Argus Press Building, 1031 Broadway
5. Central Alarm Fire Station, 25 Delaware Avenue, 1917
6. City Line Tavern (now City Line Café and Deli), 1144 Broadway
7. Erie Canal Remnant, Erie Boulevard
8. Evangelical Protestant Cemetery (Krumkill Road Cemetery), dedicated 1854 – originally the German Evangelical Cemetery, considered the oldest in the city
9. Holland Avenue Tudors, 1933, 1936-37, builder Jesse Leonard, 100-110 Holland Avenue – buildings were determined eligible for Listing on the National Register of Historic Places by Historic Albany Foundation
10. Hudson River Dayline Ticket Office, 351 Broadway
11. Jack's Diner, 547 Central Avenue, Streamline Art Moderne
12. James Campbell Matthews House, 344 Clinton Avenue – earliest identified African American graduate of Albany Law School and first black judge in NYS. He successfully sued the Albany School Board in 1873 to integrate the public schools.
13. Kenwood Estate (formerly Kenwood Academy and Doane Stuart School), 1842 / 1866-1870 located at 100 Kenwood Road / 799 South Pearl Street. It was listed on the 2010-11 Preservation League of NYS Seven to Save, where it was determined to be National Register-eligible.
14. Liberty Park, Liberty Street and Hudson Avenue
15. Life Magazine House, 43 Buckingham Drive, architect Edward Durell Stone, 1938
16. Livingston Avenue Bridge, Livingston Avenue and the Hudson River, constructed by Commodore Vanderbilt, 1901-02
17. Lydia Mott House, 87 Columbia Avenue – member of the Underground Railroad and Vice President of the American Anti-Slavery Society.
18. Madison Theatre, 1036 Madison Avenue, 1920s, architect Thomas Lamb
19. Memorial Grove and Gold Star Mothers Statue, New Scotland and South Lake Avenues, 1921-23, sculptor Attilio Piccarelli.
20. Nabisco Building, Livingston and North Pearl
21. Nipper Statue, 991 Broadway, 1958 (and early 20th century warehouse building) – last remaining statue of the RCA mascot
22. Pride Center of the Capital Region, 332 Hudson Avenue – The oldest continuously operating LGBTQ center in the country, celebrating its 50th anniversary in 2020.
23. Prospect Hill Pumping Station, 14 North Manning Boulevard, c. 1877-1888 – Manager's House in the Second Empire style and the Engine House.
24. Public Bath House No. 2, 95 Fourth Avenue, 1904-05
25. Rabbi Isaac Wise House, 77 Ferry Street – founder of Reform Judaism
26. Seth Wheeler House, 246 Lark Street – invented and patented perforated toilet paper.
27. Spectrum Theater, 290 Delaware Avenue, 1940s
28. St. Francis of Assisi Church (formerly St. James Church), 389 Delaware Avenue, Maginnis and Walsh architects, constructed 1927-29 – this property was identified in the Delaware Avenue Historic Resources Survey and recommended for listing in the National Register.
29. Stuyvesant Apartments, 180 Washington Avenue, 1904-05, Beaux Arts
30. Tivoli Preserve

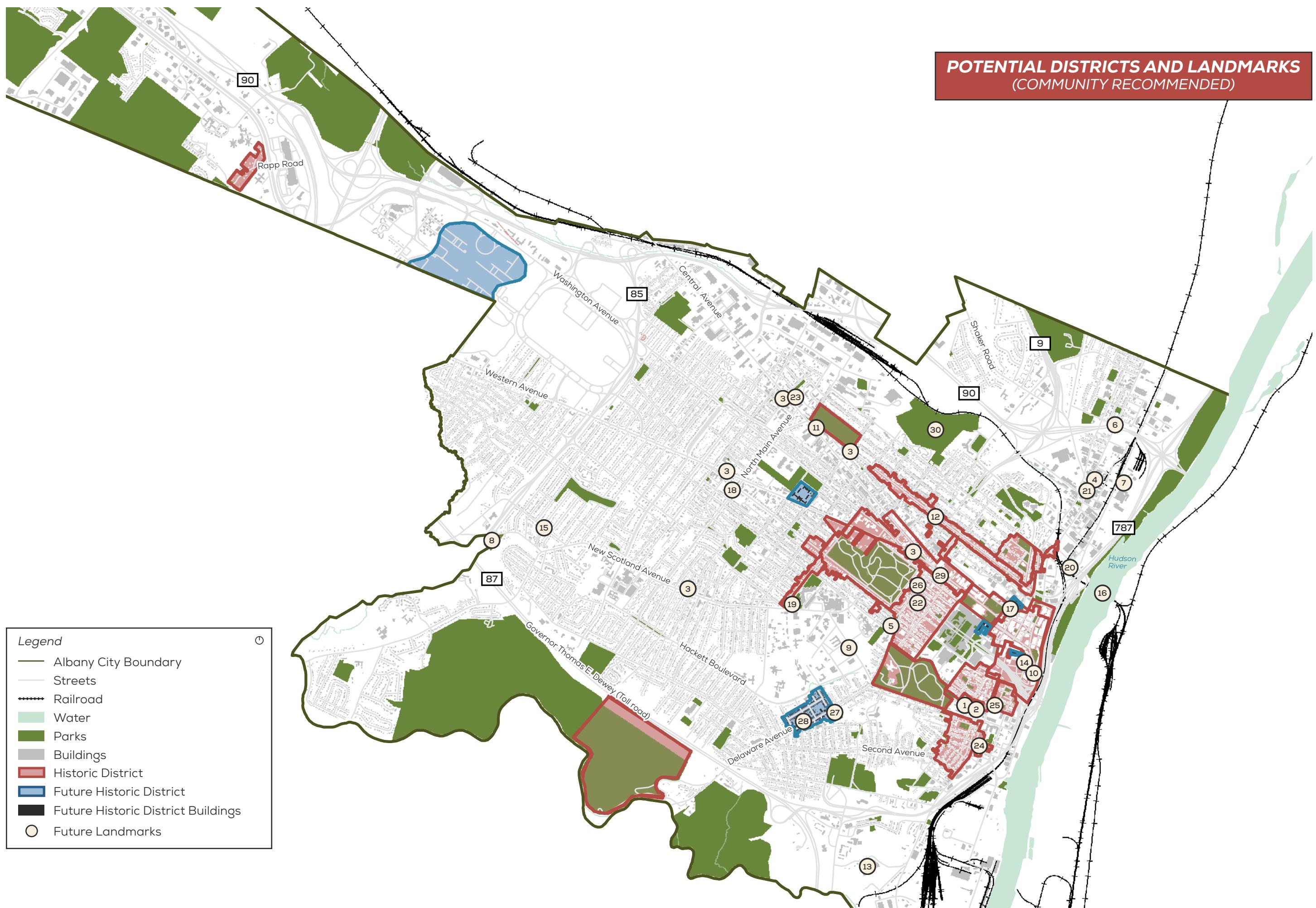


Holland Avenue Tudors



Jack's Diner, Source: Last Toronto Blog (2012)

**POTENTIAL DISTRICTS AND LANDMARKS**  
(COMMUNITY RECOMMENDED)



**Action 1.14:** Create or update the inventory of Contributing and Non-Contributing buildings, properties and sites for all Local Historic Districts.

Most of the City's existing local historic district were designated over twenty-five years ago, and are not up-to-date on their inventory of Contributing and Non-Contributing properties. Every historic district should have a current inventory of buildings that contribute or do not contribute to the historic character of the district. Many of Albany's historic districts were designated or listed early in the development of the historic preservation field, and the nomination reports are sparse on details and lacking a detailed inventory. Creating this inventory will assist the Historic Resources Commission and staff during the Certificate of Appropriateness review process, assess how many properties have been lost to demolition, and assist property owners in understanding their property's significance and eligibility for financial incentives.

**Action 1.15:** List new properties as National Historic Landmarks.

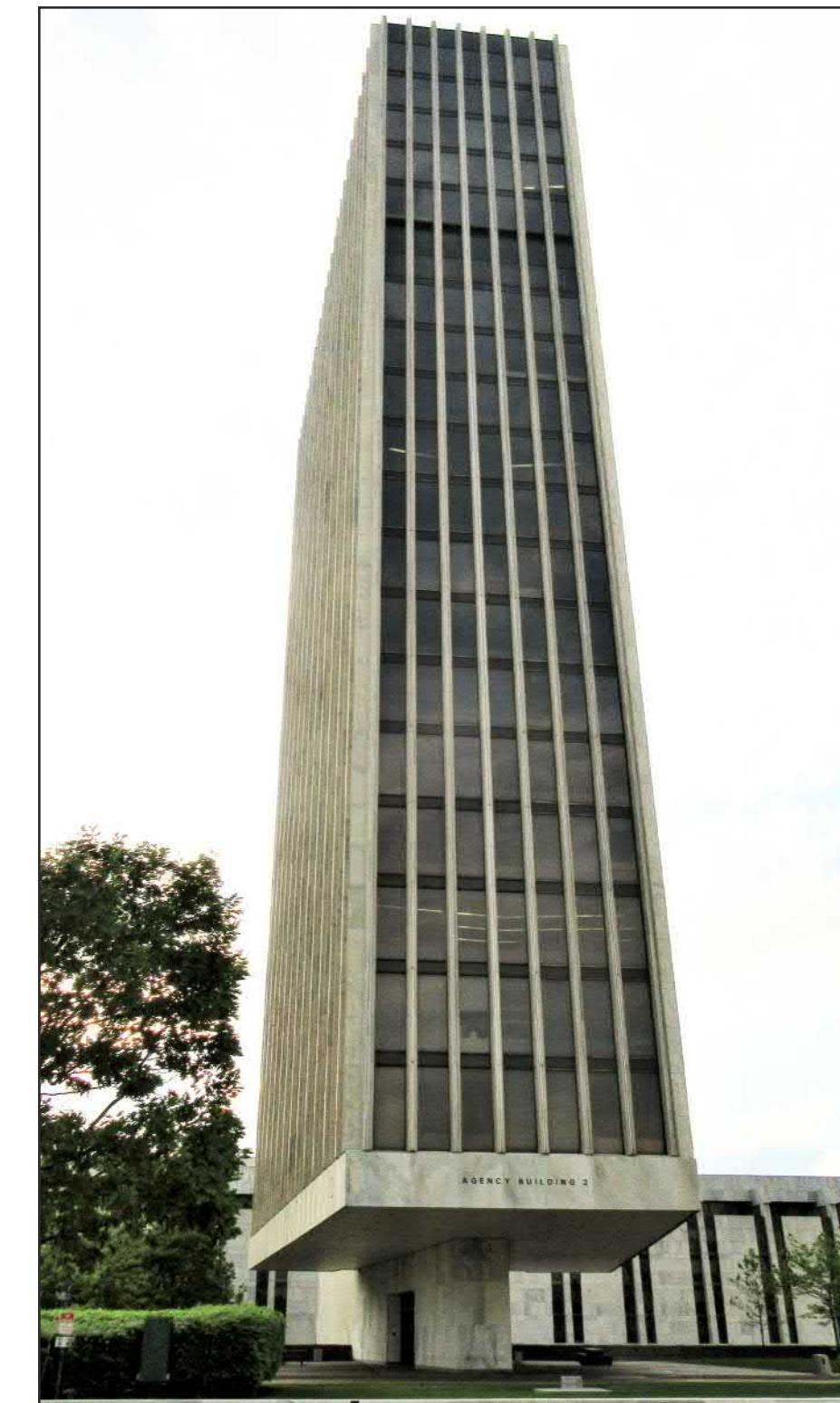
The National Historic Landmark (NHL) program lists individual properties that are significant to the history, architecture and archaeology of the United States. Currently six properties in Albany are listed as an NHL. Designation of NHLs helps recognize, preserve, and protect important locations in American history. Designating a property as an NHL may provide it with additional protections from development and may also make the property eligible for preservation grants and technical preservation assistance. It is recommended that Albany City Hall, the Albany Academy and St. Joseph's Church be listed as NHLs. Existing and future survey work may identify additional properties for listing.

**Action 1.16:** Prepare a designation report for Local Landmarks and Local Historic Districts.

When properties or districts are listed in the National Register of Historic Places, a detailed report outlining the condition of the properties, a list of Contributing properties, and a statement on their significance is required prior to approval. For local designations there is no such requirement. Some cities include requirements for a local landmark designation report in their preservation codes, which can include general requirements for condition reports and significance statements or detailed requirements such as color photographs and building inventories. An example of the language to be placed in the USDO includes the following:

*Historic Landmark nominations may be submitted to the Commission by any person, group of persons, or association, including any member of the Commission, on a nomination form provided by the Commission. The nomination form shall include, or be accompanied by, the following:*

- 1. The name and address of the owner of the property proposed for designation, including the names of the beneficial owners of property held in a land trust, where possible.*
- 2. The legal description and common street address of the property proposed for designation.*
- 3. An indication of whether or not the owner is in favor of the proposed designation (not a requirement for designation).*
- 4. A written statement describing the property and setting forth reasons in support of the proposed designation and how it meets the criteria for designation.*
- 5. Photographs of the property or selected properties within a district.*
- 6. Such other information as may be required by the Commission.*



Structure of the Empire State Plaza

# Program Administration and Management

Updated ordinances, streamlined processes, best practices and fair and easily understandable guidelines that are readily accessible to all community stakeholders are essential to an effective community preservation program. This element of the preservation plan recommends initiatives that support improvements to the function and management of the City's preservation program.

## Issue Summary

Albany's Historic Preservation Ordinance, Unified Sustainable Development Ordinance (USDO), incorporated as part of the Rezone Albany Development Code, requires review of all rehabilitation, maintenance and new construction projects located within Local Historic Districts. The Development Code, USDO, also includes specific design review standards within each Local Historic and Conservation District, adopted as overlay zoning districts within the Development Code. The overlay zoning provides basic standards for rehabilitation regarding facades and materials, roofs, color, window, doors, and fencing that property must meet in order to receive a certificate of appropriateness from the Historic Resources Commission. The standards could benefit with supplemental guidelines to help historic property owners on how to best meet the standards, whether through a more comprehensive update to the USDO standards for historic districts or the creation of a separate design guidelines manual used primarily for educational purposes.

2

## Goal #2: Review and enhance preservation policy and program administration.

**Policy Statement for Decisions-Makers 2.1:** Review and update the historic preservation ordinance and other regulatory tools to advance community preservation planning goals.

**Action 2.1:** Update the historic preservation components of the Unified Sustainable Development Ordinance.

The City of Albany's historic preservation codes are incorporated throughout the Unified Sustainable Development Code (USDO). These codes outline local landmark and district designation procedures and the design review process for

Certificate of Appropriateness applications. Chapter 42 of the Albany Municipal Code defines the operations of the Historic Resources Commission. An occasional review and evaluation of the Historic Preservation Ordinance is necessary to ensure it is advancing community preservation goals and objective and incorporates best practices in historic preservation planning. An assessment of the historic preservation components of the USDO and Chapter 42 of the municipal code using the New York State Model Ordinance as a comparison has been undertaken as part of this historic preservation plan and the recommendations are included in the Appendices. Key recommendations include:

- Consider codifying the Secretary of the Interior's Standards for Rehabilitation within the ordinance design standards;
- Consider instituting term limits of two three-year terms for the Historic Resources Commission;
- Consider increasing the deconstruction requirements to discourage demolition and reduce the amount of construction debris from entering landfills;
- Consider adding a demolition delay policy to allow for alternative uses to demolition to be found (would not apply to emergency demolitions); tie the demolition delay to the newly created Significant Property List;
- Consider adding a demolition by neglect policy to allow for increased inspection and enforcement of deteriorating historic properties;
- Consider adding a Permit Review Committee to work with property owners to help streamline the review process and assist applicants in meeting the guidelines;
- Consider eliminating the public hearing notification requirement for COA review and holding regular public meetings to help streamline the review process and save money;
- Consider adding a consent agenda to Commission meetings to help streamline the review process;
- Consider increasing the submittal requirements for hardship applications to ensure that a hardship exists;
- Consider eliminating the review of paint colors to help streamline the review process; and
- Add a final COA inspection prior to the issuance of a building permit.

**Action 2.2:** Review fee structure for Major Certificate of Appropriateness applications and review of Demolition applications.

Many communities have created online application submission portals to address streamlining the review process, ensuring complete applications and reducing paper. The creation of an online application submission portal could be used for building permits, Certificate of Appropriateness applications and other major City applications. There are numerous firms in the United States and Canada that specialize in creating online portals for local municipalities; the design and function of each portal system is tailored to the needs of the community.

**Action 2.3:** Create an online application submission portal.

Many communities have created online application submission portals to address streamlining the review process, ensuring complete applications and reducing paper. The creation of an online application submission portal could be used for building permits, Certificate of Appropriateness applications and other major City applications. There are numerous firms in the United States and Canada that specialize in creating online portals for local municipalities; the design and function of each portal system is tailored to the needs of the community.

**Policy Statement for Decisions-Makers 2.2:** Consider and adopt new tools that support and encourage preservation of important historic resources.

**Action 2.4:** Develop a design guidelines manual for historic districts and landmarks.

The USDO includes design standards that guide the Historic Resources Commission and City of Albany staff in their design review decisions. The standards are mostly suitable for current design review purposes; however, as a supplement to these standards, a separate design guidelines manual, should be prepared providing information and guidance on the best preservation practices related to building maintenance and

rehabilitation for historic properties. A model guidelines manual would include text, photos, line drawings, and other material that illustrates and describes key historic building elements and features, proper preservation procedures for historic residential and commercial buildings, and key aspects to compatible new construction design. The manual should convey the information in an easily readable and understandable format. Beyond its design review function, design guidelines can serve as an educational resource to owners of historic properties planning a rehabilitation project. The manual could be uploaded and made available on the City's website and distributed to community and preservation partners, as well as presented and discussed at community preservation workshops.

**Action 2.5:** Develop a property maintenance manual for older buildings.

Property maintenance is the key to a long-lasting building, yet many property owners lack the resources and/or knowledge of how to properly maintain their historic buildings. Creation of a property maintenance manual will greatly assist property owners, city staff and the Historic Resources Commission. A model manual would include text, photos, line drawings, and other material that illustrates and describes proper property maintenance procedures and practices for older residential and commercial buildings. The manual could be uploaded and made available on the City's website and distributed to community and preservation partners, as well as presented and discussed at community preservation workshops.

**Policy Statement for Decisions-Makers 2.3: Improve Historic Resources Commission operations and develop local preservation leadership.**

**Action 2.6:** Adopt internal rules of procedure for Historic Resources Commission operations.

Historic commissions often adopt a rules of procedure document to help provide guidance to commissioners on the various commission responsibilities, including landmark and district designations, COA design review and management of public hearings. A rules of procedure document may also outline other responsibilities and issues regarding meeting attendance, commissioner qualifications, training requirements, commissioner conduct, conflict of interest and participation on subcommittees.

**Action 2.7:** Actively recruit new members to the Historic Resources Commission.

Commission turnover can occur due to limited tenure, conflict of interest, professional and personal issues or for any number of reasons. Finding people to participate in municipal boards and commissions can be challenging, especially where specific qualification requirements are in place. Proactive commissioner recruitment efforts could include conducting public outreach and advertising; considering past members of other City commissions such as the Planning Board; and broadening the skill sets not represented on the Commission, such as local history teachers, lawyers, contractors and historic building owners.

**Action 2.8:** Orient incoming Historic Resources Commission members to commission operations.

City staff should provide orientation services to new and incoming Historic Resources Commission members. As part of the orientation, the City should prepare a manual or binder that includes copies of relevant ordinances, maps, rules of procedure, a meeting calendar and other important and relevant materials.

**Action 2.9:** Provide opportunities for the ongoing training and education of Historic Resources Commission members.

As part of Albany's Certified Local Government requirements, Historic Resources Commission members should participate in at least one educational training session per year. A well-trained commission on current trends and best preservation practices can help commissioners make well-informed decisions regarding design review and other preservation planning matters. An adequate budget should allow Historic Resources Commission members to travel and attend an educational sessions within New York State from year to year. Available training, conference and other educational opportunities are offered through national organizations such as the National Trust for Historic Preservation and the National Alliance of Preservation Commissions; state agencies and organizations such as the New York State Department of Parks, Recreation and Historic Preservation and the Preservation League of New York State; as well as local organizations such as the Historic Albany Foundation.

**Action 2.10:** Annual strategic plan and report on operations and accomplishments.

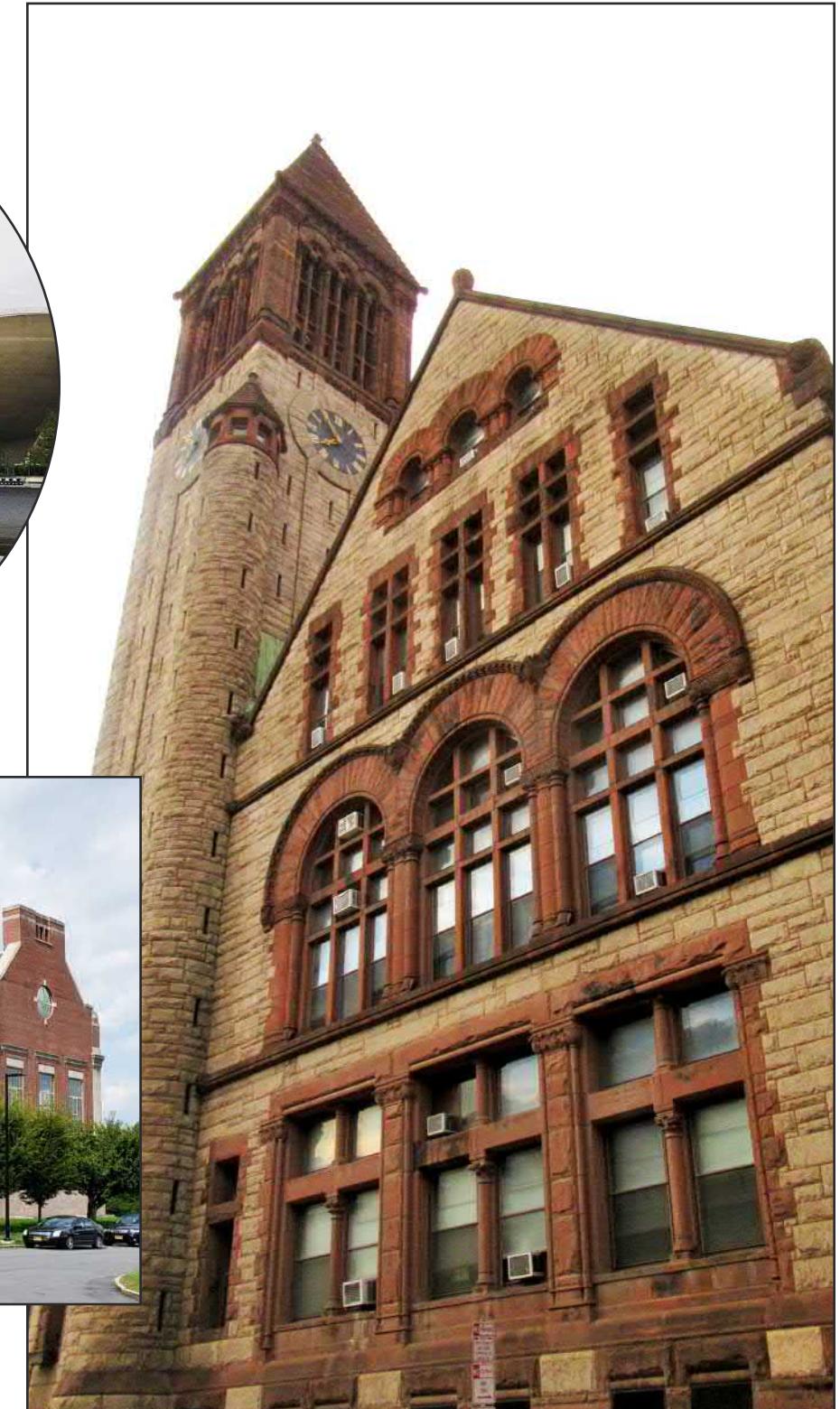
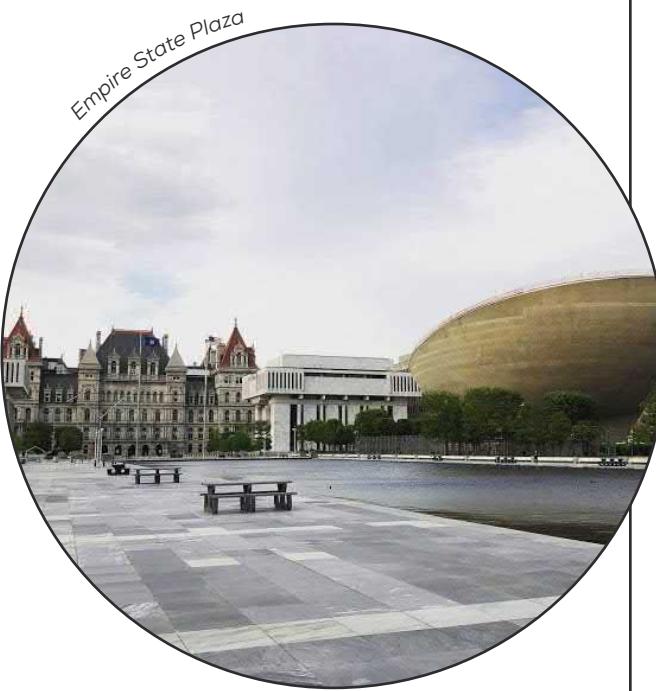
The Planning staff, working in conjunction with the Historic Resources Commission, should prepare a strategic plan of activities annually; at the end of the year the Commission should review its strategic plan, collect statistics and establish benchmarks to measure the success of Albany's historic preservation program. This can also aid in completing the annual CLG report and reporting to the Common Council and community stakeholders. Benchmarks for performance indicators that could be tracked include number of COAs reviewed; number of local landmarks and districts designated; number of National Register properties and districts listed; completion of surveys; private capital leveraged in building rehabilitation partially financed through local incentives and historic tax credits; public participation in locally organized educational activities; and educational training by Commissioners. The report should also speak to progress made on each Historic Preservation Plan action item.

**Action 2.11:** Provide specialized historic preservation training for building and fire inspectors and code enforcement officers.

The City should provide more intensive training on interpreting building codes, property maintenance codes and historic building needs – especially for vacant and deteriorating properties – for those building, fire and property maintenance inspectors working with historic buildings regularly, allowing them to share the information with their fellow inspectors. The Building and Fire Departments should also be updated on new local designations and Certificate of Appropriateness decisions.

**Action 2.12:** Designate a preservation specialist among City building inspectors.

The City should assign one of its building inspectors – or hire a new inspector – to act as a preservation specialist who can receive more intensive training on interpreting building codes for historic buildings. The specialist can work closely with the Historic Resources Commission on addressing code enforcement issues and Certificates of Appropriateness decisions.



# City Revitalization

Updated ordinances, streamlined processes, best practices and fair and easily understandable guidelines that are readily accessible to all community stakeholders are essential to an effective community preservation program. This element of the preservation plan recommends initiatives that support improvements to the function and management of the City's preservation program.

## Issue Summary

Albany's Historic Preservation Ordinance, incorporated as part of the Rezone Albany Development Code, requires review of all rehabilitation, maintenance and new construction projects located within Local Historic Districts. The Development Code also includes specific design review standards within each Local Historic and Conservation District, adopted as overlay zoning districts within the Development Code. The overlay zoning provides basic standards for rehabilitation regarding facades and materials, roofs, color, window, doors, and fencing that property must meet in order to receive a certificate of appropriateness from the Historic Landmark Commission. The standards could benefit with supplemental guidelines to help historic property owners on how to best meet the standards, whether through a more comprehensive update to the Development Code standards for historic districts or the creation of a separate design guidelines manual used primarily for educational purposes.

3

**Goal #3: Revitalize and maintain Albany's historic neighborhoods and commercial areas through conservation, adaptive use, and other enhancement efforts.**

**Policy Statement for Decisions-Makers 3.1: Create and implement new planning, zoning and other regulatory tools that facilitate neighborhood and commercial district preservation and revitalization.**

**Action 3.1:** Implement a Neighborhood Conservation District program.

Implemented by many cities and communities across the country, a Neighborhood Conservation District program helps to preserve and revitalize significant older residential neighborhoods and commercial areas that may not be eligible as historic districts due to the loss of building fabric from disinvestment and demolition over time. However, these areas may contain important character-defining features that warrant some level of protection and conservation, including common house and building types, roof shapes, materials, porches, chimneys, streetscape, and setbacks, building height, and other site characteristics. Neighborhood Conservation Districts may also be areas where new infill development is desired but managed in a way that achieves compatibility in scale and design between new construction and the existing built fabric. The Albany 2030 Comprehensive Plan proposes the adoption of a neighborhood conservation district program as an integral element to encouraging investments in neighborhood housing and commercial areas.

Neighborhood Conservation Districts typically function as zoning overlays with supplemental regulations that take precedence over base zoning requirements. In addition, Neighborhood Conservation District zoning overlays often incorporate a detailed set of design standards and guidelines used in administrative or discretionary design review by municipal planning staff or a local historic preservation or

planning commission. In some cities, such as Cambridge, Massachusetts, and Madison, Wisconsin, a municipality may establish a local Neighborhood Conservation District commission comprised of neighborhood stakeholders specifically empowered to conduct design review. In other communities, a Neighborhood Conservation District is created as a result of a neighborhood planning process where local residents and stakeholders consult on design guidelines development and other Neighborhood Conservation District revitalization and preservation objectives and programs.

Other typical aspects of a Neighborhood Conservation District Program include:

- Protection for eligible or designated National Register landmark buildings that may not already be listed as Albany Local Landmarks.
- Design guidelines created with involvement and input from local residents and key stakeholders.
- Level of design review determined by local neighborhood stakeholders, but typically administrative review conducted by City staff allowing a more streamlined permitting process.
- Design guideline provisions that fine-tune base zoning standards for existing buildings as well as new infill construction.
- Identification and preservation of key neighborhood streetscape and landscape elements.
- Eligibility for certain incentives developed explicitly for the Neighborhood Conservation Districts.
- Serve as an alternative to Local District designation if a neighborhood is not in support of such designation.

In Albany, NCDs would be most effective in areas where the historic building fabric is fragmented due to demolitions, where substantial alterations have impacted historic building integrity, and where neighborhood stakeholders support NCD adoption. Conservation districts can encompass a defined residential neighborhood, a traditional commercial area, or be comprised of one or two blocks of existing building fabric. Typically, in other cities with NCDs, the municipal planning department

authorizes a feasibility study to determine an area's eligibility; in other cases, a neighborhood may be eligible by meeting defined criteria outlined in a historic preservation code or separate enabling ordinance and identified through survey and documentation work.

Areas that may benefit from an NCD include:

- Portions of the South End neighborhoods
- Portions of the Delaware Avenue and Whitehall neighborhoods
- North End Albany
- Warehouse District
- Sheridan Hollow
- Clinton-Lark-Central Triangle
- West Hill and Arbor Hill
- Broadway-Livingston National Register Historic District

Conservation districts may be applicable in existing National Register Districts where significant loss of contributing buildings has taken place, as in the case of the South End neighborhood.

**Action 3.2:** Implement an adaptive use ordinance.

Since 1999, many cities have adopted adaptive use ordinances that provide a series of incentives, often through regulatory relief, such as relaxations in parking lot requirements for commercial and upper story dwelling units and loading zones in commercial and industrial areas. Some adaptive use ordinances permit the development of alternative building code standards or manuals used by local building officials to approve projects that may be technically infeasible to do so under existing code requirements. The International Existing Building Code provides flexibility in adopting local alternative standards. In addition, an adaptive use ordinance can also relax or waive permit fees for eligible projects.

Generally, an adaptive use ordinance is used to facilitate reinvestment in target areas, such as a downtown or traditional commercial area or industrial district where conversion of such building types to new uses is desired. In other cities,

the ordinance may only cover National Register or locally designated buildings or contributing resources over a certain age within a historic district.

**Action 3.3:** Enhance the utilization of the City of Albany's tax abatement program for historic properties.

The City of Albany currently offers a 10-year phased tax abatement program for City Landmarks and contributing buildings in Local Historic Districts. A property owner seeking the abatement may have its municipal ad valorem property taxes exempted for the first five years, which is then reduced by 20 percent every year over the next five years. The program currently does not specify a dollar amount that a property owner must invest in a rehabilitation project to qualify for the abatement program. The program may be one of the least known incentives available to local owners of historic properties and could benefit from more active marketing by the City and its preservation partners. The program should be highlighted on the City's website and included in any future educational materials highlighting available financial incentives for historic properties.

**Policy Statement for Decisions-Makers 3.2: Support and enhance private-sector organizations and entities involved in local preservation and revitalization initiatives.**

**Action 3.4:** Encourage and facilitate the creation of an Albany revolving fund program for historic properties.

Revolving fund programs – a special fund established to receive donations and other capital used to purchase an endangered property and then resold in the private market with covenants or easements – could be a useful tool in Albany for preserving properties endangered by neglect, vacancy, or demolition. Such programs have had demonstrable impacts in neighborhood revitalization efforts in cities such as Providence, Rhode Island, and Savannah, Georgia. In Providence, the Providence Preservation Society, the city's non-profit advocacy

organization, served as organizing agent in establishing the revolving fund in 1980 as a separate non-profit entity. Today, the Providence Revolving Fund manages two capital funds, both used to purchase and rehabilitate properties, as well as to provide low-interest loans and small grants to building owners who may not be able to access conventional financing. The Providence Revolving Fund also operates a salvage warehouse. The Historic Savannah Foundation operates a similar revolving fund program for Savannah's older neighborhoods. For Albany, a revolving fund program could function with the following objectives:

- Targeting specific neighborhoods and historic districts with critical preservation needs.
- Concentrate investment activities in neighborhoods with low- to moderate-income families and where increasing homeownership is a desired outcome.
- Rehabilitating and adapting historic commercial and mixed-use buildings as catalytic projects in traditional commercial districts.
- Providing technical assistance to historic building owners seeking advice on planning a rehabilitation projects.
- Serving as a bridge-financing mechanism in larger-scale historic building rehabilitation projects using the Federal and State Historic Preservation Tax Credit programs.
- Receive endangered properties held by Albany County Land Bank Corporation for their rehabilitation and reuse.
- Assist local neighborhood development corporations on key catalytic project.
- To establish a revolving fund program in Albany, local stakeholders will need to consider:
  - Possible organizational structures or entities – either new or existing – that could potentially start-up and administer the program. Both the Historic Albany Foundation and the City could be the initial conveners and organizational planners of a new revolving fund organization.
  - A capitalization and fundraising plan that outlines initial and ongoing sources of funding. While the revolving fund should operate continually using its sale proceeds, other revenue sources are required to underwrite other grant and loan programs.

- Securing qualified and experienced executive staff, preferably with real estate experience, that can manage complex property and financial transactions, as well as rehabilitation projects from start to finish.
- A strategic plan that targets initial revolving fund activities in key neighborhoods.
- An emergency stabilization fund to provide the capital necessary to stabilize buildings identified as a public safety hazard.

**Action 3.5:** Develop an “early warning system” for building conditions and property abandonment.

In the last 20 years, several major U.S. cities have developed “early warning” database systems to provide more transparent access to critical property information, such as building code violations, housing court cases, utility shut-offs, foreclosures, building abandonment, Fire Department “X” placards, and vacancies; this would create an inventory of most vulnerable buildings which may be future candidates for demolition. The City of Albany, with its existing GIS information, including building code and inspection mapping, can initiate the development of such a system in partnership with other government agencies and local universities such as the Albany County Land Bank.

**Action 3.6:** Adopt emergency demolition notification provisions.

Numerous factors within the City of Albany have led to an active emergency demolition program both within and outside of the city’s Local and National Register historic districts. Often these types of demolition occur within a very short period of time as unsafe buildings are identified; however, it is important that the Historic Resources Commission is notified when the demolition of a historic building occurs. The City should develop emergency demolition notification requirements to inform the Commission of pending or recent emergency demolitions. Under such provisions, demolition notices would be sent to the Historic Resources Commission within a specified

number of days of the demolition. The provisions should also specify who should be notified (such as the HRC Chair) and how (a notification letter with attached copy of Engineering report recommending demolition).

***Policy Statement for Decisions-Makers 3.3: Implement initiatives that address demolitions and vacant historic buildings, properties and lots.***

**Action 3.7:** Create a marketing website portfolio for available historic properties.

The Albany County Land Bank Corporation currently maintains an online, interactive website portal that allows viewers to locate available historic commercial and residential properties for sale owned by the Corporation. A more encompassing website that includes properties for sale in every Albany historic district and other areas and neighborhoods can help to market investment and housing opportunities to a wider audience. The Historic Albany Foundation could develop such a website, a potential revolving fund entity, the City of Albany, or a joint collaboration between Albany neighborhood associations. The portfolio would include such information as land use type, square footage and number of rooms, year built and architectural style, history of the property, location within Local District, zoning, available incentives, listing agent and price. Vacant lots in historic districts can also be marketed. The hosting organization could work with area realtors and brokers on co-listing arrangements, as well as maintain website intake portal where building owners and others can submit listings.

**Action 3.8:** Hold a Rehab Fair event to encourage neighborhood revitalization.

A Rehab Fair is a single-day service event that brings together local contractors, volunteer groups, neighborhood associations, financial institutions, students and others to perform repair and maintenance on historic and deteriorating buildings in a specific neighborhood. The event focuses on hands-on preservation of historic resources and serves as an education tool for those

that are interested in the preservation trades, such as window repair, carpentry and masonry. Work performed at the event includes wood window and glass repair, porch repair and wood siding restoration, among others. Construction skills are typically not required in order to participate.

**Action 3.9:** Consider reduction or reimbursement of vacant property registration fees as an incentive for property rehabilitation.

The City of Albany should consider the reduction or reimbursement of vacant building registration fees for historic landmarks and properties in historic districts if a building permit for a property rehabilitation has been secured or a building rehabilitation program is being executed by the property owner or developer.

**Action 3.10:** Leverage available tax credit incentive programs to facilitate vacant property rehabilitation.

The City of Albany should leverage municipal incentives with the availability of Federal and State Historic Preservation Tax Credits to facilitate building rehabilitation and adaptive projects. The City may require that a property owner, investor, or developer to seek the tax credits as a condition for receiving local incentives. This will leverage more resources and benefit larger-scaled vacant building adaptive use projects.

**Action 3.11:** Evaluate the application of Community Development Block Grant funds, to vacant historic properties.

The City provides Community Development Block Grant Funds (CDBG) to investors, developers, and local organizations for projects that create housing opportunities for low-to-moderate income facilities. The City should evaluate its existing application of such funds as applied to historic properties and consider prioritizing future funding for applications seeking to purchase or rehabilitate historic properties located within historic or conservation districts and registered in the City’s vacant building registration program.

**Action 3.12:** Evaluate and improve compliance with material recycling requirements for historic properties.

The Albany Unified Sustainable Development Ordinance requires that a minimum of 35 percent of construction debris from demolitions be diverted from disposal in landfills. In 2016, Portland, Oregon, became the first city in the country to adopt a property deconstruction program requiring any property owner or developer seeking a demolition permit to "fully deconstruct" all building materials for salvage, recycling, and reuse for properties located in historic districts or verified as older than 1920. Other cities have adopted similar ordinances, requiring salvageable materials, including doors, lighting, sinks, wood siding and trim, wood shake and metal roofing materials, windows, miscellaneous hardware, toilets, and various appliances, must be deposited or transferred to local salvage warehouse operations.



Downtown Albany Historic District

**85**  
INCOMPLETE  
TAX CREDIT APPLICATIONS

**\$86,538,238**  
OF POTENTIAL INVESTMENT

Investment Tax Credit Summary (2016 - 2019)				
HISTORIC DISTRICTS	NYS PRESERVATION CREDIT FOR COMMERCIAL PROPERTIES		NYS HISTORIC HOMEOWNER TAX CREDIT	
	TOTAL COST	PROJECTS	TOTAL COST	PROJECTS
TEN BROECK TRIANGLE (LD/ND)	\$310,846	1	\$208,580	1
CENTER SQUARE HUDSON PARK (LD/ND)	\$1,540,069	6*	\$456,684	17
DOWNTOWN ALBANY (LD/ND)	\$11,338,464	5		
ELBERON TRIANGLE (LD)	\$250,000	1	\$46,691	1
SOUTH PEARL ST COMMERCIAL ROW (LD)	\$1,900,000	2		
WASHINGTON PARK (LD/ND)	\$888,886	1	\$74,202	4
MANSION (LD/ND)	\$202,154	1	\$50,103	5
<b>TOTAL PROJECT COSTS/PROJECTS</b>	<b>\$16,430,419</b>	<b>34</b>	<b>\$836,260</b>	<b>28</b>

\* 3 PROJECTS PENDING

## DEMOLITIONS, VACANCIES, AND "X" PLACARD PROPERTIES



# Education, Advocacy, and Outreach

Providing information to community stakeholders regarding historic preservation programs, policies and incentives is a vital part of any effective community preservation program. This element of the preservation plan recommends initiatives that support increased activity in educational initiatives and advocacy efforts.

## Issue Summary

An engaged community who is informed about the advantages and benefits of historic preservation is a critical element to a successful historic preservation program at the local level. Engaged stakeholders can become investors in historic properties, involved citizens in neighborhood and commercial district revitalization, and effective advocates at the municipal level for appropriate preservation policies. Therefore, going forward, promoting the importance of historic preservation and the stewardship of Albany's historic resources should be a high priority for the City, the Historic Resources Commission and its preservation partners. Opportunities should always be explored to create new partnerships in preservation education and advocacy efforts. Potential partner entities are described in Section 3: City Planning and Program Administration.

4

**Goal #4: Promote increased awareness and public understanding of historic preservation benefits through ongoing education and advocacy efforts.**

**Policy Statement for Decisions-Makers 4.1: Support educational initiatives that inform, engage new audiences, and tell the stories of Albany's multi-cultural and generational populations.**

**Action 4.1:** Provide specialized historic preservation training for community stakeholders.

Community stakeholders that are informed regarding the historic preservation review process and best practices for historic preservation will be more likely to make more appropriate decisions regarding the treatment of historic

buildings, shortening the review process for everyone involved. The City should provide educational workshops on the review process, historic neighborhoods and architecture, best practices on window repair and replacement and other relevant topics. Workshops may be tailored for residential or commercial property owners, local realtors and appraisers, bankers, contractors or the general public. A comprehensive education program may be partially funded through CLG grants.

**Action 4.2:** Collaborate on an annual Preservation Awards program with Historic Albany Foundation.

Many commissions around the country award property owners, contractors and architects for outstanding rehabilitation and restoration work on residential and commercial buildings. The Historic Albany Foundation currently holds an annual awards event. Preservation and Beautification awards are popular and fun ways to highlight and promote a positive preservation message and collaborating to highlight important preservation projects would reinforce the benefits of historic preservation.

**Policy Statement for Decisions-Makers 4.2: Provide educational information that informs the community regarding the City's historic preservation program, history, local landmarks and districts and educational opportunities.**

**Action 4.3:** Create an educational brochure outlining the historic preservation program.

Community stakeholders in many communities often note that local review procedures and requirements can be often difficult to locate and interpret. Preparing a brochure to specifically outline the City's preservation review process can mitigate future misunderstandings and streamline the review process. The brochure should include information on the role of the Historic Resources Commission, an overview of the regulations that property owners are required to follow, and the COA application process; including information on staff review and the types of work that are not required to be reviewed by the Commission can help to eliminate many myths and rumors

within the community. The brochure should be available online and in a printed document.

**Action 4.4:** Create an educational brochure on how to research your property.

Many owners of historic properties – whether they are officially designated or not – are interested in the history of their home or building. A brochure on how to research your property is a popular way to spark interest in the history and architecture of the community. The brochure should include a step-by-step process of what information to look for and where it may be found; identify which information may be found online and when a research visit is required. Provide contact information for all local agencies and organizations that may be a resource. The brochure should be available online and in a printed document.

**Action 4.5:** Create an educational brochure detailing local and state preservation funding sources.

Albany property owners have a good selection of incentive programs to choose from, but many are underutilized due to lack of community awareness. Create a brochure that outlines each local, state and federal incentive program available for building preservation and include where to find more information. The brochure should be available online and in a printed document.

**Action 4.6:** Create an educational brochure outlining the Local Landmark designation process.

Albany possesses many buildings and properties that are individually significant and eligible for listing in the National Register or designating as a Local Landmark. Some property owners may wish to list or designate their properties for a number of reasons, including the recognition of their property or to utilize economic incentives. Create a brochure that outlines the designation process for Local Landmarks. The brochure may be used in conjunction with the Significant Property Inventory recommended in Action 1.5 as an educational tool for owners of significant properties to encourage designation. The brochure should be available online and in a printed document.

**Policy Statement for Decisions-Makers 4.3: Use available technologies and other educational tools to increase awareness of Albany's history and historic architecture and neighborhoods.**

**Action 4.7:** Enhance accessibility of existing Albany survey and historic property data.

In addition to providing completed surveys and historic designation reports in the form of downloadable PDF reports, current technologies allow for the creation of internet-based databases, making survey and historic property data accessible not only to the City and the Historic Resources Commission but also to the public. With public access, property owners can locate their buildings on a digital map and view information and photos; survey forms for their properties can also be downloaded. Additional pages describing historic context statements, documented architectural styles and a gallery for photos can be added to format the database into a fully functioning website. The website could then be hosted within the City's website and linked to other websites, such as the Cultural Resource Information System (CRIS) maintained by NYSHPO. The City could also collaborate with Albany County or local software developers to create a custom database program using GIS systems and programs provided by ESRI and other GIS technology companies.

**Action 4.8:** Create an online repository for brochures, materials and other historic preservation information.

Create a repository for future publications, newsletters, survey reports, research and informational materials for access on the internet. Consider adding report previews or excerpts so that a website viewer has an option of downloading the entire report or just viewing certain report chapters. Establish website links with different community websites with important preservation content.

**Action 4.9:** Establish a program for publications and community outreach inclusive of a brand and marketing strategy.

Educational publications include historic district brochures, walking tours, survey reports, meeting minutes and educational opportunities and could be made available at City offices, the public library and with local preservation partners. Branding could help to identify the City's historic preservation outreach and distinguish it from other City programs. Using a new brand on new brochures, guidelines manuals, and workshop materials, for example, would allow them to be identified as a City of Albany Historic Resources Commission initiative. Branding is important because it can make a memorable impression on the public and allow them to identify it with historic preservation.

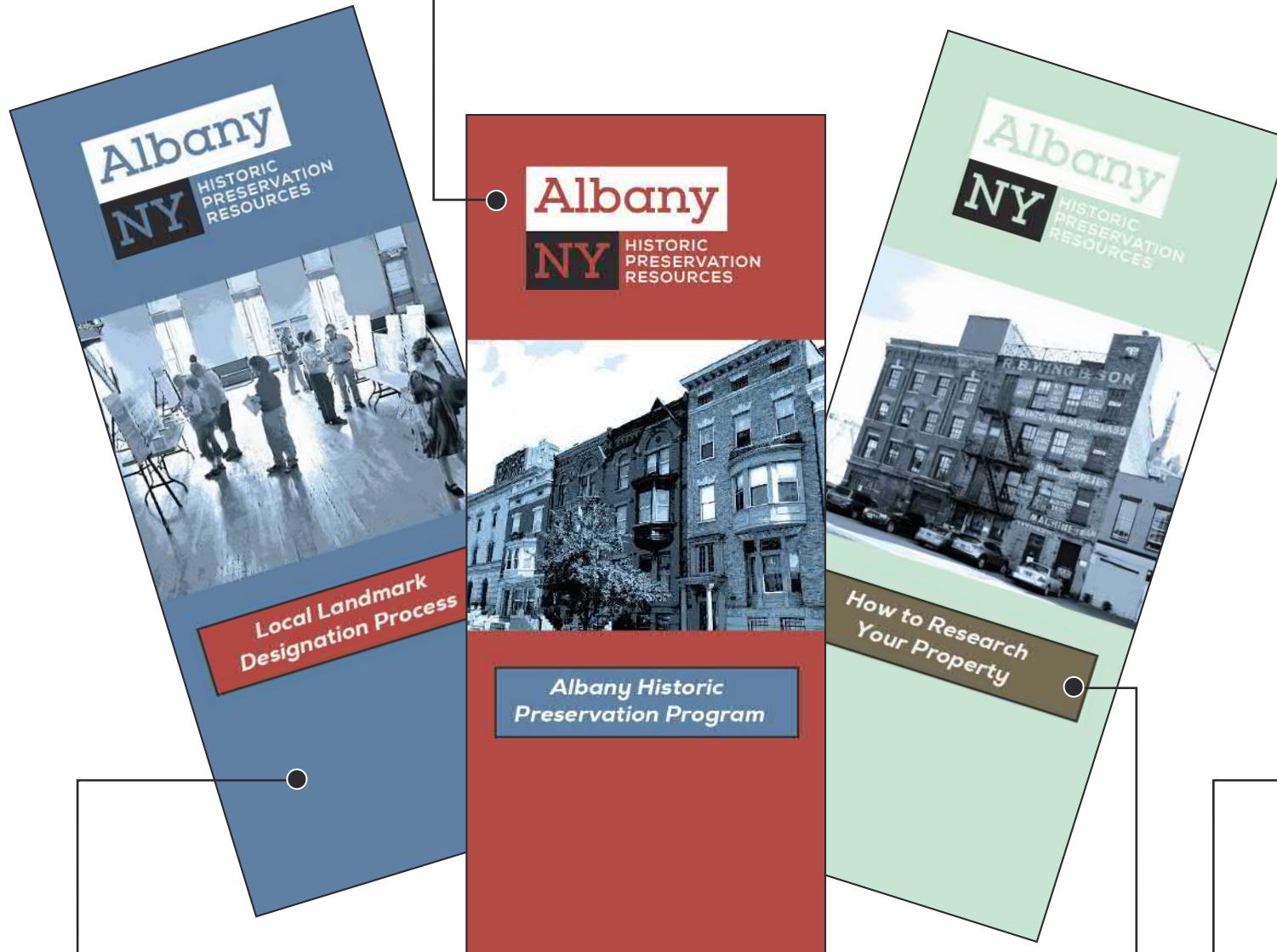
**Policy Statement for Decisions-Makers 4.4: Create and enhance partnerships with organizations and entities that maintain a variety of educational and advocacy activities.**

**Action 4.10:** Continue and expand partnerships with the Historic Albany Foundation.

Historic Albany Foundation is the local nonprofit education and advocacy organization that is involved in conducting historic resource surveys, preparing National Register nominations and providing historic preservation education in the form of social media campaigns, walking tours and informational brochures. They also provide technical assistance and operate a building parts warehouse. There are significant opportunities for partnering on educational, survey and technical assistance programs.

**Action 4.11:** Develop a list of potential new partnership opportunities.

Numerous groups and organizations locally, regionally and statewide have an interest in preservation education, research and outreach activities in Albany, including educational institutions, foundations and other humanities organizations. Having a master list of organizations that could participate in specific initiatives would be helpful in identifying partnership opportunities.



Educational historic preservation brochure examples.

**Distribution of Information:** Create informative resources that describe various historic preservation topics.

**Accessibility of Resources:** Include contact information within the brochure for the City's Department of Planning and Development.

**Brand Recognition:** Create a brand residents will remember.

SEPTEMBER 2019

**Albany**  
**NY** HISTORIC PRESERVATION NEWSLETTER

Historic Resources Brochures Completed!  
Available online and at various locations.

**Washington Avenue Corridor Historic District Approved**

The Washington Avenue Corridor Historic District in Albany, New York, was approved by the NYS Board for Historic Resources on September 5, 2019. In 2015, the City of Albany received grants from the Preservation League of New York State, the Hudson River Valley Greenway, and the National Trust for Historic Preservation to survey the convergence of three turnpikes leading into downtown Albany. Historic Albany was hired to conduct a reconnaissance level survey of the area.

The historic district is located along Washington Avenue between Swan and Lake Streets and includes Central Avenue between Lark and Robin Streets and Western Avenue between Washington and Lake Avenues. The proposed district has 293 contributing resources and 17 non-contributing resources. The diverse architecture of the district ranges from the early 19th century through the mid-20th century. The period of significance is from 1797 to 1969. The district is significant as a representative of the growth of Albany from a Colonial outpost to the capital city of New York State and for its collection of diverse architecture including the Hill Residence/Fort Orange Club (1812), the Greek Revival rowhouses at 52-68 Swan Street (c. 1830), the Italianate rowhouse at 166 Washington Avenue (c. 1859-61), the Queen Anne-styled rowhouse at 288 Washington Avenue (1885), the Washington Avenue Armory (1891) at 195 Washington designed in the Richardsonian Romanesque style, the Beaux Arts-inspired Stuyvesant Apartments (1905) at 180 Washington, the University Club (1925) at 141 Washington Avenue was designed in the Colonial Revival style, and the SUNY Albany Downtown Campus at 103 Western Avenue (1907-09/1927-29).

**Albany NY Historic Preservation Plan Completed**

The City of Albany with the help of Albany residents created a citywide Historic Preservation Plan in order to strengthen the City's historic preservation program. The plan acknowledges the role historic preservation plays in shaping the City of Albany's character, while recognizing that additional efforts are needed to identify high priority areas for preservation, reinvestment, and economic development.

**Proposed Landmark**



Holland Avenue Tudors



**Current Events:** Highlight current historic preservation news to educate Albany residents on Commission activities.



## ***SECTION 5 : IMPLEMENTATION***

## Implementation Matrix

The matrix on the following pages recommends a timeline for implementation of the goals, policy statements and actions identified in the Historic Preservation Plan by prioritizing the actions, identifying the parties responsible for implementation and providing an estimated funding amount.

Partner Abbreviations:	<i>Fire</i> : Fire Department
<i>ACDA</i> : Albany Community Development Agency	<i>HAF</i> : Historic Albany Foundation
<i>ACLB</i> : Albany County Land Bank	<i>HRC</i> : Historic Resources Commission
<i>AHA</i> : Albany Housing Authority	<i>NA</i> : Neighborhood Associations
<i>Buildings</i> : Department of Buildings and Regulatory Compliance	<i>NDO</i> : Neighborhood Development Organizations
<i>C</i> : Contractors	<i>NYS</i> : New York State
<i>CA</i> : Capitalize Albany Corporation	<i>PB</i> : Planning Board
<i>CF</i> : The Community Foundation for the Greater Capital Region	<i>PLNYS</i> : Preservation League of New York State
<i>CSDA</i> : City School District of Albany	<i>Planning</i> : Department of Planning and Development
<i>D</i> : Developers	<i>SHPO</i> : State Historic Preservation Office
<i>DA</i> : Discover Albany	<i>Volunteers</i> : Community Volunteers
<i>FI</i> : Financial Institutions	

### Goal 1: Document, inventory, and designate Albany's significant historic, cultural, architectural and archaeological resources.

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
<i>Policy 1.1</i> : Conduct on-going field surveys and documentation efforts as a basis for designating future historic districts, individual landmarks and conservation districts.	<i>Action 1.1</i> : Survey and Inventory Albany's older 19th century residential areas that are not currently listed in the National Register or designated as Local Districts.			
	Survey Area 1: Central-Clinton-Lark Triangle	High	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$
	Survey Area 2: Arbor Hill	High	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$
	Survey Area 3: North End	High	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$
	Survey Area 4: Second Avenue	High	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
<p><i>Action 1.2: Survey and Inventory Albany's extensive early 20th century residential areas that are not currently listed in the National Register or designated as Local Districts.</i></p>	Survey Area 5: Sheridan Hollow	High	PLNYS, NA, SHPO	\$
	Survey Area 6: South End-Groesbeckville	High	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$
	Survey Area 7: West Hill	High	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$
	Survey Area 8: Beverwyck	Medium	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$
	Survey Area 9: Buckingham Lake	Low	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$\$
	Survey Area 10: Crescent Avenue	Low	Planning, HRC, HAF, PLNYS, NA, SHPO	\$
	Survey Area 11: Crestwood	Low	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$
	Survey Area 12: Delaware Avenue	High	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$
	Survey Area 13: Helderberg	Medium	Planning, HRC, HAF, PLNYS, NA, SHPO	\$\$

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
<p><i>Policy Statement for Decision-Makers</i></p> <p>Survey Areas 14-21 and Actions 1.3-1.5</p> <p>Survey Areas 14-21 are located in the northern part of the city, primarily in the North End and Central Business District. These areas contain a mix of residential, commercial, and industrial buildings, many of which are historic. The survey areas are roughly bounded by Northern Boulevard to the west, Manning Boulevard to the east, and Washington Avenue to the south. The survey areas are roughly bounded by Northern Boulevard to the west, Manning Boulevard to the east, and Washington Avenue to the south.</p> <p>Actions 1.3-1.5 are survey and inventory actions.</p>	<i>Survey Area 14: Livingston-Northern Boulevard</i>	<i>High</i>	<i>Planning, HRC, HAF, PLNYS, NA, SHPO</i>	\$
	<i>Survey Area 15: Manning Boulevard</i>	<i>Medium</i>	<i>Planning, HRC, HAF, PLNYS, NA, SHPO</i>	\$\$
	<i>Survey Area 16: Melrose</i>	<i>Medium</i>	<i>Planning, HRC, HAF, PLNYS, NA, SHPO</i>	\$\$
	<i>Survey Area 17: Pine Hills</i>	<i>High</i>	<i>Planning, HRC, HAF, PLNYS, NA, SHPO</i>	\$\$\$
	<i>Survey Area 18: Russell Road</i>	<i>Medium</i>	<i>Planning, HRC, HAF, PLNYS, NA, SHPO</i>	\$\$
	<i>Survey Area 19: Upper Washington</i>	<i>Low</i>	<i>Planning, HRC, HAF, PLNYS, NA, SHPO</i>	\$\$
	<i>Survey Area 20: Warehouse District</i>	<i>High</i>	<i>Planning, HRC, HAF, PLNYS, NA, SHPO</i>	\$
	<i>Survey Area 21: Whitehall</i>	<i>Low</i>	<i>Planning, HRC, HAF, PLNYS, NA, SHPO</i>	\$\$
	<i>Action 1.3: Survey and Inventory Albany's historic religious structures.</i>	<i>High</i>	<i>Planning, HRC, HAF, PLNYS, NA, CF</i>	\$
	<i>Action 1.4: Survey and Inventory Albany's historic schools.</i>	<i>High</i>	<i>Planning, HRC, HAF, PLNYS, NA, CSDA, CF</i>	\$
	<i>Action 1.5: Survey and Inventory property owned by the City of Albany.</i>	<i>High</i>	<i>Planning, HRC, HAF</i>	\$

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
	<i>Action 1.6: Create a Significant Property Inventory.</i>	High	Planning, HRC, HAF	NA
<i>Policy 1.2: Seek a diversity of funding sources for the continued survey and documentation of Albany's historic resources.</i>	<i>Action 1.7: Seek partners in funding survey projects.</i>	High	Planning, HAF, PLNYS, SHPO, CF	NA
	<i>Action 1.8: Incorporate surveys into the neighborhood planning process.</i>	High	Planning, HRC, PB	NA
<i>Policy 1.3: List new historic districts and individual properties in the National Register.</i>	<i>Action 1.9: List the Delaware/Marinello Historic District in the National Register of Historic Places.</i>	Medium	Planning, HRC, HAF	\$
	<i>Action 1.10: Consider a Downtown Albany Historic District Extension.</i>	High	Planning, HRC, CA, NA	\$
	<i>Action 1.11: List the SUNY Albany Alumni Quadrangle in the National Register.</i>	High	Planning, HRC, HAF, PLNYS, SHPO, NYS	\$
	<i>Action 1.12: List the SUNY Albany Uptown Campus in the National Register.</i>	Medium	Planning, HRC, HAF, PLNYS, SHPO, NYS	\$
	<i>Action 1.13: List new properties in the National Register and designate new Historic Landmarks.</i>	High	Planning, HRC, HAF, SHPO	\$

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
	<i>Action 1.14:</i> Create or update the inventory of Contributing and Non-Contributing buildings, properties and sites for all Local Historic Districts.	High	Planning, HRC, HAF, NA	\$\$
	<i>Action 1.15:</i> List new properties as National Historic Landmarks.	High	Planning, HRC, HAF, PLNYS, SHPO	\$\$
	<i>Action 1.16:</i> Prepare a designation report for Local Landmarks and Local Historic Districts.	High	Planning, HRC, HAF, PLNYS	\$

## Goal 2: Review and enhance preservation policy and program administration.

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
<i>Policy 2.1:</i> Review and update the historic preservation ordinance and other regulatory tools to advance community preservation planning goals.	<i>Action 2.1:</i> Update the historic preservation components of the Unified Sustainable Development Ordinance.	High	Planning, HRC	\$\$
	<i>Action 2.2:</i> Review fee structure for Major Certificate of Appropriateness applications and review of Demolition applications.	High	Planning, HRC, PB	NA
	<i>Action 2.3:</i> Create an online application submission portal.	High	Planning, Buildings	\$\$\$

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
<i><b>Policy 2.2:</b> Consider and adopt new tools that support and encourage preservation of important historic resources.</i>	<i>Action 2.4: Develop a design guidelines manual for historic districts and landmarks.</i>	High	Planning, HRC, HAF, PLNYS, SHPO, NA, CF	\$\$
	<i>Action 2.5: Develop a property maintenance manual for older buildings.</i>	High	Planning, HRC, HAF, PLNYS, SHPO, NA, Buildings, PB, CF	\$\$
<i><b>Policy 2.3:</b> Improve Historic Resources Commission operations and develop local preservation leadership.</i>	<i>Action 2.6: Adopt internal rules of procedure for Historic Resources Commission operations.</i>	High	Planning, HRC	NA
	<i>Action 2.7: Actively recruit new members to the Historic Resources Commission.</i>	High	Planning, HRC, HAF, NA	NA
	<i>Action 2.8: Orient incoming Historic Resources Commission members to commission operations.</i>	High	Planning, HRC, HAF, SHPO	NA
	<i>Action 2.9: Provide opportunities for the ongoing training and education of Historic Resources Commission members.</i>	High	Planning, HRC, HAF, PLNYS, SHPO, CF	\$
	<i>Action 2.10: Annual strategic plan and report on operations and accomplishments.</i>	High	Planning, HRC	NA
	<i>Action 2.11: Provide specialized historic preservation training for building and fire inspectors and code enforcement officers.</i>	High	Planning, HRC	NA

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
	<i>Action 2.12: Designate a preservation specialist among City building inspectors.</i>	High	Planning, HRC, HAF	\$

### **Goal 3: Revitalize and maintain Albany's historic neighborhoods and commercial areas through conservation, adaptive use, and other enhancement efforts.**

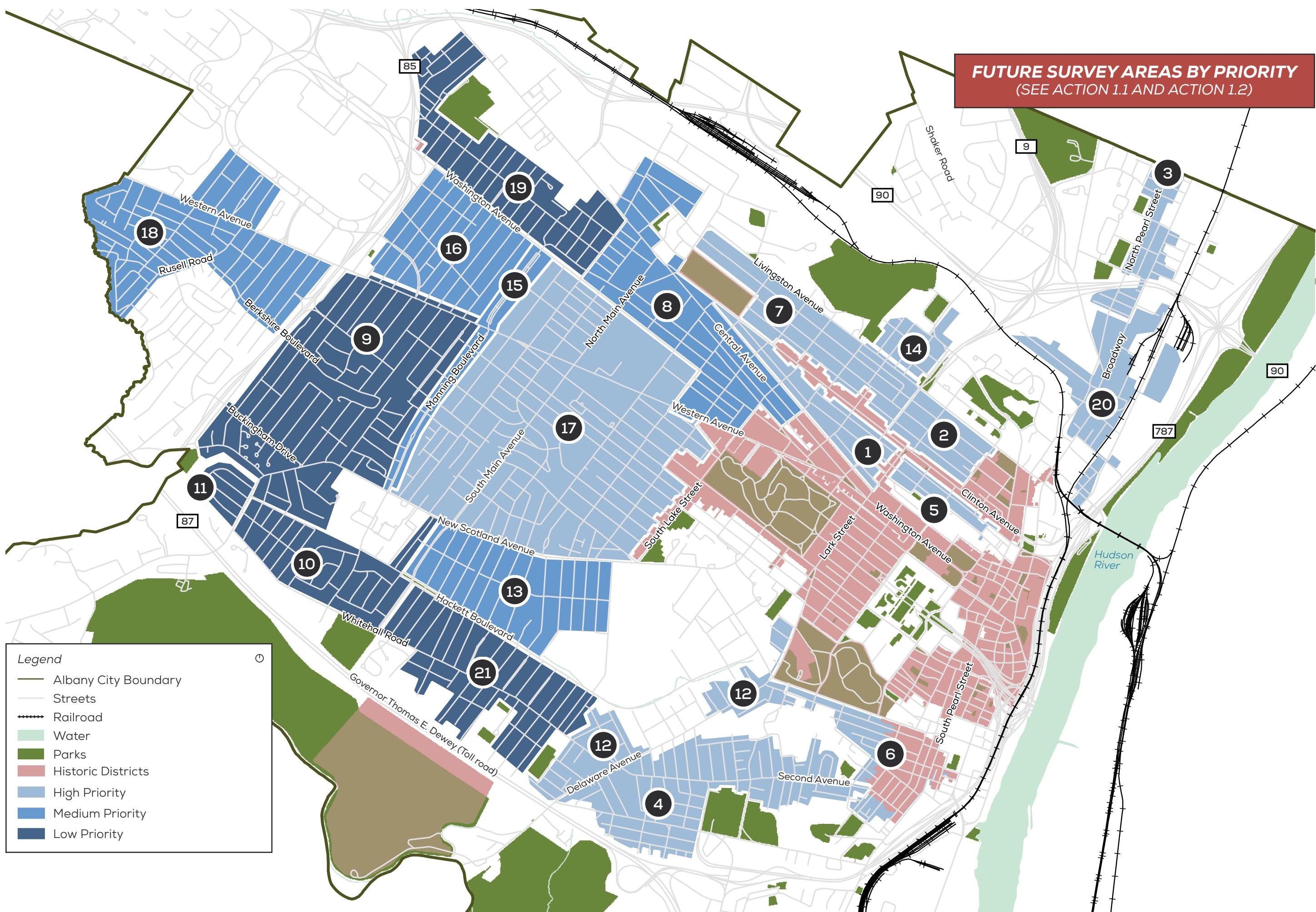
Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
<i>Policy 3.1: Create and implement new planning, zoning and other regulatory tools that facilitate neighborhood and commercial district preservation and revitalization.</i>	<i>Action 3.1: Implement a Neighborhood Conservation District program.</i>	High	Planning, Buildings, HRC, PB, NA, NCLB, ACDA, AHA	\$\$
	<i>Action 3.2: Adopt an adaptive use ordinance.</i>	High	Planning, Buildings	\$\$
	<i>Action 3.3: Enhance the utilization of the City of Albany's tax abatement program for historic properties.</i>	High	Planning, Buildings, HRC, HAF, PLNYS, CA, NDO, C, D, ACLB	NA
<i>Policy 3.2: Support and enhance private-sector organizations and entities involved in local preservation and revitalization initiatives.</i>	<i>Action 3.4: Encourage and facilitate the creation of an Albany revolving fund program for historic properties.</i>	High	Planning, HRC, HAF, PLNYS, CA ACDA, NDO, FI, ACLB, AHA, CF	\$\$\$
	<i>Action 3.5: Create an "early warning system" on neighborhood building conditions and property abandonment.</i>	High	Planning, Buildings, NA, CA, HAF, ACLB, C, D, AHA, ACDA	\$

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
	<i>Action 3.6: Adopt demolition notification provisions within the Albany Unified Sustainable Development Ordinance.</i>	High	Planning, Buildings, Fire, ACLB, ACDA, AHA	NA
<i>Policy 3.3: Implement initiatives that address demolitions and vacant historic buildings, properties, and lots.</i>	<i>Action 3.7: Explore creation of a marketing website portfolio for available historic properties.</i>	High	Planning, Buildings, CA, ACLB, NDO, ACDA, AHA, NA, HAF, PLNYS, D	\$
	<i>Action 3.8: Hold a Rehab Fair event to encourage neighborhood revitalization.</i>	High	Planning, Buildings, C, D, NA, HRC, HAF, PLNYS, ACLB, ACDA, AHA, FI, CF, Volunteers	\$\$\$
	<i>Action 3.9: Consider reduction or reimbursement of vacant property registration fees as an incentive for property rehabilitation.</i>	High	Planning, Buildings	NA
	<i>Action 3.10: Leverage available tax credit incentive programs to facilitate vacant property rehabilitation.</i>	High	Planning, Buildings, HRC, PB, ACDA, AHA, ACLB	NA
	<i>Action 3.11: Evaluate the application of Community Development Block Grant funds, to vacant historic properties.</i>	High	Planning, Buildings, ACDA, AHA, NDO, CA, ACLB	NA
	<i>Action 3.12: Evaluate and improve compliance with material recycling requirements for historic properties.</i>	High	Planning, Buildings, C, D	NA

**Goal 4: Promote increased awareness and public understanding of historic preservation benefits through ongoing education and advocacy efforts.**

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
<i><b>Policy 4.1:</b> Support educational initiatives that inform, engage new audiences, and tell the stories of Albany's multi-cultural and generational populations.</i>	<i>Action 4.1: Provide specialized historic preservation training for community stakeholders.</i>	High	Planning, Buildings, HRC, HAF, PLNYS, SHPO, CF	\$
	<i>Action 4.2: Collaborate on an annual Preservation Awards program with Historic Albany Foundation.</i>	High	Planning, HRC, HAF	\$
<i><b>Policy 4.2:</b> Provide educational information that informs the community regarding the City's historic preservation program, history, local landmarks and districts and educational opportunities.</i>	<i>Action 4.3: Create an educational brochure detailing the historic preservation program.</i>	High	Planning, HRC, HAF, PLNYS, SHPO	\$
	<i>Action 4.4: Create an educational brochure on how to research your property.</i>	Medium	Planning, HRC, HAF, PLNYS, SHPO	\$
	<i>Action 4.5: Create an educational brochure detailing local and state preservation funding sources.</i>	High	Planning, HRC, HAF, PLNYS, SHPO	\$
	<i>Action 4.6: Create an educational brochure outlining the Local Landmark designation process.</i>	High	Planning, HRC, HAF, PLNYS, SHPO	\$

Policy Statement for Decision-Makers	Actions	Priority Scale (Recommended)	Partners	Funding Amount
<i><b>Policy 4.3:</b> Use available technologies and other educational tools to increase awareness of Albany's history and historic architecture and neighborhoods.</i>	<i>Action 4.7:</i> Enhance accessibility of existing Albany survey and historic property data.	High	Planning, Buildings, HRC, HAF, PLNYS, SHPO, CF	\$
	<i>Action 4.8:</i> Create an online repository for brochures, materials and other historic preservation information.	High	Planning, HRC, HAF, PLNYS, SHPO	\$0
	<i>Action 4.9:</i> Establish a program for publications and community outreach inclusive of a brand and marketing strategy.	High	Planning, HRC, HAF, PLNYS	\$500
<i><b>Policy 4.4:</b> Create and enhance partnerships with organizations and entities that maintain a variety of educational and advocacy activities.</i>	<i>Action 4.10:</i> Continue and expand partnerships with the Historic Albany Foundation.	High	Planning, HRC, DA	\$0
	<i>Action 4.11:</i> Develop a list of potential new partnership opportunities.	High	Planning, HRC, HAF	\$0





# Local Incentives and Funding Sources

There are currently several incentive programs managed by the City of Albany and others at the local level that help facilitate preservation activities, as well as regional, state and federal incentive programs. These programs are summarized in this section.

## Albany Tax Abatement for Historic Properties

Locally designated historic properties are exempt from taxation on the increase in property value attributable to the alteration, rehabilitation or renovation of the property, assuming that the property is a Local Landmark or a contributing resource within a Local Historic District, the project meets the historic preservation design standards and has been approved by the Historic Resources Commission. The exemption is valid for ten years, with a 100% exemption in years 1-5, an 80% exemption in year 6, 60% in year 7, 40% in year 8, 20% in year 9 and 0% in year 10.

[ecode360.com/7685078](http://ecode360.com/7685078)

## City of Albany Capital Improvement Plan

Many cities incorporate some public improvement initiatives for historic areas within the municipal capital improvement plan. This could include physical enhancements to historic areas or districts or improvements to city-owned buildings.

[www.albanyny.gov/Government/MayorsOffice/BudgetOffice.aspx](http://www.albanyny.gov/Government/MayorsOffice/BudgetOffice.aspx)

## Rehabilitation Assistance Program

The Albany Community Development Agency offers grants of up to \$5,000 for emergency home repairs for income qualified homeowners in order to eliminate conditions that pose a threat to the health, safety and welfare of their occupants.

[www.albanyny.gov/Government/Departments/ACDA/HomeOwnership.aspx](http://www.albanyny.gov/Government/Departments/ACDA/HomeOwnership.aspx)

## The Homeowner Assistance Program

The Albany Community Development Agency provides loans of up to \$30,000 to owner-occupied homeowners for home repairs and to make your house lead safe.

[www.albanyny.gov/Government/Departments/ACDA/HomeOwnership.aspx](http://www.albanyny.gov/Government/Departments/ACDA/HomeOwnership.aspx)

## Senior Rehabilitation Program

The Albany Community Development Agency provides grants to owner-occupied houses for substantial repair to housing units, owned by persons 62 years of age or older, to eliminate conditions that pose a threat to the health, safety and welfare of their occupants. Grants of up to \$5,000 are available for emergency repair.

[www.albanyny.gov/Government/Departments/ACDA/HomeOwnership.aspx](http://www.albanyny.gov/Government/Departments/ACDA/HomeOwnership.aspx)

## Vacant Building Rehabilitation Program

The program targets properties located in neighborhoods that are impacted by blight from high numbers of vacant and abandoned buildings. Residential properties that are owned by individuals, the Albany County Land Bank and the Albany Community Development Agency are eligible for funding. Financial assistance is provided on a needs-based deferred loan to large or small contractors/property owners who wish to take on projects to redevelop vacant buildings. Gap financing of up to \$50,000 per building will be provided in the form of a grant/forgivable loan for construction rehab assistance for vacant properties in the City of Albany. The qualified property owner will be responsible for bringing the building back up to code and redeveloping the property back to active use. Projects will be monitored for the duration of construction, and at least five years after construction completion. Additional Federal funding may also be available, provided applicants are willing and able to comply with the Federal guidelines associated with the funds. This program is administered by the Albany Community Development Agency.

[www.albanyny.gov/Government/Departments/ACDA/VacantBuildingRehabilitationProgram.aspx](http://www.albanyny.gov/Government/Departments/ACDA/VacantBuildingRehabilitationProgram.aspx)

## Small Business Facade Improvement Program

This matching property enhancement grant program gives small businesses and property owners incentive to improve the exterior appearance of their buildings and storefronts. The program can provide up to \$10,000 in matching funds (\$15,000 for corner lots) to small businesses or owners who want to renovate the exteriors of their commercial property. The grant program was created by Mayor Kathy Sheehan, Capitalize Albany Corporation and the Albany Community Development Agency in 2016; it is administered by Capitalize Albany Corporation.

[www.albanyny.gov/Government/Departments/ACDA/FacadeImprovementProgram.aspx](http://www.albanyny.gov/Government/Departments/ACDA/FacadeImprovementProgram.aspx)

## Community Foundation Grant Funds

The Community Foundation manages more than 400 funds which are allocated to meet donors' philanthropic goals and the changing needs in our community. These charitable funds have granted nearly \$70 million since the Foundation's creation in 1968. Often, multiple funds or donors join together to make grants with greater impact than one donor could make alone. All assets are collectively invested, offering donors access to investment strategies and management normally available only to large investors, allowing them to achieve maximum returns. The majority of grants made by the Community Foundation each year are in partnership with individuals, families and organizations who ask the Foundation to facilitate their giving. Many of our donors enjoy the flexibility of donor advised funds, which allow them to recommend grants to support specific charitable organizations or causes. Eligible applicants must be a 503(c)(3) organization. These grants are administered by the Community Foundation for the Greater Capital Region.

[www.cfgcr.org/grants/grant-opportunities/](http://www.cfgcr.org/grants/grant-opportunities/)

# Regional, State, and Federal Incentives and Funding Sources

## The 20 Percent Federal Historic Preservation Tax Credit Program

The Federal Historic Preservation Tax Credit (HPTC) lowers the amount of federal taxes owed by a building owner. The National Park Service (NPS) in the U.S. Department of the Interior administers the program in cooperation with the New York Office of Parks, Recreation and Historic Preservation (SHPO) and the U.S. Department of the Treasury. The 20 percent Rehabilitation Tax Credit is available for depreciable properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for owner-occupied housing. In addition, a property must be individually listed or be in the process of being individually listed in the National Register, be a contributing building in a district that is listed in or is in the process of being listed in the National Register, or be a contributing building in a local historic district specifically certified by the NPS for the purposes of the tax credit program. An application to receive the tax credits must be submitted to the New York SHPO and work must conform to the Secretary of the Interior's Standards for Rehabilitation.

[www.nps.gov/tps/tax-incentives.htm](http://www.nps.gov/tps/tax-incentives.htm)

## New York State Commercial Rehabilitation Tax Credit Program

This tax credit must be used with the Federal Historic Preservation Tax Credit Program for Income Producing Properties. Owners of income producing properties that have been approved to receive the 20% federal rehabilitation tax credit automatically qualify for the additional state tax credit if the property is located in an eligible census tract and the Part 2 and Part 3 state fees have been paid (Note: all of the City of Albany is eligible for the tax credit). Owners can receive an additional 20% of the qualified rehabilitation expenditures up to \$5,000,000\*. In order to qualify, the placed-in-service date must be after January 1, 2010. There is no application form. After Part 3 of the federal application is approved by the National Park Service and, the state fees are paid, The New York State Office of Parks, Recreation, and Historic Preservation will

issue a certification allowing owners to take the state credit.  
[parks.ny.gov/shpo/tax-credit-programs/](http://parks.ny.gov/shpo/tax-credit-programs/)

## New York State Historic Homeownership Rehabilitation Credit

Rehabilitation of historic owner-occupied residential buildings may qualify for a New York State tax incentive. The Historic Homeownership Rehabilitation Credit program offers a state income tax credit equal to 20% of qualified rehabilitation expenses associated with repair, maintenance, and upgrades to historic homes. The value of the credit is applied to the NYS tax liability to reduce the amount you owe. The program covers 20% of qualified rehabilitation expenses up to a credit value of \$50,000 per year. The home must be listed in the National Register individually, be a contributing resource within a historic district or be a contributing building in a local historic district specifically certified by the NPS for the purposes of the tax credit program. The rehabilitation expenses must be \$5,000 or more with a minimum of 5% of that being spent on exterior work.

[parks.ny.gov/shpo/tax-credit-programs/](http://parks.ny.gov/shpo/tax-credit-programs/)

## Low Income Housing Tax Credit Program

Established as part of the U.S. Tax Reform Act of 1986, the Low-Income Housing Tax Credit (LIHTC) program provides a dollar-for-dollar tax credit for investors in affordable housing projects, investors who usually provide equity to housing developers as part of a syndication process. The credit is allocated in New York through the New York State Housing Credit Agency (HCA) as part of a competitive application process. Claimed over 10 years, the LIHTC can be used to construct new housing or rehabilitate existing rental buildings. The credit can be used to rehabilitate historic buildings in tandem with the Federal Historic Preservation Tax Credit. In 2000 the New York State Legislature created a New York State Low-Income Housing Tax Credit ("SLIHC") Program in 2000, under Article 2-a of Public Housing Law, with HCR as administrator.

[hcr.ny.gov/low-income-housing-tax-credit-programs](http://hcr.ny.gov/low-income-housing-tax-credit-programs)

## Preserve New York Grants

Launched in 1993, Preserve New York provides grants for historic structure reports, building condition reports, cultural landscape reports, and cultural resource surveys. Applicants must be a local government or a non-profit organization with tax-exempt status. State agencies and religious institutions are not eligible to apply. The program provides support up to 80% of the project cost. Applicants must provide 20% of the total project cost as a cash match. Grants are likely to range between \$3,000 and \$10,000. This grant program is in cooperation with the New York State Council on the Arts and the Preserve League of New York State.

[www.preservenys.org/preserve-new-york](http://www.preservenys.org/preserve-new-york)

## Technical Assistance Grants

The Technical Assistance Grant program launched in 2012 to support discrete projects that preserve New York State's cultural and historic resources. Grants of up to \$4,000, with a required 20% match from each applicant, are available to nonprofit groups and municipalities that manage historic sites, museums, arts facilities, and other important institutions that serve an arts or cultural purpose and are open to the public. This grant program is in cooperation with the New York State Council on the Arts and the Preserve League of New York State.

[www.preservenys.org/technical-assistance-grants](http://www.preservenys.org/technical-assistance-grants)

Donald Stephen Gratz Preservation Services Fund Grants The Gratz Fund was established in 2010 and is funded through a permanently endowed charitable contribution from Thomas J. Schwarz. The primary goals of the Gratz Fund are to fund professional services for important preservation projects that: illustrate the benefits of the New York State Historic Tax Credit program; leverage other public and private investments; and enable the League to react quickly to preservation opportunities with financial resources. The fund is administered by the Preservation League of New York State; priority will be given to projects in

the Utica, NY area whenever possible.

[www.preservenys.org/gratz-fund](http://www.preservenys.org/gratz-fund)

### Environmental Protection Fund Grants

The Environmental Protection Fund Grant Program for Parks, Preservation and Heritage (EPF) offers up to \$19.5 million in matching grants for the acquisition, planning, development, and improvement of parks, historic properties listed on the National or State Registers of Historic Places and heritage areas identified in approved plans for statutorily designated Heritage Areas. Funds are available to municipalities or not-for-profits with an ownership interest. The maximum award is \$600,000. If the total project cost is greater than \$4 million, up to \$1 million may be requested. The program is administered by the New York State Office of Parks, Recreation and Historic Preservation.

[parks.ny.gov/grants/](http://parks.ny.gov/grants/)

### National Trust Preservation Fund Grants

Preservation Fund Grants, offered by the National Trust for Historic Preservation, are intended to encourage preservation at the local level by providing seed money for preservation projects. These grant funds can be used for technical assistance needs and in facilitating private-sector involvement in preservation initiatives. Specific initiatives may relate to community sustainability, stewardship of historic places, promoting cultural diversity and preservation, and protecting heritage resources located on public land.

[savingplaces.org/grants#.XYvHEvIKiUk](http://savingplaces.org/grants#.XYvHEvIKiUk)

### National Treasures Program

National Treasures are a portfolio of nationally significant historic places where the National Trust for Historic Preservation is taking direct action. The National Trust is identifying endangered National Treasures and taking action to save them. They raise needed funds, build coalitions to prevent demolition, fight in the courts to save sites from deterioration, and make sure that the icons of the

past remain with us in the future. While there are currently no National Treasures identified in Albany, there are a number of properties that would appear to be good candidates, including St. Joseph's Church and the Public Bath House No. 2, among others.

[savingplaces.org/national-treasures#.XYvHUfIKiUk](http://savingplaces.org/national-treasures#.XYvHUfIKiUk)

### African American Cultural Heritage Action Fund

The stories and places of African American culture and heritage have always existed, but too often have not been fully acknowledged for the integral role they play in the fabric of American society. This fund supports the preservation of African American sites and stories of black history. In 2019 there were \$1.9 million in grants awarded to 22 sites.

[savingplaces.org/stories/2019-action-fund-grant-recipients#.XYvEQvIKiUk](http://savingplaces.org/stories/2019-action-fund-grant-recipients#.XYvEQvIKiUk)

### Community Development Block Grant (CDBG) Funds

All CDBG assisted historic preservation and heritage tourism activities must meet a national objective: the activity must benefit low and moderate-income persons; prevent or eliminate slums or blight; or be designed to meet a community development need having an urgent need. Some examples include: The preservation of a commercial building that results in the creation of jobs where at least 51 percent are held by low and moderate-income persons; the preservation of a building used for a community center that serves residents in an area that is 51 percent low and moderate income; Delineating historic districts, including reuse plans and the preparation of ordinances and codes to assure preservation of the districts; and code enforcement activities which can stop the decline of an area that is in the process of being rehabilitated. The national objectives are outlined in 24 CFR 570.208 for the Entitlement program and in 24 CFR 570.483 in the State program. Both programs require that at least 70 percent of CDBG funds and Section 108 loan funds must be used to benefit low and moderate-income persons.

[www.hud.gov/sites/documents/DOC\\_14211.PDF](http://www.hud.gov/sites/documents/DOC_14211.PDF)

### Opportunity Zones

New York State participates in the Opportunity Zone community development program, offered through the Tax Cuts and Job Acts of 2017. The federal program encourages private investment in low-income urban and rural communities. New York State has recommended 514 census tracts to the U.S. Department of the Treasury for designation as Opportunity Zones, including all of Downtown Albany, the South End and Arbor Hill. Funding comes from Opportunity Funds, which provides investors the chance to put their money to work rebuilding the low to moderate income communities. The fund model enables a broad array of investors to pool their resources in Opportunity Zones, increasing the scale of investments going to underserved areas.

[esd.ny.gov/opportunity-zones](http://esd.ny.gov/opportunity-zones)



## SECTION 6 : THE COMMUNITY SPEAKS

# Community Engagement Summary

Continuous community feedback is vital to the creation of the City of Albany's first citywide Historic Preservation Plan. The plan will acknowledge the role historic preservation plays in shaping the city's character, while recognizing the additional efforts necessary to identify high priority areas for preservation, reinvestment, and economic development. To do so, community feedback regarding future districts, landmarks, and historic resources is pivotal to the plan's success in identifying critical preservation issues and shaping the future of Albany. Two rounds of community open houses, each followed by interactive surveys, were completed to gather important community feedback.

## Community Open Houses (Round 1)

During the week of July 9, 2019, the first round of community open houses were held. In total, five (5) community open houses were held in different locations throughout the City of Albany. Two open houses were held on Tuesday, July 9, 2019 at The Point Restaurant from 12 PM to 2:30 PM and Ten Broeck Mansion from 6 PM to 9 PM. The following day, two more were scheduled at the Arcade Building from 12 PM to 2:30 PM and at Lark Hall from 6 PM to 9 PM. On Thursday, July 11, 2019, the final session of the first round was held at the African American Cultural Center from 10 AM to 12:30 PM. Over 100 participants attended the community open houses. An online survey was available for residents unable to attend the community open houses. Also, all exhibits and materials displayed at the community open houses were posted online for residents to view. The community was encouraged to post any comments or concerns to the project's website at [albanyhistoricpreservationplan.com](http://albanyhistoricpreservationplan.com).

An outline of the Community Open Houses format is provided below:

- Albany NY Historic Preservation Plan Introduction (Station 1)
- Albany NY Fast Facts (Station 2)
- Albany NY Historic Resources (Station 3)
- People and Places That Matter (Station 4)
- Community Engaging Exercises (Station 5)



Big Map Sticker Exercise

## Online Survey (Round 1)

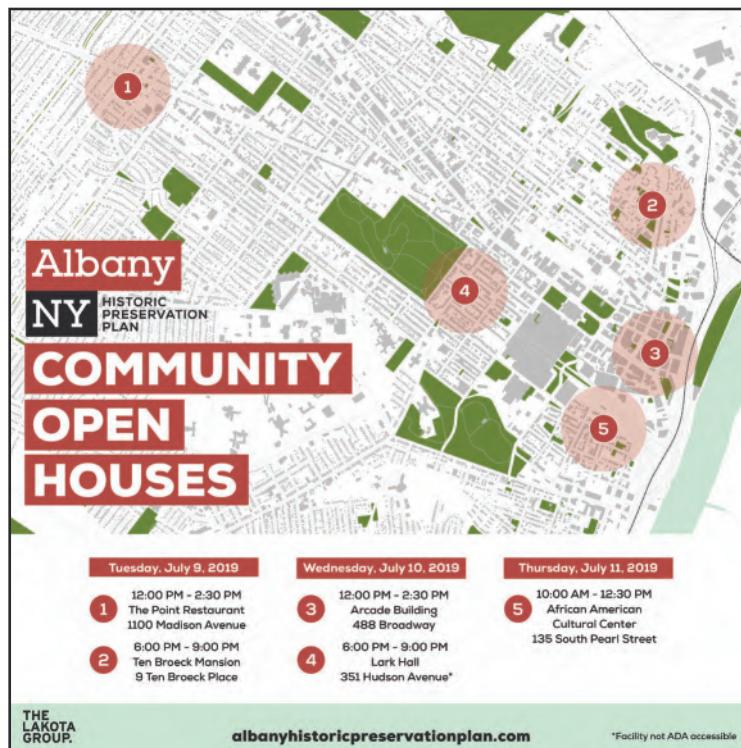
On July 16, 2019, The Lakota Group launched the first online survey on the Albany NY Historic Preservation Plan website. The online survey remained open for the community to take until Friday, August 16th, 2019. The online survey had 246 respondents, totaling 354 participants during the first round of community outreach. Of the 246 participants of the online survey, 87 percent were residents of the City of Albany; and many of the respondents ranged between 51 and 65 years old (35 percent), followed by those residents in the 36 to 50 years old age bracket (26 percent). A majority of the respondents were Caucasian (79 percent) and work within the City of Albany (75 percent). The majority of respondents had a graduate degree (53 percent) or a four-year college/bachelor's degree (36 percent) and had an annual income over \$100,000 (43 percent). When asked if the respondent currently or previously lived in an existing historic district, the majority of participants live or lived in Center Square-Hudson Park (36 percent), none of the districts (26 percent) or in Washington Park (16 percent).



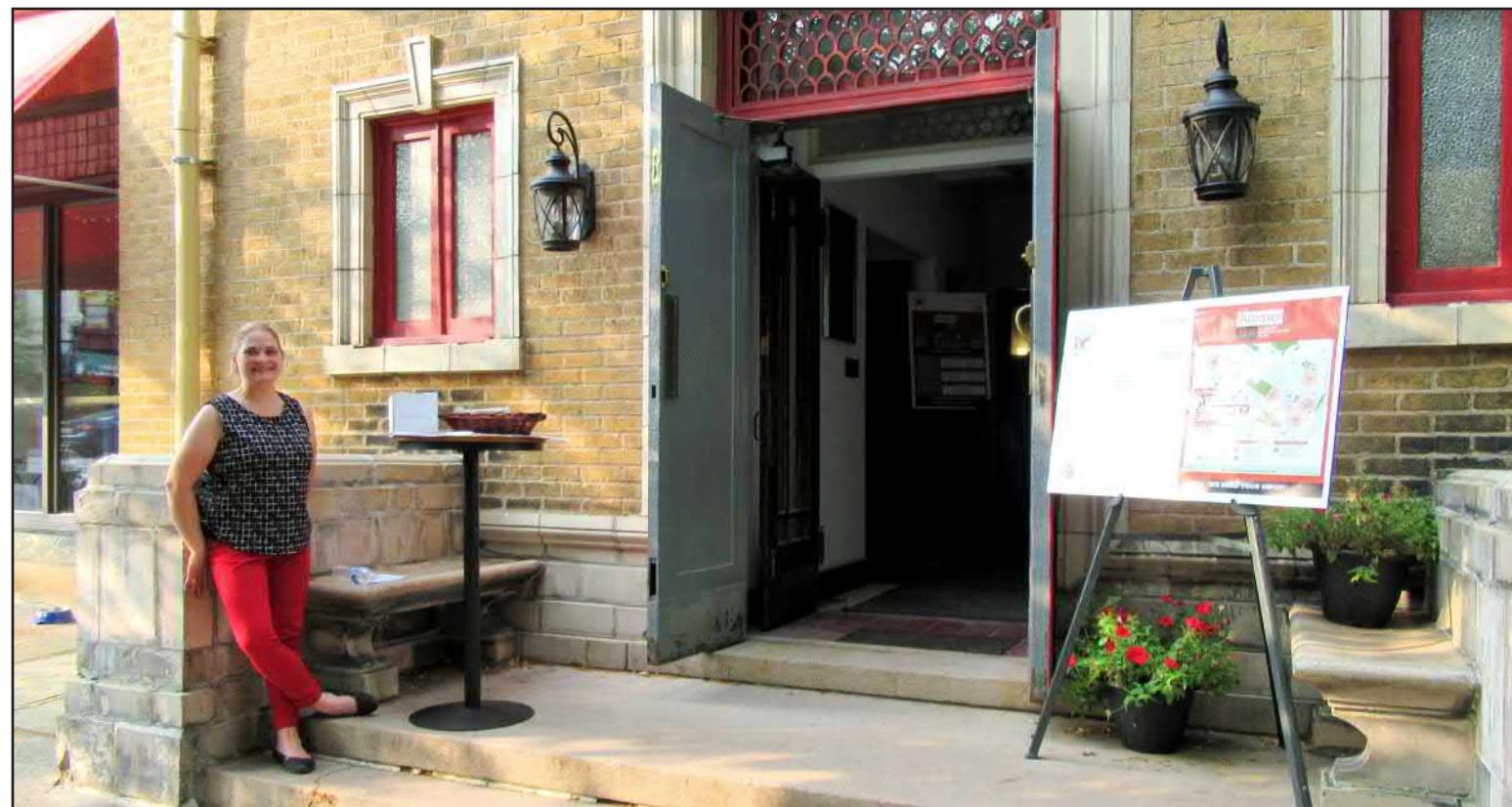
Community Open House at the African American Cultural Center



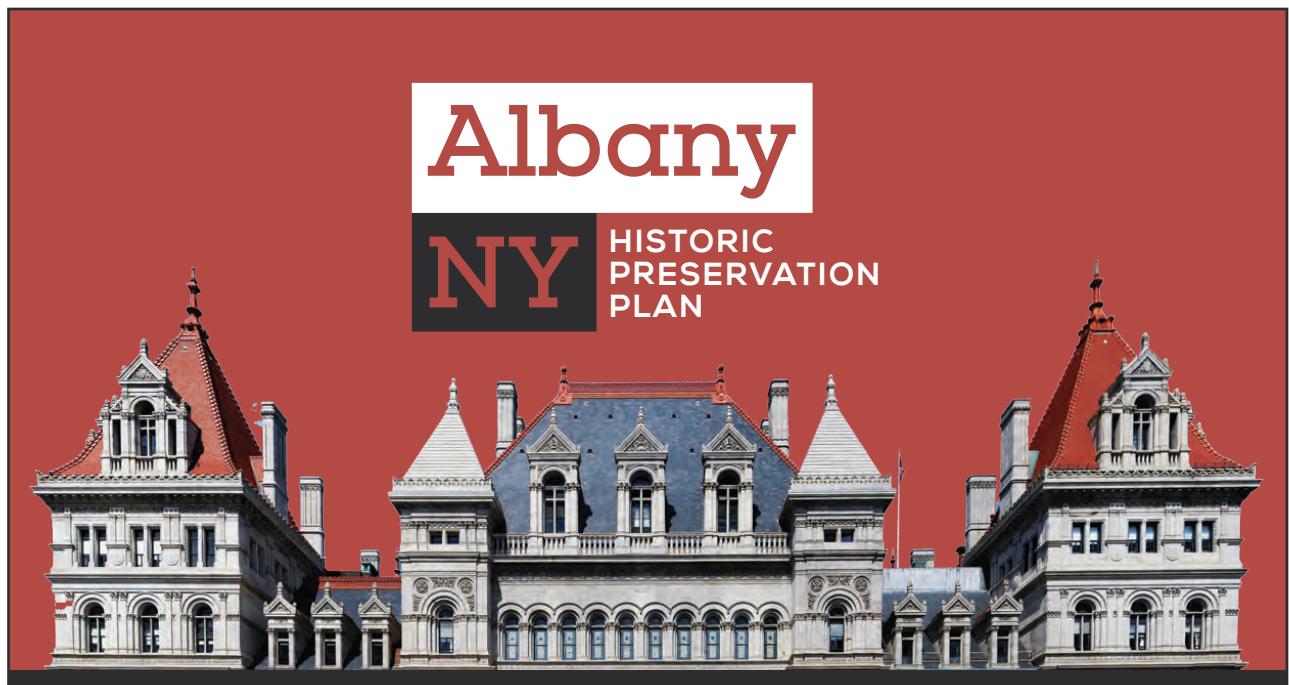
Online Survey Social Media Post #1 (07.18.2019)



Community Open House Post #2 (07.09.2019)



Community Open House at Lark Hall



**Albany NY HISTORIC PRESERVATION PLAN**

## COMMUNITY OPEN HOUSES

The City of Albany is creating a citywide Historic Preservation Plan in order to strengthen the City's historic preservation program. The plan will acknowledge the role historic preservation plays in shaping the city's character, while recognizing that additional efforts are needed to identify high priority areas for preservation, reinvestment, and economic development.

Come to one (or more) of these open houses to inform yourself on existing historic resources, provide feedback on future historic resources and to help us identify critical preservation issues.

**Tuesday, July 9, 2019**

12:00 PM - 2:30 PM The Point Restaurant 1100 Madison Avenue	6:00 PM - 9:00 PM Ten Broeck Mansion 9 Ten Broeck Place
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**Wednesday, July 10, 2019**

12:00 PM - 2:30 PM Arcade Building 488 Broadway	6:00 PM - 9:00 PM Lark Hall 351 Hudson Avenue*
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**Thursday, July 11, 2019**

10:00 AM - 12:30 PM African American Cultural Center 135 South Pearl Street	
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\*Facility not ADA accessible

[albanyhistoricpreservationplan.com](http://albanyhistoricpreservationplan.com)

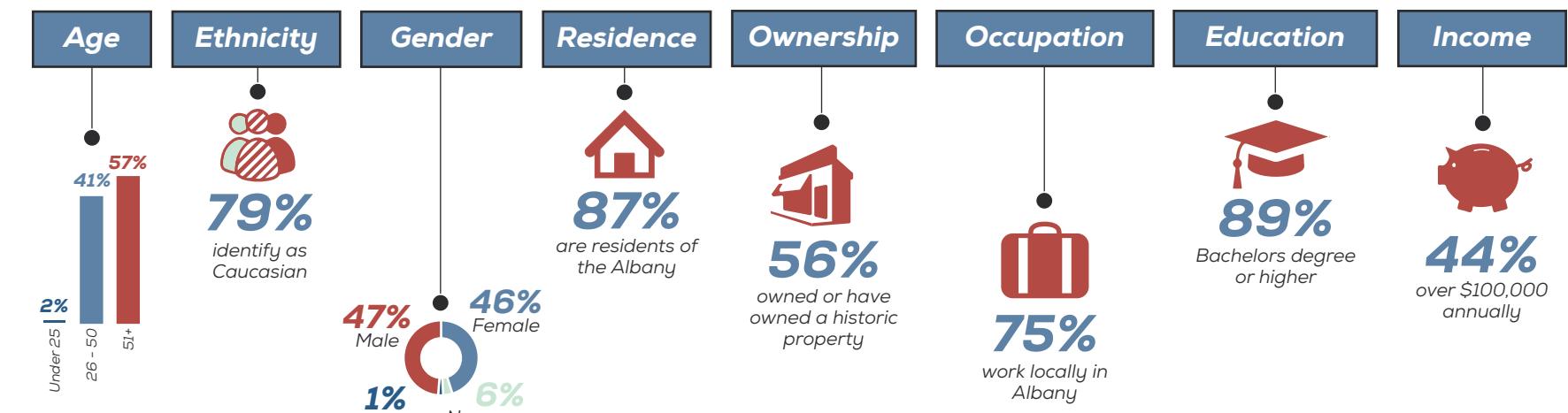
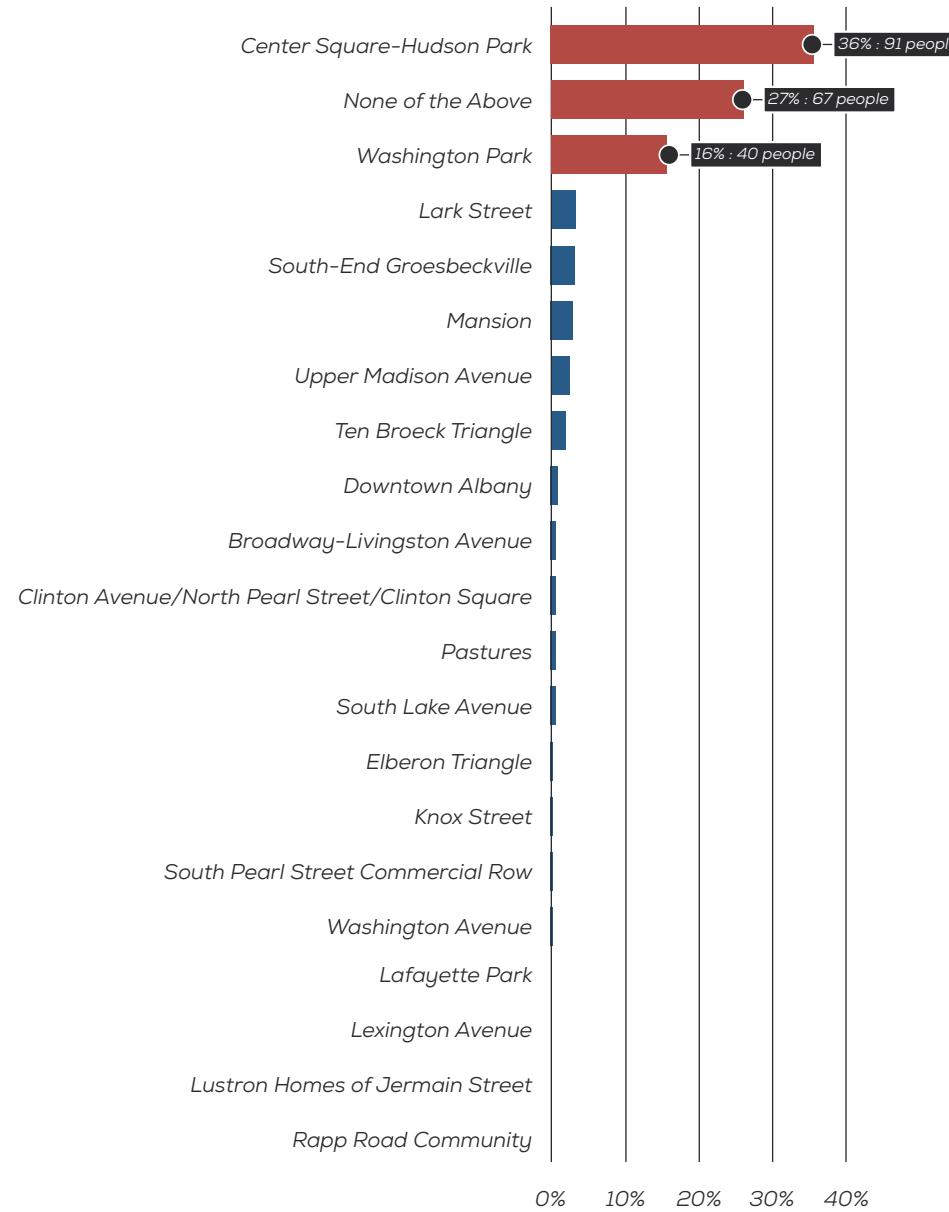
## WE NEED YOUR INPUT!

Community Open House Flyer Handout (06.26.2019)

## Online Survey Demographics (Round 1)

Here is the demographic summary of the first online survey available to the community from Tuesday, July 16 to Friday, August 16, 2019.

### Do you currently live, or have you previously lived in any of the Historic Districts?



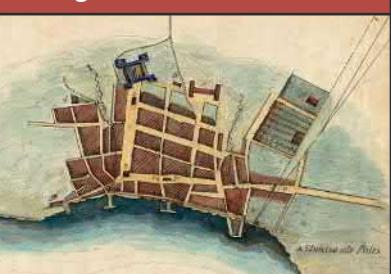
Community Open House at the Point Restaurant

## Online Survey Feedback (Round 1)

Below are some of the community feedback of the first online survey available to the community from Tuesday, July 16 to Friday, August 16, 2019.

**Please share people and places of Albany which contribute to the city's character!**

**Early Dutch Settlement**



Source: Albany Institute of History and Art

**Kate Stoneman**



Source: Albany Law School

**Toni Morrison**



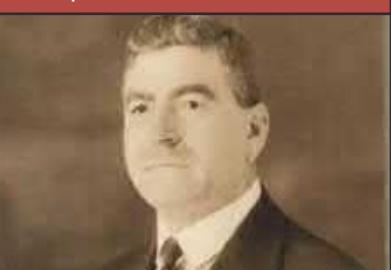
Source: Albany Times Union

**Quackenbush Distillery**



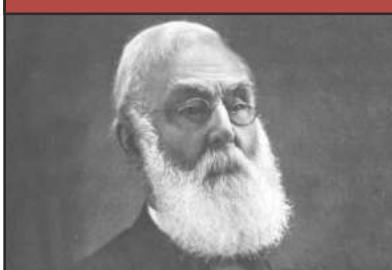
Distillery Site, Source: Discover Albany

**Alphonso Marinello**



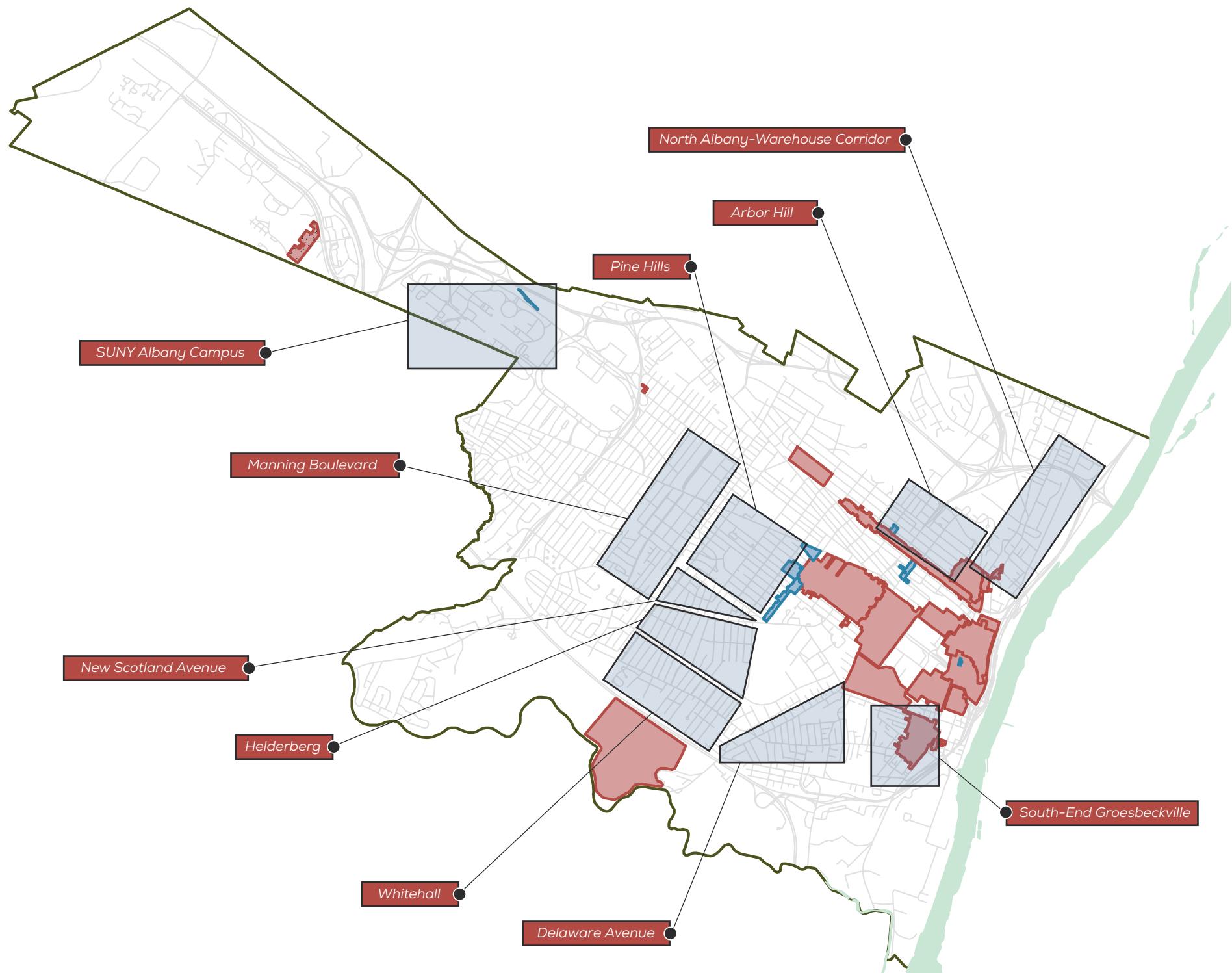
Source: Delaware Avenue Neighborhood Survey (2013)

**Prof. James Hall**



Source: Albany Times Union

**Are there any additional areas in the City of Albany which should be classified as Historic Districts?**



**Which Albany landmark is endangered or warrants some form of preservation action?**

**1** Church of the Holy Innocents & Chapel



275 North Pearl Street

**2** Van Ostrand-Radliff House



48 Hudson Street

**3** Cherry Hill



Source: Albany Times Union

**4** Lincoln Park



Source: Albany.org

**5** Fort Orange Archaeological Site



Source: New York State Museum

**6** Albany Felt Company Complex



Source: All Over Albany

**Are there any additional sites in the City of Albany which should be classified as landmarks?**



Nipper the RCA Dog, Source: Albany.com



Madison Theater, Source: All Over Albany



Holland Tudor Homes, Source: Albany Times Union

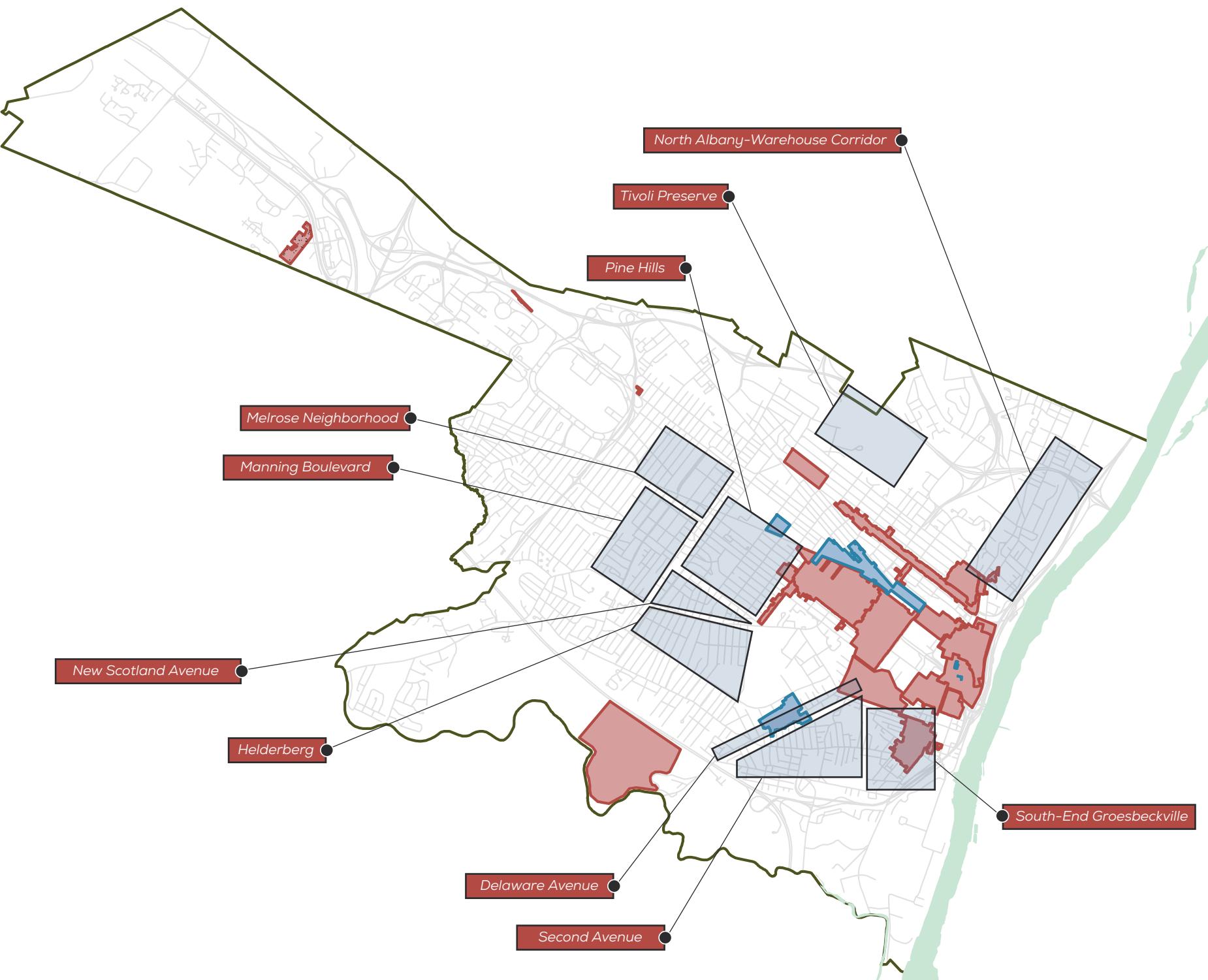


Trivoli Preserve, Source: All Over Albany



Engine 7 at Clinton Avenue and Ontario Street, Source: The City of Albany

**Are there any additional areas in the City of Albany which should be surveyed?**



## Community Priorities

Choose your top priorities! Participants received seven (\$7) planning dollars to spend on different preservation actions. The actions were priced at different amounts resulting in participants having to spend their money wisely.



Choose Your Top Priorities Exercise at the African American Cultural Center Community Open House

## Can you think of any other initiatives you would want the City of Albany to support?

- Ensuring proper permitting and expectations for historic resources for all.
- Prioritize home ownership and infill development.
- Promote sense of place with transforming vacant lot into park or open spaces in order to strengthen neighborhood pride and aesthetics.
- Work with City organizations to update all information outlets to better inform the public of historic resources.
- Provide historic preservation training for City staff
- Hire additional staff for the Historic Preservation Department

## What issues/concerns do you have related to Historic Preservation in the City of Albany?

“ City Building Department must become more aggressive in dealing with derelict buildings. ”

“ While wealthier (and typically white) historic neighborhoods are protected and prosper, the lower income (typically black) historic neighborhoods tend to fall into disrepair and are eventually torn down by the city. ”

“ I am concerned that some historic districts with low property values, such as South End-Groesbeckville, are being hurt by the historic designation. The historic designation adds significant cost to rehabilitation and we are in a crisis situation with hundreds of vacant buildings. I'd rather have the buildings be rehabilitated without meeting all historic requirements than continue to sit vacant. ”

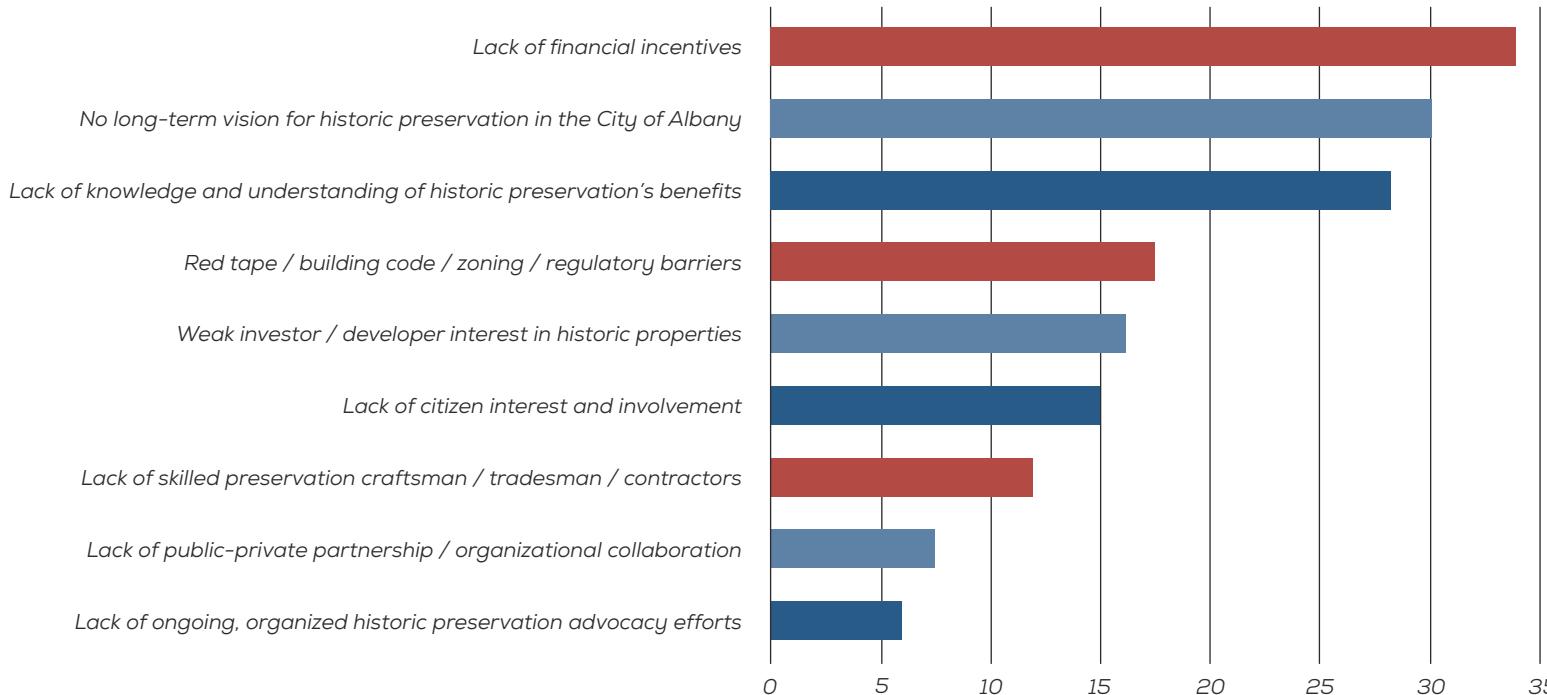
“ Seeming lack of care for Albany's historic fabric. In this City, where green initiatives are important, City leaders don't realize yet that the greenest building is the one already built! ”

“ I feel a lot of the energy is spent on less significant properties, and it dilutes the impact of the importance of preserving significant properties. ”

“ Additionally the HRC is too subjective in their decisions on what to approve based on what they like in a drawing instead of what could work in a rehab or new development. ”

“ Lack of interest by the City Departments. ”

## What are the most significant barriers to promote Historic Preservation in the City of Albany?



“ Preservation is one of the most responsible and sustainable acts possible and yet in Albany new building and demolition of older building stock "appears" to be the City Administrations priority and sensitive deconstruction of salvageable materials made a rule, not the rare exception. Also, it is unfortunate that City owned buildings aren't setting a great example of preservation, maintenance and stewardship. ”

“ Lack of a comprehensive understanding of the building stock that survives in the city, lack of a prioritized preservation list based upon a considered evaluation of resources. ”

“ Albany needs a Plan to deal with vacant and abandoned buildings. Emergency demolitions need public oversight. ”

**What organizations could partner with the City to help strengthen its preservation efforts?**

**Preservation League of NYS**

**SUNY Albany**

**NYS Parks, Recreation and Historic Preservation**

**NYS Library Archives**

**The Albany Institute of Art**

**St. Rose History Department**

**Private foundations**

**Neighborhood Associations**

**Land Banks**

**Albany Urban Planning & Architectural Students**

**M.E. Grenander Dept. of Special Collections & Archives**

**Habitat for Humanity**

**Capitalize Albany**

**Affordable Housing Partnership**

**Public Schools**

**Underground Railroad History Project (Capital Region)**

**Neighborhood Preservation Coalition**

**Public Library**

**Historic Albany Foundation**

**Business Leaders**

**Albany County Historical Association**

**Youth FX**

**What role(s) should Historic Resources play in enhancing quality of life and economic development in Albany?**

“Encourage businesses to move into under/unused buildings downtown rather than moving off to the suburbs, and assist them in adapting/renovating/restoring buildings as necessary.”

“Cataloging landmarks and property. Keeping records.”

“Capitalize on all the history that happened here. Make it a tourist destination for history.”

“Downtown Albany's architecture is unique for its diversity & exceptional quality especially that of the masonry buildings.”

“Albany was a colonial city and should feel as old and historic as Boston or Philadelphia.”

“Attract tourism, local visitors and encourage more people to live downtown.”

“When you take the time to promote the history and architecture of this city, you increase tourism dollars, which helps the entire community, and you increase pride by the residents.”

“What is historic should be celebrated and what is just old rehabbed and or demolished for new development.”

“Create big picture and vision for future development (tie the past to future).”

“To enable restoration, the government does best when it enables good redevelopment.”

“To preserve the historic fabric of the city and create safer, more livable communities.”

“More tours and educational events.”

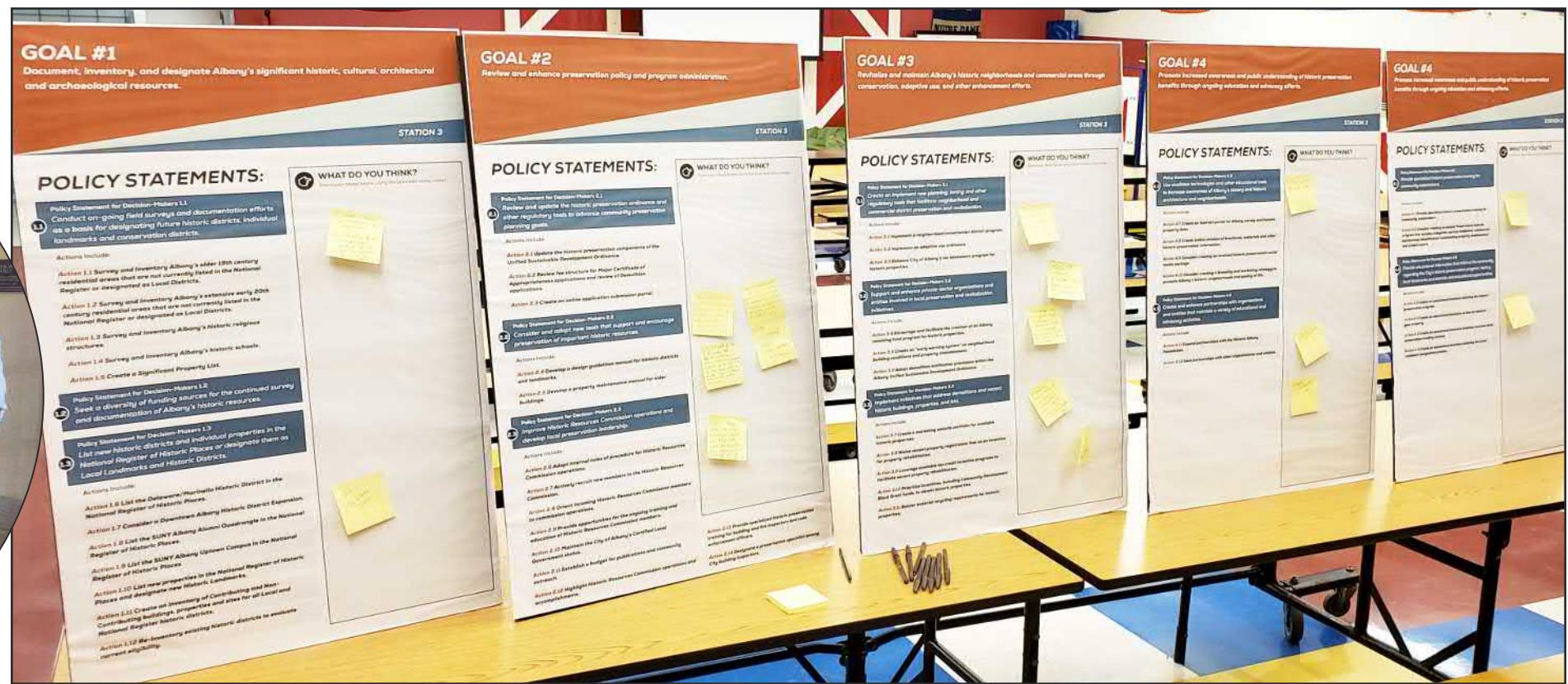
“I believe foremost, they should not only serve to preserve, but to educate. Outside of this mission, there are many excellent opportunities to drive economic development by fostering businesses and recreational opportunities that can exist around the mission to preserve and educate.”

## Community Open Houses (Round 2)

On September 11, 2019, the second round of community open houses were held. In total, two (2) community open houses were held in two different locations in the City of Albany. The first was held at the Philip Livingston Apartments from 12 PM to 2 PM. The second open house was held at the Delaware Community School from 6 PM to 8 PM. Forty-eight (48) participants attended the second round of community open houses. Similar to the first round, an online survey was available for residents unable to attend the community open houses. Also, all exhibits and materials displayed at the community open houses were posted online for residents to view. The community was encouraged to post any comments or concerns to the project's website at [albanyhistoricpreservationplan.com](http://albanyhistoricpreservationplan.com).

An outline of the Community Open Houses format is provided below:

- Albany NY Historic Preservation Plan Introduction and Vision Statement (Station 1)
- Albany NY Existing/Recommended Historic Resources (Station 2)
- Albany NY Historic Preservation Plan Goal Statements (Station 3)



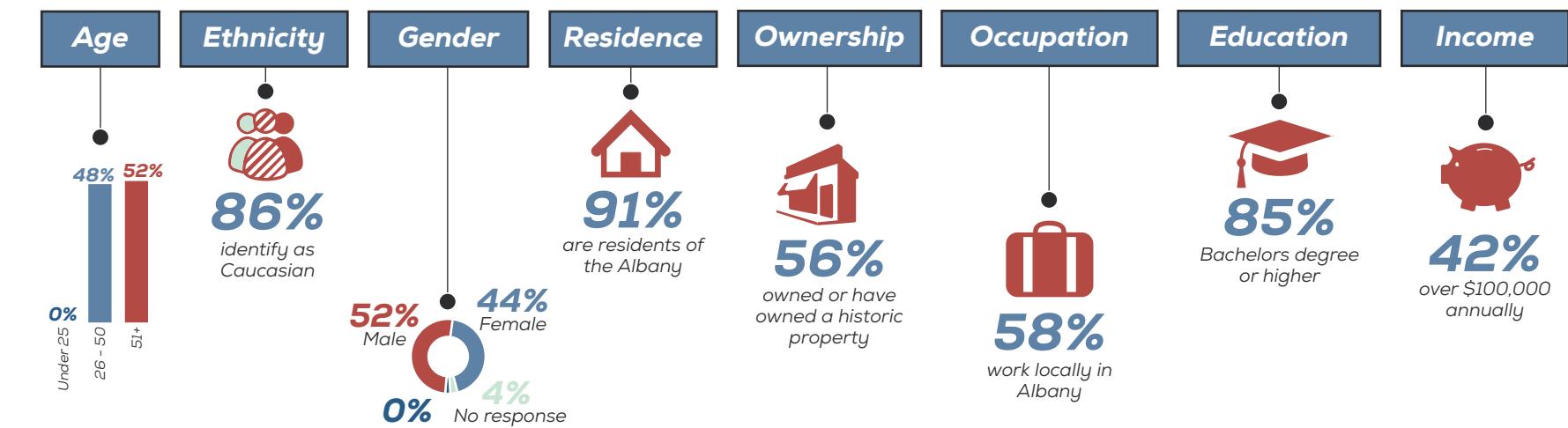
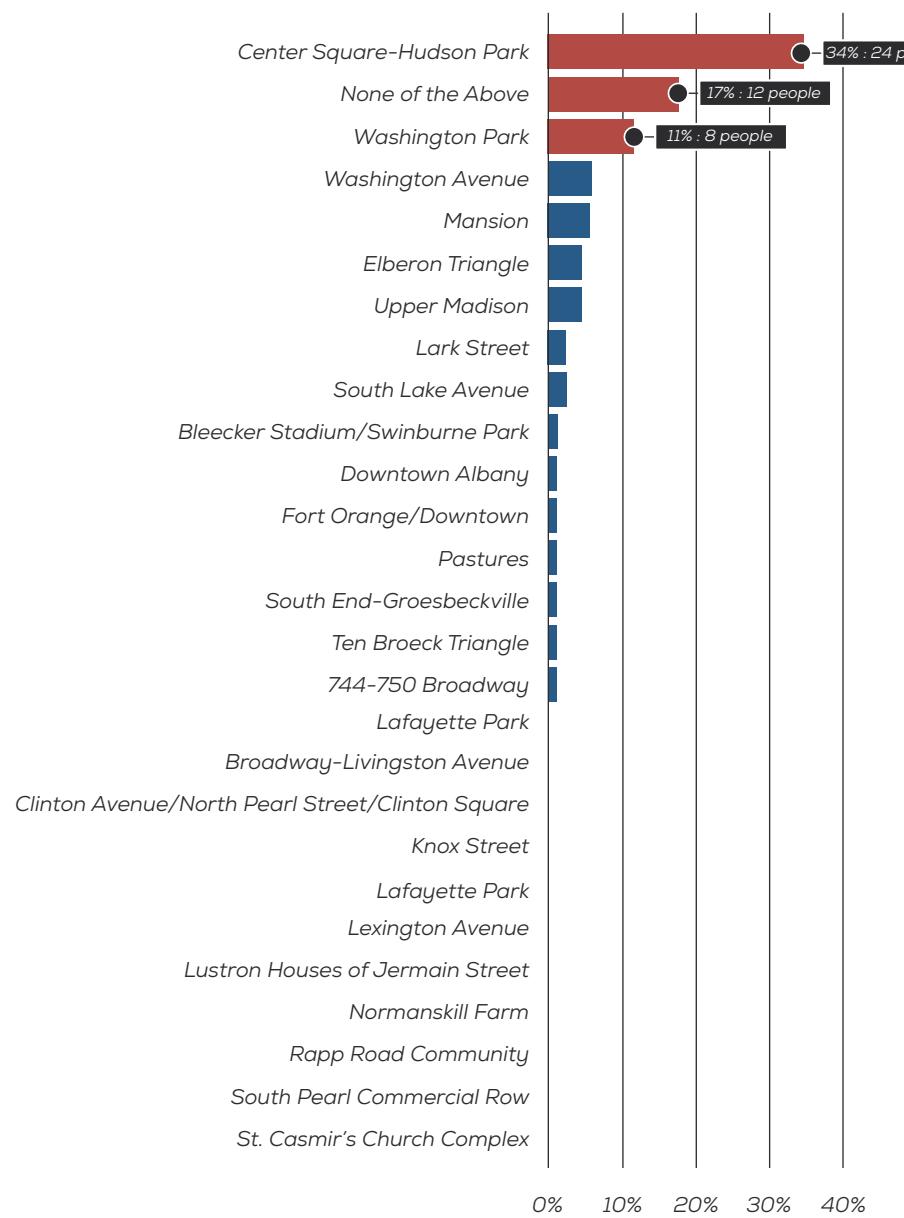
## Online Survey (Round 2)

On Thursday, September 12, 2019, The Lakota Group launched the second online survey on the Albany NY Historic Preservation Plan website. The online survey remained open for the community to take until Sunday, September 22, 2019. The online survey had 74 respondents, totaling 122 participants during the second round of community outreach. Of the 122 participants of the online survey, 91 percent were residents of the City of Albany; and many of the respondents ranged between 51 years old and older (52 percent), followed by those residents in the 36 to 50 years old age bracket (31 percent). A majority of the respondents were Caucasian (86 percent) and work within the City of Albany (58 percent). The majority of respondents had a graduate degree (55 percent) or a four-year college/bachelor's degree (30 percent) and had an annual income over \$100,000 (42 percent). When asked if the respondent currently or previously lived in an existing historic district, the majority of participants live or lived in Center Square-Hudson Park (35 percent), none of the districts (17 percent) or in Washington Park (11 percent).

## Online Survey Demographics (Round 2)

Here is the demographic summary of the second online survey available to the community from Thursday, September 12 to Sunday, September 22, 2019.

### Do you currently live, or have you previously lived in any of the Historic Districts?



Community Open House at the Delaware Community School

## Online Survey Feedback (Round 2)

Below is the community feedback of the second online survey available to the community from Thursday, September 12 to Sunday, September 22, 2019. The table below is showing the respondents' top three (3) highest priority actions in each recommended goal.

### What actions are of highest priority?

Goal Statements	Rating	Action Items
<b>Goal 1:</b> Document, inventory, and designate Albany's significant historic, cultural, architectural and archaeological resources.	<b>67%</b>	<i>Action 1.1 Survey and Inventory Albany's older 19th century residential areas that are not currently listed in the National Register or designated as Local Districts.</i>
	<b>65%</b>	<i>Action 1.5 Create a Significant Property List.</i>
	<b>46%</b>	<i>Action 1.7 Consider a Downtown Albany Historic District Expansion.</i>
<b>Goal 2:</b> Review and enhance preservation policy and program administration.	<b>78%</b>	<i>Action 2.14 Designate a preservation specialist among City building inspectors.</i>
	<b>77%</b>	<i>Action 2.13 Provide specialized historic preservation training for building and fire inspectors and code enforcement officers.</i>
	<b>74%</b>	<i>Action 2.4 Develop a design guidelines manual for historic districts and landmarks.</i>
<b>Goal 3:</b> Revitalize and maintain Albany's historic neighborhoods and commercial areas through conservation, adaptive use, and other enhancement efforts.	<b>82%</b>	<i>Action 3.9 Leverage available tax credit incentive programs to facilitate vacant property rehabilitation.</i>
	<b>78%</b>	<i>Action 3.5 Create an "early warning system" on neighborhood building conditions and property abandonment.</i>
	<b>73%</b>	<i>Action 3.6 Adopt demolition notification provisions within the Albany Unified Sustainable Development Ordinance.</i>
<b>Goal 4:</b> Promote increased awareness and public understanding of historic preservation benefits through ongoing education and advocacy efforts.	<b>68%</b>	<i>Action 4.11 Expand partnerships with the Historic Albany Foundation.</i>
	<b>67%</b>	<i>Action 4.7 Create an internet portal for Albany survey and historic property data.</i>
	<b>67%</b>	<i>Action 4.8 Create online versions of brochures, materials and other historic preservation information.</i>

### Any additional comments regarding improving historic preservation in Albany?

“ Part of the magic of Albany’s historic core is that it was not designed for motor vehicles and cars. While some cars and trucks are necessary to assist businesses and the disabled, reducing the parking needed for construction, and facilitating safer walking and biking through downtown would help to improve the core and the city as a whole. ”

“ There’s a great deal of preservation expertise in the region. The city would benefit from tapping into that community as much as possible. ”

“ All of these are great ideas but none better than expanding partnership with Historic Albany. They’ve been doing it a long time and it only makes common sense that they help steer this ship. ”

“ Funding for homeowners would be a BIG help. ”

“ We must preserve our history. ”

“ South End and Warehouse district may be most threatened by neglect or potentially indiscriminate demolition. Prioritize these. ”

“ Partnering with Historic Albany, the Preservation League and others to use their existing brochures, training opportunities, etc, is better use of time and funds than newly produced manuals and brochures. ”

“ Consider traditional building trade training to address both preservation and workforce development needs. ”

“ I like the idea of supporting mixed use buildings to make more walkable businesses and services available. ”

“ Historic preservation should not prevent upzoning, new construction, or safety improvements. ”

“ Make funding, in all forms, useful and helpful for those who dream of rehabbing a building. ”

“ It would be nice if the manual had a detailed list/ dictionary of historic architectural components. ”

“ Consideration for modern improvements that improve the sustainability and carbon footprint of historic buildings are missing. Current regulation incentives are a wasteful use of energy resources and discourages smart reuse. ”

“ In order for homeowners to research their historic homes, the County Hall of Records needs to have more convenient hours, such as evenings and weekends! They also need more online records. ”

“ Keep affordability in mind when updating codes and sustainable ordinance. ”



**APPENDICES**

# Appendices

## Appendix 1: The National Register Criteria for Evaluation; Code of Federal Regulations: 36 CFR § 60.4

This appendix is adapted from Section 2 of National Register Bulletin: How to Apply the National Register Criteria for Evaluation, National Park Service, U.S. Department of the Interior.

### *Criteria for Evaluation*

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or,
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. That have yielded or may be likely to yield, information important in history or prehistory.

### *Criteria Considerations*

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or,
2. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or,
3. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

4. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or,
5. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or,
6. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
7. A property achieving significance within the past 50 years if it is of exceptional importance.

## Appendix 2: National Historic Landmark Criteria for Evaluation; Code of Federal Regulations: 36 CFR § 65.4

### *Specific Criteria of National Significance*

The quality of national significance is ascribed to districts, sites, buildings, structures and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or,
3. That represent some great idea or ideal of the American people; or,
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style, or method of construction, or that represent a significant, distinctive, and exceptional entity whose components may lack individual distinction; or,
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or,
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts, and ideas to a major degree.

### *National Historic Landmark Exclusions*

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance within the past 50 years are not eligible for designation. Such properties, however, will qualify if they fall within the following categories:

7. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or,
8. A building or structure removed from its original location, but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or,
9. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or,
10. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building or structure directly associated with the productive life of that person exists; or,
11. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or from an exceptionally significant event; or,
12. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or,
13. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or,
14. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

National Park Service (2002). How to Apply the National Register Criteria for Evaluation. Retrieved from: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

## Appendix 3: Definitions

**Alteration:** Any act or process, other than demolition or preventative maintenance, that changes the exterior appearance of significant historical or architectural features, or the historic context of a designated landmark, including, but not limited to, exterior changes, additions, new construction, erection, reconstruction, or removal of the building or structure, or grading.

**Design Review Guidelines:** A standard of design quality that will preserve the historic and architectural character of a landmark or a structure within a designated historic district.

**Archeological Resource:** Any material remains or physical evidence of past human life or activities that are of archeological interest, including the record of the effects of human activities on the environment. An archeological resource is capable of revealing scientific or humanistic information through archeological research.

**Archaeological Site:** Any archaeological site on, or eligible for inclusion on, the National Register of Historic Places, or any site that contains archaeological objects and the contextual associations of the archaeological objects, located on land, including, but not limited to, submerged and submersible lands, and the bed of any river, creek, or streamlet within the City's jurisdiction. Examples of archaeological sites include, but are not limited to: lithic quarries, camps, burial sites, lithic scatters, fortifications, house sites, and road beds.

**Architectural Feature:** A feature contributing to the general arrangement of the exterior of a structure, including but not limited to, the surface texture, building materials, roof shape, eaves, awnings, arcades, pilasters, cornices, wall offsets, and other building articulations.

**Architectural Significance:** The quality of a building or structure based on its date of erection, style and scarcity of same, quality of design, present condition and appearance or other characteristics that embody the distinctive characteristics of a type, period or method of construction.

**Building:** Any structure having a roof supported by columns or walls, either wholly or partially enclosed within exterior walls or within exterior or party walls, intended to be used for the shelter or enclosure of persons, animals or property.

**Building Permit:** An official document or certification that is issued by the Chief Building Official pursuant to the Building Code and authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving, or repair of a building or structure as being in compliance with Building Code standards.

**Certificate of Appropriateness (COA):** A certificate issued by the Historic Resources Commission to permit construction, alteration, or modification or other actions to or near a landmark structure or a structure in a historic district.

**Certificate of Economic Hardship:** An official form issued by the Historic Resources Commission when the denial of a certificate of appropriateness has deprived, or will deprive, the owner of the property of all reasonable use of, or economic return on, the property.

**Certified Local Government:** A program that certifies communities that have met certain requirements in establishing local historic preservation programs. Once certified, communities gain access to grants and technical assistance to implement their local preservation programs. The Certified Local Government program is jointly administered by the National Park Service (NPS) and the New York State Office of Parks, Recreation and Historic Preservation.

**Character:** For purposes of historic resource regulations, this term is defined by form, proportion, structure, plan, style or material. General character refers to ideas of design and construction such as basic plan or form. Specific character refers to precise ways of combining particular kinds of materials.

**Commission:** The Albany Historic Resources Commission established by the City of Albany.

**Contextual:** Relating to buildings and development in the nearby or surrounding area or block face. Several development standards in this USDO vary to allow new development, buildings and additions and modifications to buildings to be similar to the height, size, width, separation, and location of development and buildings in the nearby or surrounding area.

**Contributing Resource:** Contributing resources are the buildings, objects, sites, and structures that contribute to understanding the architectural and historical development within a National Register or Local Historic District. The contributing resource usually retains a high level of integrity.

**Demolition:** Any intentional defacement, destruction, and/or other action that would cause partial or total destruction of the physical elements of a structure.

**Design Review:** Design review is the formal process of reviewing proposed projects seeking a Certificate of Appropriateness from the Historic Resources Commission.

**Developer:** Any person, including a governmental agency, undertaking development.

**Development:** The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, any mining, excavation, landfill or land disturbance, or any change in use, or alteration or extension of the use, of land.

**District:** A district possesses a significant concentration, linkage, or continuity of buildings, sites, structures or objects united historically or architecturally by plan or physical development. A district derives its importance from being a unified entity, even though it is often comprised of a variety of resources.

**Evaluation:** The process by which the significance and integrity of a building, structure, object, or site is judged by an individual who meets the professional qualification standards published by the National Park Service at 36 CFR Part 61 as determined by the State Historic Preservation Office, using the designation criteria outlined in the Unified Sustainable Development Ordinance.

**Exterior:** The architectural style, design, general arrangement and components of the outer surfaces of an improvement, as distinguished from the interior surfaces enclosed by said outer surfaces, including but not limited to the kind or texture of building materials and the type and style of windows, doors, lights, signs, sidewalks, landscaping and other such exterior fixtures.

**Feature:** Elements embodying the historical significance or architectural style, design, general arrangement and components of all of the exterior surfaces of any landmark or historic resource, including, but not limited to, the type of building materials, and type and style of windows, doors, or other elements related to such landmark or historic resource.

**Historic Context:** Research for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area.

**Historic District - Local:** An area with defined boundaries so designated by the Common Council that possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically by past events or united aesthetically by plan or development. An historic district may also comprise individual elements, separated geographically, but linked by association or history.

**Historic District - National Register:** An area with defined boundaries so approved by the New York State Board for Historic Preservation and the Keeper of the National Register that possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically by past events or united aesthetically by plan or development. An historic district may also comprise individual elements, separated geographically, but linked by association or history.

**Historic Integrity:** The retention of sufficient aspects of location, design, setting, workmanship, materials, feeling or association for a property to convey its historic significance.

**Historic Resource:** A historic resource is an aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A historic resource is considered important if it is greater than 50 years of age. Historic resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places. Archaeological sites are also considered historic resources.

**Historic Resources Survey:** a) the process of systematically identifying, researching, photographing, and documenting historic resources within a defined geographic area, and b) the resulting list of evaluated properties that may be consulted for future designation. All surveys shall be conducted in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation, as may be amended.

**Historic Structure:** Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs that have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior, or directly by the Secretary of the Interior in states without approved programs

**Interior Landmark:** A landmark noted for the portions of its interior that are open to the public.

**Inventory:** A listing of properties evaluated as contributing or noncontributing to a historic district or potentially eligible for local landmark designation or for listing in the National Register of Historic Places. Inventories are derived from field surveys.

**Integrity:** The authenticity of a property's historic identity. The seven qualities of integrity as defined by the National Register of Historic Places are location, setting, feeling, association, design, workmanship, and materials.

**Landmark:** All or any part of an object or structure or property designated as a landmark structure or site pursuant to the Unified Sustainable Development Ordinance which is worthy of rehabilitation, restoration and preservation due to its historic and/or architectural significance to the City of Albany.

**National Register of Historic Places (NRHP):** The official inventory of the nation's historic properties, districts, sites, districts, structures, objects and landmarks which are significant in American history, architecture, archaeology, and culture, maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 (16 USC. 470 et seq., 36 CFR Sections 60, 63, as may be amended).

**Non-contributing Resource:** A feature, addition, building, object, site, and structure that does not contribute to the historic character, authenticity or evolution of an historic resource or landmark or where the location, design, setting, materials, workmanship, history, and/or association of the feature, addition or building, structure, object or site has been so altered or deteriorated that the overall integrity of that historic resource or landmark has been irretrievably lost.

**Object:** The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale. Objects may include a boundary marker, fountain, monument, sculpture, or statuary.

**Preservation.** The act or process of applying measures to sustain the existing form, integrity, and material of a historic building, site, structure, or object. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. Preservation may also entail the act of designating a historic resource a landmark or its protection as part of a historic district.

**Rehabilitation.** The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic and architectural values.

**Restoration:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

**Secretary of the Interior's Standards for the Treatment of Historic Properties:** Principles developed by the National Park Service (36 CFR 68.3, as may be amended) to help protect historic properties by promoting consistent preservation practices and providing guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers on how to approach the treatment of historic properties. The Secretary of the Interior Standards for the Treatment of Historic Properties may also be referred to in this local law as "Secretary of the Interior's Standards."

**Secretary of the Interior's Standards for Rehabilitation:** The Secretary of the Interior's Standards for Rehabilitation outlines preservation standards for rehabilitation projects and are sometimes used as the base set of standards for COA reviews by historic preservation commissions. Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character.

**Significant:** Having particularly important associations with the contexts of architecture, history and culture.

**Site:** The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing buildings, structures or other objects. Examples of sites include parks, designed landscapes and natural features.

**Stabilization:** The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

**State Historic Preservation Office (SHPO):** State Historic Preservation Offices are state agencies that manage and administer statewide preservation planning and cultural resource management programs, including the National Register of Historic Places and the Certified Local Government program. In New York, the SHPO is the Office of Parks, Recreation and Historic Preservation.

**Structure:** Anything constructed or erected which requires permanent or temporary location on the ground or attachment to something permanently attached to the ground. This term shall include, but not be limited to, buildings, walls, fences, awnings, signs, billboards, lighting fixtures, screen enclosures, works of art, electronic transmission or reception devices or other electronic devices and mechanical devices related to a building function.

**Style:** A type of architecture distinguished by special characteristics of structure or ornament and often related in time; also a general quality of distinctive character.

**Survey:** A survey is a study designed to identify and evaluate properties in a community, district or area to determine whether they may be of historic, architectural, archeological, engineering or cultural significance.

**Vacant:** A building, building portion, or property that is unoccupied and left unsecure, not in use, is in temporary use, or lacks permanent improvement.

## Appendix 4: Unified Sustainable Development Ordinance (Historic Preservation) (Adopted 2017)

### Section 375-1. General Provisions

#### (B) Purpose:

- (3) Protect and preserve the city's residential neighborhoods.
- (7) Promote, preserve, and encourage the aesthetic quality and reinforce the historic urban form and fabric of the City.

### Section 375-2. Zoning Districts

#### (F) Overlay Districts

##### (1) HR-O Historic Resources Overlay

###### (a) Purpose

There exist within the City places, sites, structures and buildings of historic or architectural significance, antiquity, uniqueness of exterior design or construction, that should be conserved, protected and preserved to maintain the architectural character of the City, to contribute to the aesthetic value of the City and to promote the general good, welfare, health and safety of the City and its residents. The purpose of this local law is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation, and use of buildings, structures, signs, features, improvements, sites,

and areas within the City that reflect special elements of the City's historical, architectural, cultural, economic or aesthetic heritage.

###### (b) Designated Historic Areas and Structures

- (i) Pursuant to General Municipal Law §96-a and 119-dd(1), the following described areas are designated as areas, buildings, structures and objects having a special historical or aesthetic interest or value. Maps of these areas accompany each table listing street addresses in that district.
- (ii) This Overlay addresses locally designated historic districts and structures. There may be additional designated areas and structures throughout the City that are regulated at the state or federal level.
- (iii) Amendments to existing districts and the boundaries of any historic districts designated in the future shall be specified in detail and shall be filed in the Planning office for public inspection.

###### (c) General Guidelines

This section provides general guidelines applicable to all historic districts and landmarks.

###### (d) Rehabilitation Guidelines

This section provides guidelines applicable to the rehabilitation of historic properties applicable to all historic districts and landmarks.

###### (e) New Construction Guidelines

This section provides guidelines applicable to new construction within primarily residential and commercial historic districts not including the Downtown Albany Historic District.

###### (f) New Construction Guidelines in or Adjacent to the Downtown Albany Historic District

This section provides guidelines applicable to new construction in or adjacent to the Downtown Albany Historic District including but not limited to the Fort Orange/ Downtown Albany Archaeological Review District and the Secondary Downtown Albany Archaeological Review District.

*(Consider eliminating the review of paint colors to streamline the review process. Painting is not a physical alteration to a building and is temporary in nature. Reviewing paint colors can be construed as arbitrary and can cause contentious meetings. It would also ease community perception regarding control by HRC.)*

*(For items (c), (d), (e) and (f), consider codifying the Secretary of the Interior's Standards for Rehabilitation in the ordinance, per the "NYS Model Ordinance," and use them as a basis for creating a comprehensive review standards or guidelines manual to be used for all landmarks and districts. Create guidelines that are user-friendly, easy to read and understand and include photos and graphics. Post the PDF of each set of guidelines on the city's website.)*

###### (g) Fence, Wall and Accessory Structure Guidelines

This section provides guidelines applicable to fences, walls, signs and accessory structures within historic districts and for landmarks.

###### (h) Ordinary Repair and Maintenance Permitted

This section states that ordinary repair and maintenance of properties within historic districts and for landmarks.

###### (i) Requirements and Procedures

This section states that no work shall be carried out on properties within historic districts and landmarks without a Minor or Major Certificate of Appropriateness and that no permits for new construction, fences, walls, signs or accessory structures shall be issued without a Certificate of Appropriateness. It also states that the procedures for designating new historic districts and landmarks are subject to the requirements of Section 375-5(E)(25) (Designation of Historic Landmarks).

##### (2) AR-O Archaeological Resources Overlay

###### (a) Purpose

The purpose of the AR-O overlay district is to ensure that development in areas designated as archaeologically sensitive or potentially archaeologically sensitive occurs in ways that protect those designated areas and resources.

(b) Standards

(i) For proposed development within the Primary AR-O, as described below, the applicant must submit any necessary cultural resource investigation reports to the Historic Resources Commission, including at a minimum a Phase IA Cultural Resources Investigation. If a potential for resources does exist and cannot be readily avoided or mitigated, the Commission may require additional examination including but not limited to Phase 1B, Phase II and Phase III reports to establish the significance of the resources and agree upon appropriate mitigation.

(ii) For proposed development in areas outside of the Primary AR-O, a basic review of readily available cultural resources information is required to be submitted to the Chief Planning Official. The Chief Planning Official may require a Phase IA Cultural Resource Investigation based upon available information about potential archaeological resources in the area.

(iii) If upon review of a Phase 1A survey, the Chief Planning Official concludes that there is no potential for cultural resources to be discovered or if modifications to the proposed project are made to avoid or minimize potential impacts, the survey process is completed. If a potential for resources does exist and cannot be readily avoided or mitigated, the Chief Planning Official may require additional examination by means of a field investigation and a Phase IB Cultural Resource Investigation.

(iv) If resources are discovered as a part of a Phase 1B survey, modifications to the proposed project may be permitted to avoid or minimize potential impacts. If resources are identified and cannot be readily avoided, then the review shall be referred to the Historic Resources Commission for consideration of the need for further examination, including but not limited to Phase II and III reports, to establish the significance of the resources and agree upon appropriate mitigation. The Historic Resources Commission shall issue a Certificate of Appropriateness as a part of its determination.

(v) The applicant or the authorized agent thereof shall confer with the City prior to preparing any submission to define and agree upon guidelines for such cultural resource investigation. The City may refer any application or report to the New York State Office of Parks, Recreation and Historic Preservation for advice and consent thereon.

(vi) Cultural resource investigations shall be consistent with the Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State promulgated by the New York Archaeological Council, be prepared by a professional archaeologist.

(vii) The applicant shall be responsible for all costs associated with the review and reporting.

(c) Areas Designated as Archaeologically Sensitive

(i) Fort Orange/Downtown Albany Archaeological Review District

- A. The boundaries of the district are provided on a map.
- B. These archaeologically sensitive areas of the City are deemed to have special archaeological significance by virtue of their location within the earliest settled portion of the City, which was comprised of a 17th Century stockaded community and certain surrounding areas.
- C. Any applicant proposing subsurface excavation in these areas should be aware that a "Phase IA Cultural Resource Investigation" is required and shall be performed as part of the environmental and development plan review.

(i) Secondary Downtown Albany Archaeological Review District

- A. The boundaries of the Secondary Downtown Albany Archaeological Review District are shown on the map to the right and include all of the area shown except for that land within the Fort Orange/Downtown Albany Archaeological Review District shown above.
- B. This area is considered archaeologically sensitive because it is supportive to the Downtown Albany Archaeological District and Fort Orange areas by reason of proximity, similar street configuration and an interspersing of similar structures.
- C. Projects in this area are subject to requirements related to Section 375-2(F)(1)(f) (New Construction in or Adjacent to the Downtown Albany Historic District) and/or Section 375-5(E)(17) (Demolition Review).

D. Any applicant proposing subsurface excavation in this area should be aware that at a minimum a Phase IA Cultural Resource Investigation is required and shall be performed as part of the environmental and development plan review.

E. All properties located within the Secondary Downtown Review District that have been designated as landmarks or are included in an historic district are subject to all the provisions of this Section 375-2(F)(2)(c)(ii).

(iii) Remainder of the City

- A. This area of potential archaeological sensitivity includes all of the rest of the land within City limits but not within the Fort Orange/Downtown and Secondary Downtown Albany Archaeological Review Districts.
- B. Any applicant proposing subsurface excavation in this area should be aware that a Phase IA Cultural Resource Investigation may be required as part of a permit or development plan review based on available information about potential archaeological resources in the area, including but not limited to the presence of any of the features listed in Subsection (c) below.
- C. If any of the following features are discovered on the site, all activity that could disturb, dislocate, damage, or destroy the feature must stop immediately, and the applicant or property owner must notify the City promptly of the existence of such features:
  1. Evidence of human remains or burial grounds;
  2. Evidence of foundation, roof, walls, or infrastructure built with construction materials or techniques not commonly used during the last 50 years; or
  3. Evidence of railroad structures, or canals, dams, or locks.

(d) Requirements and Procedures

This section states that no grading or road work shall be carried out on properties within historic districts and landmarks without a Minor or Major Certificate of Appropriateness and that no permits for grading or road work shall be issued without a Certificate of Appropriateness. It also states that the procedures for designating new historic districts and landmarks are subject to the requirements of Section 375-5(E)(25) (Designation of Historic Landmarks).

## Section 375-2. Administration and Review

### (B) Procedure Summary Chart

This chart provides a summary of the development and review procedures, including the type of applications, whether they are Administrative, Discretionary or Policy decisions, the type of public notice required, and the reviewing body (including City Staff and the Historic Resources Commission). Included in the chart are the procedures for review of demolition and Major Certificates of Appropriateness.

### (C) Review and Decision-Making Bodies

(1) City Staff

(b) Chief Planning Official

(ii) Powers and Duties

D. To serve as or assign professional staff to the Historic Resources Commission.

(3) Historic Resources Commission

The Historic Resources Commission is that body established by Chapter 42, Part 4, of the Albany City Code, and shall perform those functions specified in this USDO, Chapter 42 (Departments and Commissions), and other applicable Chapters of the Albany City Code.

**(Review of Chapter 42, Part 4 of the Albany City Code regarding the Commissions establishment is reviewed separately following this section.)**

### (D) General Procedures

#### (8) Historic Resources Commission Review and Action

(a) If a development application is subject to a recommendation or a final decision by the Historic Resources Commission (see Table 375-5-1 Summary of Development Review Procedures), the Historic Resources Commission shall review and act on the application in compliance with Section 375-5(E)(19) (Major Certificate of Appropriateness) and Section 375-5(E)(25) (Designation of Historic Landmarks).

(b) No officer, department, or agency of the City whose approval is required by law for the construction or effectuation of a City-owned or City-sponsored project shall approve the plans, proposal or the application for any such project located in or adjacent to a Historic District or Landmark, unless such officer or agency has received from the Historic Resources Commission a report or a notification that

the proposed action has been reviewed and approved as per these provisions.

(c) Any City agency that conducts historic preservation planning surveys or applies for or receives notification of state or federal historic designation of any property within the City shall provide copies of materials relating to these matters to the Historic Resources Commission for central filing

### (E) Specific Procedures

#### (13) Minor Certificate of Appropriateness

There is a graphic that shows the decision of the Chief Planning Official may be appealed to the Historic Resources Commission.

##### (a) Applicability

This section applies to all applications for permits for work involving any exterior alteration, restoration, reconstruction, demolition, new construction or moving of a landmark or a property within an historic district; any material change in the appearance of such a property or its windows, light fixtures, signs or awnings, sidewalks, fences, steps, paving or other exterior elements visible from a public street or alley; or any grading or roadwork on a designated landmark property or property in a historic district:

- (i) That does not involve the construction of a new primary structure; and
- (ii) That does not include subsurface excavation in the area defined in Section 375-5(E)(2)(F)(2)(c)(i) (Fort Orange/Downtown Albany Archaeological Review District), or Section 375-5(E)(2)(F)(2)(c)(ii) (Secondary Downtown Albany Archaeological Review District); and
- (iii) That the Historic Resources Commission has designated to be a Minor Alteration (including but not limited to ordinary maintenance and repair of the site and any structures on the site, and any change to the features of a landmark or a contributing property in a historic district that does not materially change the historic characteristics of the property); and
- (iv) The following activities:
  - A. Change of paint color;
  - B. Replacement of a feature that is an element of the structure;
  - C. Restoring original materials on a structure or site;
  - D. Changes in-kind to a sign on the property;

E. Replacement of non-original or missing windows;

F. Replacement of non-original or roofing materials;

G. Replacement of non-historically appropriate materials with historically appropriate materials based on physical or pictorial evidence

##### (b) Procedure

(i) The Chief Planning Official shall review the application and make a decision on the Minor Certificate of Appropriateness.

(ii) The Chief Planning Official may refer the application to a staff member or member of the Historic Resources Commission or member of the Planning Board with knowledge of historic and/or archaeological resources for review, at the Chief Planning Official's discretion.

(iii) If the Chief Planning Official denies the application for a Minor Certificate of Appropriateness, the applicant may request review of the application by the Historic Resources Commission. If so requested, the application shall be referred to the Historic Resources Commission, and shall be reviewed and a decision made pursuant to Section 375-5(E)(19) (Major Certificate of Appropriateness).

##### (c) Review Criteria

The Chief Planning Official may approve a Minor Certificate of Appropriateness if he or she determines that the Review Criteria in Section 375-5(E)(19)(c)(ii) (Major Certificate of Appropriateness Review Criteria) have been met.

**(Consider providing an educational brochure outlining the submittal and review process for a Minor Certificate of Appropriateness and combine with the submittal and review process for a Major Certificate of Appropriateness.)**

#### (17) Demolition Review

There is a graphic that shows the decision of the Chief Planning Official may be appealed to the Historic Resources Commission.

##### (a) Applicability

No person shall demolish any building, structure or any portion of a building or structure without a valid Demolition Permit as issued by the Chief Building Official pursuant to this Section 375-5(E)(17), unless the demolition involves one of the following:

- A. Designated historic properties, which are subject to review by the Historic Resources Commission pursuant to Section 375-5(E)(13) or Section 375-5(E)(19), as applicable.
- B. Any principal structure located within the I-2 zoning district containing less than 20,000 square feet of gross floor area;
- C. Partial demolitions involving less than 25 percent of the non-street facing portions of the principal structure; and
- D. Accessory structures containing less than 500 square feet of gross floor area.

(ii) This Section shall not reduce any emergency powers or any other powers of the Chief Building Official as to public safety, health and welfare

(b) Procedure

(i) Application Submittal and Acceptance

- A. An application, including a redevelopment or restoration plan, shall be submitted and accepted, and may be withdrawn, in accordance with Section 375-5(D)(4).
- B. The applicant shall provide a plan to ensure a minimum of 35 percent of construction and demolition debris generated from the demolition project is diverted from disposal in landfills through recycling, reuse, and diversion programs

(ii) Staff Review and Action

- A. The Chief Planning Official shall review the application and prepare a staff memorandum and recommendation in accordance with Section 375-5(D)(5). In addition, the Chief Building Official and City Engineer shall review the application and indicate whether the demolition would violate any City building codes or other ordinances under their respective jurisdictions. Any application for demolition may be referred to the Historic Resources Commission for a review and report on the project.
- B. The Planning Board shall review the application and decide the application in accordance with Section 375-5(D)(7)

(c) Review Criteria

The following criteria shall be evaluated by the Planning Board, any or all of which may be used by the Planning Board in making its determination to approve or deny an application for a Demolition Review:

- (i) Whether the demolition and/or proposed redevelopment plan is consistent with the Comprehensive Plan, neighborhood or District Plans, this USDO, and/or City or regional planning objectives.
- (ii) Whether the structure has significant historical, architectural, aesthetic or cultural value in its present or restored condition and whether the loss of the building would be detrimental to the historical or architectural heritage of the City.
- (iii) The relationship of the building to the character of the neighborhood as an established and definable area, the streetscape and its environs, or any adjacent or attached buildings.
- (iv) The age and condition of the building, its architectural, archaeological or historic importance, and its importance to the streetscape and the surrounding neighborhood.
- (v) The public health and safety.
- (vi) Whether the proposed redevelopment project is consistent with the requirements and whether any required approvals for variances or conditional use permits have been granted.
- (vii) The architectural merits of the proposed new construction, as compared to the building or structure proposed to be demolished, and as related to the character of surrounding neighborhood or district.
- (viii) The details of the development plan and proposed use, and the timeframe within which the applicant intends to commence the proposed redevelopment of the site.
- (ix) Whether realistic alternatives, including adaptive uses, are likely based upon the nature or cost of work necessary to preserve the structure.
- (x) The condition of the structure(s), the economic viability of rehabilitation, and whether the building or structure can be rehabilitated or reused.
- (xi) Whether the hardship is self-created or whether the building or structure proposed for demolition is structurally unsound despite efforts by the owner to properly maintain it.

(xii) Whether some portion of the building, such as a façade or distinctive architectural details, can or should be retained or reused in the new construction.

(xiii) Evidence or testimony presented by any established City board, committee or department, community organization, neighborhood association, elected official or member of the general public

*(Consider increasing the percentage of construction and demolition debris generated from the demolition project being diverted from disposal in landfills through recycling, reuse, and diversion programs.)*

*(Consider increasing the percentage of construction and demolition debris generated from the demolition project being diverted from disposal in landfills through recycling, reuse, and diversion programs.)*

*(Consider consulting the HRC on all demolitions outside of the historic districts that are within areas that have been surveyed and recommended for designation.)*

*(Consider adding a section on Demolition Delay, which would suspend pending demolitions of significant historic resources. A delay period could range between 60 to 180 days; a standard delay period is 90 days. The purpose of the delay is to work closely with property owners on potential alternatives to demolition, including potential adaptive reuse plans, stabilization plans, or assistance with property rehabilitation or sale.)*

*(Consider adding Demolition by Neglect provisions, which enable a local community to initiate action to prevent historic resources from falling into significant disrepair. Such actions may include issuing citations on any violations of minimum maintenance standards, requiring property owners to submit property stabilization plans, and referring such cases to legal action if a stabilization plan has not been implemented. Such provisions would apply to Local Landmarks and all properties located within a Local Landmark District. The Historic Resources Commission, Planning and Development Department and Building Department would be responsible for its administration and management.)*

## **(17) Major Certificate of Appropriateness**

There is a graphic that shows the review and recommendation of the Chief Planning Official is forwarded to the Historic Resources Commission.

### **(a) Applicability**

This Section 375-5(E)(13) applies to all applications for permits involving any exterior alteration, restoration, reconstruction, demolition, new construction or moving of a landmark or a property within an historic district, that does not qualify for review as a Minor Certificate of Appropriateness under Section 375-5(E)(13), including without limitation:

- (i) Demolition of a structure
- (ii) Construction of a new structure on a site containing a landmark or in a historic district;
- (iii) Substantial alterations to the façade of a landmark or a property within a historic district;
- (iv) Replacing historically appropriate materials with non-historically appropriate materials; and/or
- (v) Any subsurface excavation, grading, or roadwork on a designated landmark property, or in a historic district, or in the Fort Orange/ Downtown Albany Archaeological Review District

### **(b) Procedure**

- (i) The Chief Planning Official shall review the application for compliance with other requirements of this USDO and shall forward the application to the Historic Resources Commission.
- (ii) Public notice of the application for a Major Certificate of Appropriateness shall be posted by the owner or owner's representative on the property for a minimum of ten days. This notice must remain in place until a decision to approve or deny the application has been made. The notice shall specify the proposed work, the time and place of the public hearing, and to whom and by when any public comments are to be communicated. The notice must be placed at or near the lot line in the front yard so that it will be plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the lot line on any additional street frontage so that the sign will be plainly visible from the street on which it has such additional frontage.
- (iii) The Historic Resources Commission shall hold a public hearing prior to rendering a decision on any application for a Major Certificate of Appropriateness. Mailed notice of the public hearing shall be provided

pursuant to Section 375-5(D)(6)(c)(ii). The notice shall specify the time and place of the public hearing, a brief description of the proposal, and the location where the proposal may be reviewed prior to the hearing. The property owner and any interested party may present testimony or documentary evidence regarding the proposal at the hearing, which will become a part of the record. The record may also contain staff reports, public comments, and other relevant documents.

(iv) The Commission shall make a decision within 60 days of the determination that the application is complete. In the event that no decision is made by the Commission within the allotted time, the permit may be issued by the Chief Planning Official without a decision of the Commission.

(v) Each decision of the Commission shall be in writing and, if an approval with or without conditions or modifications, shall be in the form of a Certificate of Appropriateness. The Commission's decision shall state the reasons for denying or modifying any application.

(vi) A Major Certificate of Appropriateness is valid for a period of one year from the date of issue. An applicant may apply, in writing, for an extension and shall explain the reasons for the extension request. The Historic Resources Commission may grant an extension of one year for good cause shown.

***(Consider eliminating the public hearing requirement for the general review of a Certificate of Appropriateness which would streamline the review process and allow the HRC to approve applications the night of the meeting. Use the public hearing process for larger reviews such as demolition and appeals.)***

***(COA procedures – consider adding a consent agenda to HRC meetings to approve projects that meet the Guidelines.)***

### **(c) Review Criteria**

The Historic Resources Commission may approve a Major Certificate of Appropriateness if it determines that:

- (i) In cases that involve review pursuant to Section 375-2(F)
- (2) (Archaeological Resources Overlay) where the results of any required Cultural Resources Investigation indicate that it is not likely that significant archaeological features exist on the site, or that the proposed activity will not damage or disrupt any significant archaeological features on the site, or the applicant has committed to adequate protection or relocation of any significant archaeological features likely to be found on the site.

(ii) In cases that involve changes to the property or the site visible from the public right-of-way, and the application conforms to those guidelines in Section 375-2(F)(1)(c) (General Guidelines), Section 375-2(F)(1)(d) (Rehabilitation Guidelines), Section 375-2(F)(1)(e) (New Construction Guidelines), Section 375-2(F)(1)(f) (New Construction in or Adjacent to the Downtown Albany Historic District), and Section 375-2(F)(1)(g) (Fence, Wall, and Accessory Structure Guidelines), to the maximum extent practicable and/or the applicant has mitigated any departures to the maximum extent practicable

## **(20) Design Review of Tall Buildings in MU-DT**

There is a graphic that shows the review and recommendation of the Chief Planning Official is forwarded to the Planning Board.

All applicable provisions of Section 375-5(D) (General Procedures) apply unless specifically modified by the provisions of this Subsection.

### **(a) Applicability**

This Section applies to all applications to build a building over 100 feet in height in the MU-DT zoning district.

### **(b) Procedure**

(i) The Chief Planning Official shall review the application and prepare a staff memorandum and recommendation in accordance with Section 375-5(D)(5).

(ii) The Planning Board shall review the application, hold a public hearing, and decide the application in accordance with Section 375-5(D)(7).

(iii) Notwithstanding subsection (b)(ii) above, if the property is located in the HR-O district, the Planning Board shall make a recommendation to the Historic Resources Commission.

### **(c) Review Criteria**

An application for Design Review shall be approved if the Planning Board determines that:

- (i) The design complies with the standards in Section 375-4 (G) (Building and Streetscape Design) except as necessary to comply with the standards in subsections (ii) through (vii) below;

- (ii) The design reflects architectural excellence in terms of orientation to adjacent streets and open spaces, variety and durability of building materials, façade articulation, and emphasis on pedestrian entrances and sitting gathering spaces.
- (iii) The design allows for adequate light and air for nearby public streets, sidewalks, trails, parks, and open spaces;
- (iv) The design, including but not limited to the streetscape and vehicular and pedestrian access points, contributes to the walkability of adjacent streets;
- (v) The design does not cast significant shadows on nearby public parks or open spaces between the hours of 9:00 am and 3:00 pm on October 31, or if significant shadows are cast on that date, the shadows have been mitigated to the maximum extent feasible through building shaping and design;
- (vi) The ground level design contributes to encouraging street activity on adjacent streets; and
- (vii) The design is consistent with the intended character of the downtown area, as described in the adopted Comprehensive Plan, and with the intent of the MU-DT zone district.

### **(23) Historic Property Hardship Modification**

There is a graphic that shows the review and recommendation of the Chief Planning Official is forwarded to the Historic Resources Commission.

All applicable provisions of Section 375-5(D) (General Procedures) apply unless specifically modified by the provisions of this Subsection.

#### **(a) Applicability**

This section applies to:

- (i) All applications for a modification or waiver of some or all of those historic preservation standards and guidelines in Section 375-2(F)(1) (HR-O Historic Resources Overlay), which can only occur after a denial of a Major Certificate of Appropriateness by the Historic Resources Commission pursuant to Section 375-5(E)(19); and
- (ii) All applications to demolish, remove, or relocate a designated landmark or a contributing structure in a historic district, unless the Department of Buildings and Regulatory Compliance has made a written decision that the building presents an imminent threat to the public health, safety, or welfare

#### **(b) Procedure**

- (i) An applicant may request, in writing, a waiver or modification of any of the standards or guidelines in Section 375-2(F)(1) (HR-O Historic Resources Overlay) or may request in writing permission to demolish, remove, or relocate a designated landmark or a contributing structure in a historic district.
- (ii) The Chief Planning Official may require additional information to be appended to the application, which will verify the practical difficulties or economic hardship claimed by the applicant.
- (iii) The Historic Resources Commission reserves the right to waive or otherwise modify such standards or guidelines, or to permit the demolition, removal, or relocation of a structure, upon a finding that such action is necessary to eliminate practical difficulties or economic hardship associated with strict interpretation of these provisions. The applicant shall have the burden of proving any practical difficulty or economic hardship that is claimed.
- (iv) The Commission shall limit any waiver or modification of the standards or guidelines, or the approval of any demolition, removal, or relocation of a structure, to the minimum required to alleviate the economic hardship or practical difficulty, and may prescribe conditions that it deems necessary or appropriate.
- (v) The Commission shall hold a public meeting on the Historic Property Hardship application at which the applicant and public will have an opportunity to present their views on the application.
- (vi) If the Commission finds that the applicant's burden of proof has been met, the Commission shall issue a decision to approve the application with or without conditions. Its decision shall clarify which of the standards or guidelines in Section 375-2(F)(1) have been waived or modified, and the nature and extent of the waivers or modifications, or shall clarify its permission to demolish, remove, or relocate a structure.
- (vii) In the case of an application to demolish, remove, or relocate a landmark structure or a contributing structure in a historic district, the Commission may also decide to approve the application subject to a waiting period of up to 120 days to allow the Commission to document the structure, to consider options to relocate the structure, and/or to consider options to modify the building for future uses that preserves the architectural and historical integrity of the building.

(viii) The decision of the Commission shall be in writing and shall state the reasons for its decision. A copy shall be sent to the applicant by first class mail or personal service with proof of delivery, and a copy filed with the City clerk's office for public inspection.

#### **(c) Review Criteria**

##### **(i) Applications That Do Not Involve A Demolition, Removal, or Relocation**

The Historic Resources Commission may approve the application, with or without conditions, if it determines that:

- A. The applicant cannot realize a reasonable return if compliance with the commission's decision is required, provided, however, that the lack of reasonable return is proven by the applicant to be substantial as demonstrated by competent financial evidence;
- B. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- C. The requested relief, if granted, will not alter the essential character of the neighborhood; and
- D. The alleged hardship has not been self-created.

##### **(ii) Applications for Demolition, Removal, or Relocation**

The Historic Resources Commission may approve the demolition, with or without conditions, if it determines that:

- A. The applicant has proposed an imminent plan for the redevelopment or reuse of the affected property;
- B. The denial of demolition, removal, or relocation will prevent the property owner from earning a reasonable return on investment, regardless of whether that return represents the most profitable return possible;
- C. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return;
- D. Efforts to find a purchaser interested in acquiring the property and preserving it have failed; and
- E. The owner has not created his own hardship through waste and neglect that allowed the property to fall into a serious state of disrepair

*(Consider adding additional submittal requirements for demolition hardship requests as outlined in the "NYS Model Ordinance." Demolition in historic districts should only be permitted due to proven economic hardship or public safety issues:*

*i. Current level of economic return;*

*ii. Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased;*

*iii. Annual gross and net income from the property for the previous three years; itemized operating and maintenance expenses for the previous three years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;*

*iv. Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years;*

*v. Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations;*

*vi. All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;*

*vii. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other;*

*viii. Any state or federal income tax returns relating to the property for the last two years;*

*ix. Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents regarding: (a) any real estate broker or firm engaged to sell or lease the property, (b) reasonableness of price or rent sought by the applicant, or (c) any advertisements placed for the sale or rent of the property;*

*x. Feasibility of alternative uses for the property that could earn a reasonable economic return;*

*xi. Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation;*

*xii. Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness;*

*xiii. Estimated market value of the property: (a) in its current condition; (b) after completion of the proposed alteration or demolition; and (c) after renovation of the existing property for continued use;*

*xiv. Expert testimony or opinion on the feasibility of rehabilitation or reuse of the existing structure by an architect, developer, real estate consultant, appraiser, and/or other real estate professional experienced in historic properties and rehabilitation;*

*xv. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property; and*

*xvi. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.)*

## **(25) Designation of Historic Landmarks**

There is a graphic that shows the review and recommendation of the Chief Planning Official is forwarded to the Historic Resources Commission, whose review and recommendation is forwarded to the Common Council.

### **(a) Applicability**

This Section 375-5(E)(25) applies to all applications to designate a City of Albany landmark or historic district.

### **(b) Procedure**

(i) The Chief Planning Official shall review the application and prepare a staff memorandum and recommendation in accordance with Section 375-5(D)(5).

(ii) Notice of a proposed designation shall be sent by registered mail to the owner of each property proposed for designation or located adjacent to a property proposed for designation, describing the property and announcing a public hearing by the Historic Resources Commission (HRC) to consider the designation. Where the proposed designation involves so many properties that individual notice to affected owners is impractical, notice may instead be published at least twice in a newspaper of general circulation a minimum of 10 days prior to the date of the public hearing. Once the HRC has issued notice of a proposed designation, no building permit for work in the affected area shall be issued by the Commissioner of Buildings and Regulatory Compliance until the Common Council has approved or disapproved the designation, unless the HRC has reviewed the permit request according to the procedures and criteria for a certificate of appropriateness

(iii) The HRC shall hold a public hearing before recommending designation of any landmark or historic district. The HRC, owners of affected property and any other interested parties may present testimony or documentary evidence at the hearing regarding the

historic, architectural or cultural importance of the proposed landmark or historic district. Such testimony or evidence shall be included in the record of the hearing. The record may also contain staff reports, public comments or other evidence offered outside of the hearing.

(iv) The HRC shall supply the City Clerk's office with a notice and explanation of its recommendation of designation of a landmark or historic district. Such notice shall include a description of each property proposed for landmark designation or the boundaries of each proposed historic district.

(v) The City Clerk shall cause the HRC's recommendation to be presented to the Common Council at its next scheduled meeting.

(vi) After the HRC's recommendation is presented, the Common Council may approve or disapprove the proposed designation of a landmark or historic district.

(vii) Upon Common Council approval of a designation, a list of the landmarks or historic districts designated shall be filed with the City Clerk, the Chief Planning Official, the Chief Building Official, the City Engineer and the Albany County Hall of Records.

(viii) Notice of a designation shall be sent to the owner of each property that is designated or located adjacent to a designated property. Where the designation involves so many properties that individual notice to affected owners is impractical, notice may instead be published at least twice in a newspaper of general circulation

### **(c) Review Criteria**

#### **(i) For Individual Landmarks:**

The Historic Resources Commission may recommend designation of an individual property as a landmark if it determines that the property:

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

(ii) For a Historic District:

The Historic Resources Commission may recommend designation of a group of properties as a historic district if it determines that the area:

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 zone which makes the area's preservation critical.

**(G) Enforcement and Penalties**

(4) Violations and Responsible Parties

(b) Specific Violations

It shall be a violation of this Code to undertake any activity contrary to the provisions of this USDO, including but not limited to any of the following:

(xiii) Demolish, alter, construct, or permit a designated landmark or other building or structure in a historic district to fall into serious disrepair, or to be damaged in a way that increases its likelihood of total failure, without obtaining approval of a Major Certificate of Appropriateness pursuant to Section 375-5(E)(19) or a Minor Certificate of Appropriateness pursuant to Section 375-5(E)(13), as applicable.

**(6) Remedies and Penalties**

(a) Deny or Withhold Permits or Approvals

(ii) If the City determines that a designated landmark or other building or structure within an historic district has been demolished in violation of this USDO, the Chief Planning Official may withhold all permits and approvals for the subject property for a period of two years from the date of the completion of the improper demolition

(e) Restoration of the Property

If the City determines that there has been a violation of the standards and requirements of Section 375-2(F)(1) (HR-O Historic Resources Overlay), any Major or Minor Certificate of Appropriateness issued under Sections Section 375-5(E)(13) or Section 375-5(E)(19) or any Demolition Review issued under Section 375-5(E)(17), the City may require the property owner to restore the property to its appearance prior to the violation

## Chapter 42, Part 4 of the Albany City Code

**§ 42-82. Establishment.**

The Common Council, in order to preserve and protect places, sites, buildings, structures, works of art and other objects having a special character or special historic or aesthetic interest or value, does deem it in the best interest of the City of Albany that there hereby be established an Historic Resources Commission, with the powers and duties described herein.

**§ 42-83. Purpose and intent.**

The Historic Resources Commission shall administer the provisions of this article so as to:

A. Regulate the appearance, style and components of new construction in historic districts and of additions or alterations to landmarks or to existing structures which are visible from the public right-of-way within designated historic districts and adjacent areas.

B. Protect, preserve and enhance those places, sites, buildings, structures, objects and significant public interiors which are of special character or interest to the City of Albany.

C. Foster civic beauty.

D. Foster civic pride in the accomplishments of the past.

E. Protect and enhance the attractiveness of the City of Albany to visitors and the support and stimulus to the economy thereby provided.

F. Foster harmonious, orderly and compatible physical development within the City of Albany.

G. Safeguard and preserve the historic, cultural, architectural and archaeological heritage of the City of Albany.

**§ 42-84. (Reserved)1**

**§ 42-85. Membership; organization; meeting; vacancies; powers and duties.**

A. Membership; organization; meetings; vacancies.

1. The Historic Resources Commission shall consist of nine members, who shall be appointed by the Mayor of the City of Albany with the advice and consent of the Common Council. All Commission members shall have a demonstrated interest, competence or knowledge of historic preservation and archaeology, at least two of whom shall be professional archaeologists. To the extent that such professionals are available in the community, Commission members shall be drawn from among the disciplines of history, architectural history, architecture, historic architecture, planning, archaeology, historic preservation or closely related fields.

*(Consider adding additional requirements for at least two members to be property owners who reside in historic districts and one to own property in Downtown Albany. Are two archaeologists needed? Consider reducing to one to allow for additional professional diversity. Also consider achieving diversity in age, income, gender and race.)*

2. Three of the initial members shall be appointed for one year, two for two years and two for three years. Subsequently, members shall be appointed for terms of three years as terms expire. Members of the Commission may be reappointed for succeeding terms.

*(Consider instituting term limits for commission members. The "NYS Model Ordinance" states the following: Reappointment: Members may serve for no more than a maximum of two full three-year terms before stepping down from the commission. A previous appointee may be reappointed after a two-year hiatus from the commission. Each member shall serve until the appointment of a successor, or until they serve two consecutive three year terms.)*

3. The Mayor shall designate one member as Chairman of the Commission and one member as Vice Chairman. The Vice Chairman shall act in the absence of the Chairman.

4. The presence of five members of the Commission shall constitute a quorum. The concurring vote of five members shall be required to carry out an action of the Commission.
5. A vacancy occurring in the membership of the Commission for any cause shall be filled by a person appointed by the Mayor for the unexpired term.
6. The Commission shall meet as often as is necessary to discharge its duties in a timely fashion, but at least eight times per year.

*(Consider adding reporting requirements such as posting meeting minutes on the City's website in a timely manner and submitting an annual report to the Common Council. The recommendation in the "NYS Model Ordinance" reads as follows:*

**Records and Annual Report**

*(a) Records: The commission shall be subject to the provisions of the Public Officers Law, including Article 7 related to the Open Meetings Law. The commission records shall be readily available to the public. The vote or failure to vote of each commission member shall be recorded. If any commission member abstains from voting based on a conflict of interest or otherwise, the member must also state his or her reason(s) or ground(s) for doing so on the record.*

*(b) Annual Reports: The commission shall submit an annual report of its activities to the town supervisor or mayor and each member of the (Village/Town/City) governing board and make such recommendations to the governing board as the commission deems necessary to carry out the purposes of this local law.)*

*(Consider adding the following section from the "NYS Model Ordinance" regarding the training of local commissioners:*

**Training and attendance requirements:**

*(i) Each member of the commission shall complete, at a minimum, four hours of training each year designed to enable such members to more effectively carry out their duties. Training received by a member in excess of four hours in any one year may be carried over by the member into succeeding years in order to meet this requirement. Such training shall be approved by the City of Albany Common Council and may include, but not be limited to, training provided by a municipality, regional or county planning office or commission, county planning*

**federation, state agency, statewide municipal association, college or other similar entity. Training may be provided in a variety of formats, including but not limited to, electronic media, video, distance learning and traditional classroom training.**

**ii. To be eligible for reappointment to the commission, a member shall have completed the training approved by the City of Albany Common Council.**

**iii. The training may be waived or modified by resolution of the governing board when, in the judgment of the City of Albany Common Council, it is in the best interest to do so.**

**iv. No decision of a commission shall be voided or declared invalid because of a failure to comply with this subdivision.)**

*(Consider adding language allowing the HRC to create working committees. The "NYS Model Ordinance" reads as follows:*

**Committees: The commission may, in its bylaws, establish permanent or ad hoc committees consisting of no less than three current members of the commission for assignments assigned to it by the full commission.)**

*(Consider creating a Permit Review Committee to meet separately and work with applicants on projects to help them meet the Guidelines, to prevent unnecessarily extensive reviews at the Commission level. The Permit Review Committee would forward a recommendation to the HRC or for placement on the Consent Agenda. As the HRC meets twice a month, perhaps the first meeting could be only the Committee and the second the HRC.*

B. The powers of the Commission shall include:

1. Delegation of administrative and procedural matters to staff and professional consultants as necessary to carry out the duties of the Commission. [Amended 5-15-2017 by Ord. No. 26.31.17]
2. Consultation with individuals or groups in the carrying out of its duties.
3. Adoption of rules and regulations necessary to establish criteria and standards for the conduct of its business or necessary to carry out the provisions of this article.
4. Adoption of criteria for the identification of significant historic, architectural, archaeological and cultural landmarks and for delineation of historic districts.
5. Conduct of surveys of significant historic, architectural, archaeological and cultural landmarks and historic districts within the City.

6. Recommending to the Common Council the designation of identified structures or sites as landmarks or historic districts and making recommendations regarding nominations for listing on the National Register of Historic Places.
7. Approval, approval with modifications or denial of certificates of appropriateness pursuant to this article.
8. Regulation of development within areas adjacent to historic districts. The Commission shall limit its review of such development to new construction, signage and site improvements.
9. Increasing public awareness of the value of historic, cultural, archaeological and architectural preservation by developing and participating in public education programs.
10. Making recommendations to City government concerning the utilization of state, federal or private funds to promote the preservation of landmarks and historic districts within the City.
11. Maintenance of central files for the City on all historic surveys and designations prepared for City, state or federal programs.
12. Review development plans which involve potential archaeological sites, cause to be conducted preliminary assessments of the potential archaeological significance of any site plan area and of the impact of any proposed ground-disturbing activities on such area, and make recommendations as to the necessity of cultural resource investigations.

[Added 5-15-2017 by Ord. No. 26.31.17]

*(Consider adding language from the "NYS Model Ordinance" regarding Cooperation of City Departments.*

**Cooperation of City Departments: All (Village/Town/City) departments shall, upon request of the commission, assist and furnish available permits, plans, reports, maps and statistical and other information which the commission may require for its work."**

**§ 42-86. through § 42-88. (Reserved)**

**§ 42-89. Opinion of Commission.**

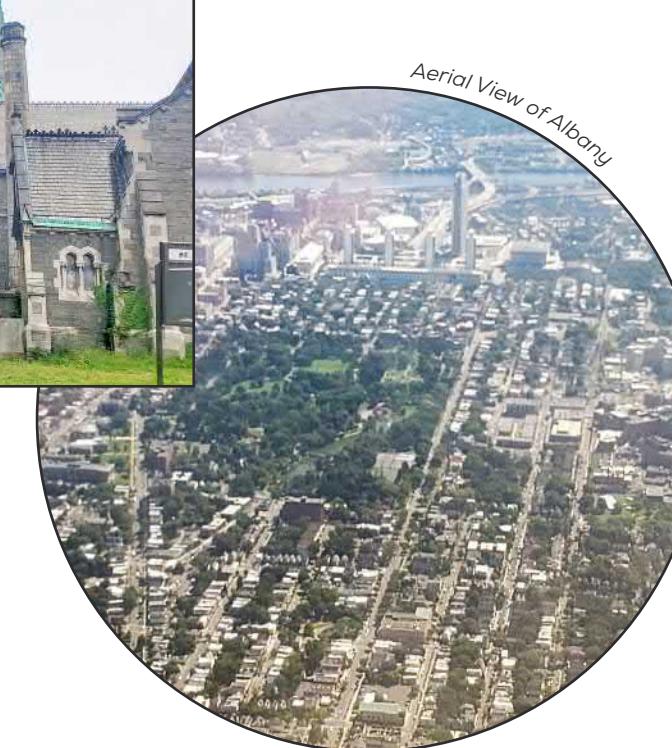
In the event that the Commission is not the lead agency for the environmental review process, the opinion of the Commission, as an involved agency, shall be sought for all applications under this article.

**§ 42-90. Certificate of appropriateness**

(This section may now be found in the USDO.)



St. Joseph's Church



Aerial View of Albany



Historic Carriage House



Ten Broeck Triangle Historic District



Broadway-Livingston Avenue Historic District



Ten Broeck Place



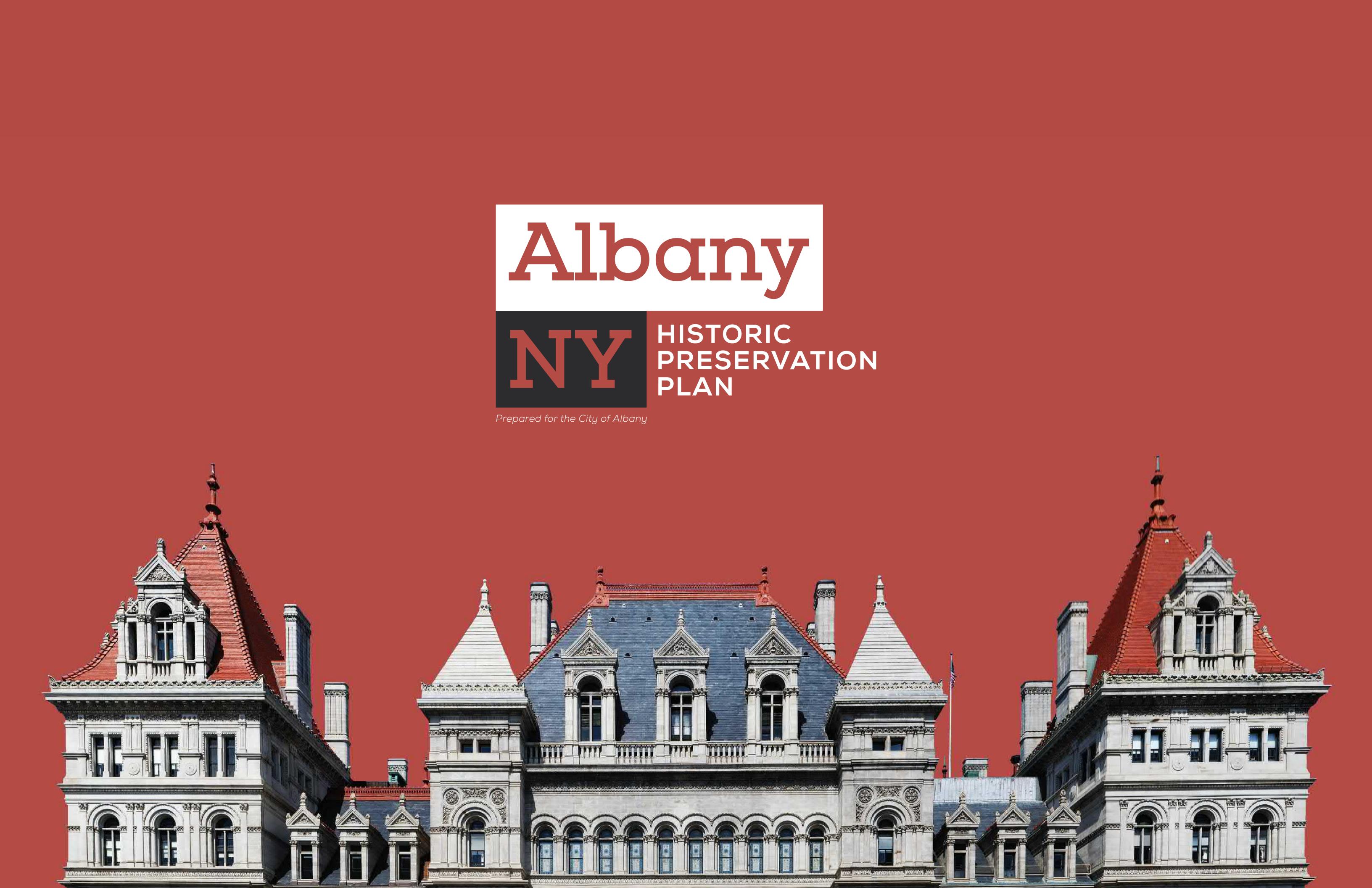
Historic Albany Pump Station

Back Cover Images (Top left to bottom right): Steamboat Square, Source: AlbanyGroup; North Pearl Street from Canal to Orange (1898), Source: AlbanyGroup; Dutch Demo House (1937), Source: AlbanyGroup; Albany High School, Source: AlbanyGroup; Boats along the Hudson River, Source: Albany Group; and Northern Boulevard, Source: AlbanyGroup.

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# Albany



## NY HISTORIC PRESERVATION PLAN

*Prepared for the City of Albany*