



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.

Historic Context

Native Americans and Early Dutch and English Settlement

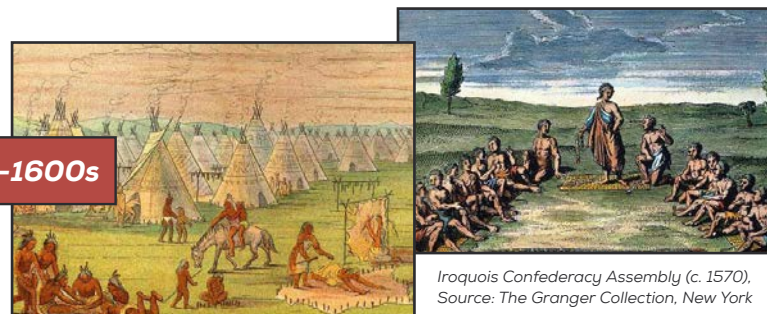
Albany is one of the oldest European settlements in the United States, settled by the Dutch and their African slaves in the early 17th century. The Native American people of the Mohican and Mohawk tribes lived in the area for centuries prior to Dutch settlement. The Mohawk were part of the Five Nations 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 Rensselaerswijck. 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 Rensselaerswijck (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.

Area inhabited by Mahikan and Haudenosaunee (Iroquois) Native Americans.



1300-1600s

Source: American Indian COC (2019)

Henry Hudson reaches Albany on the ship Half Moon.



Colonial Albany,
Source: Albany Institute of History and Art



Henry Hudson, Source: City of Albany



Henry Hudson Landing,
Source: Hudson Valley Magazine

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



1613

Two Row Wampum Belt,
Source: Onondaga Nation



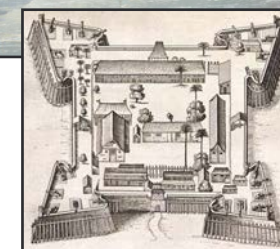
Fort Orange, Source: New York History Blog

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



Fort Orange, Source:
New York History Blog

1624



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

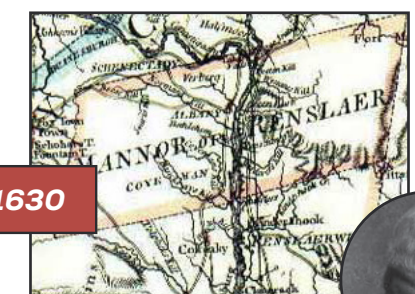
Fort Nassau built on Castle Island (later Westerlo Island), now part of the Port of Albany.



1614

Fort Nassau, Source: New Netherland Institute

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



1630

Rensselaerswijck Territory,
Source: New York State Museum



Source: New York State Museum

1600

1610

1620

1630

1640

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.

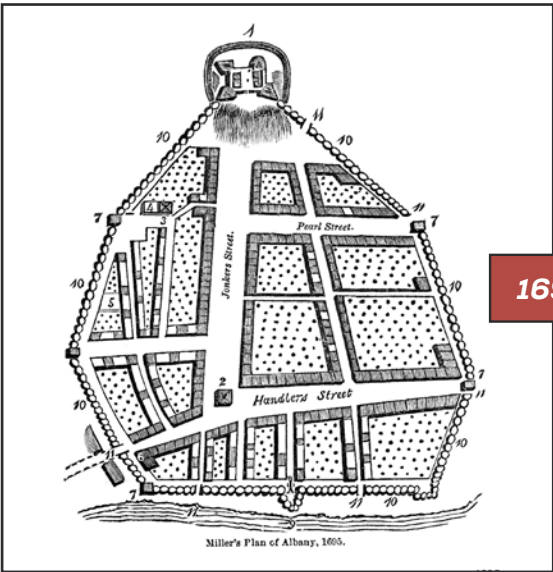
Transportation and Development

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.



Source: City of Albany

Dutch Governor Pieter Stuyvesant claims Fort Orange from the Patroon; Village of Beverwyck founded.



Colonial Albany, Source: Albany Institute of History and Art

Dutch surrender Fort Orange to the English Duke of York and Albany; Beverwyck renamed Albany.



Source: NYTimes

Fort Frederick constructed on what is now Capitol Hill.



Fort Frederick, Source: New York State Museum

Governor Dongan grants Albany a city charter known as the "Dongan Charter."



Source: New York State Museum



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.

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).

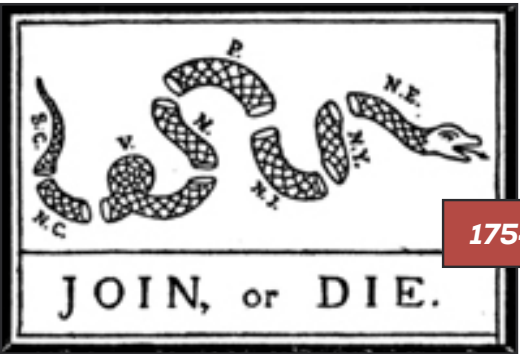
Diverse Populations in Albany

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 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

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

1754

Van Ostrande-Radliff House constructed at 48 Hudson Avenue.



48 Hudson Street

1728

Quackenbush House constructed at 683 Broadway.



683 Broadway

1740

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



32 Catherine Street, Source: All Over Albany

1630

1700

1730

1760

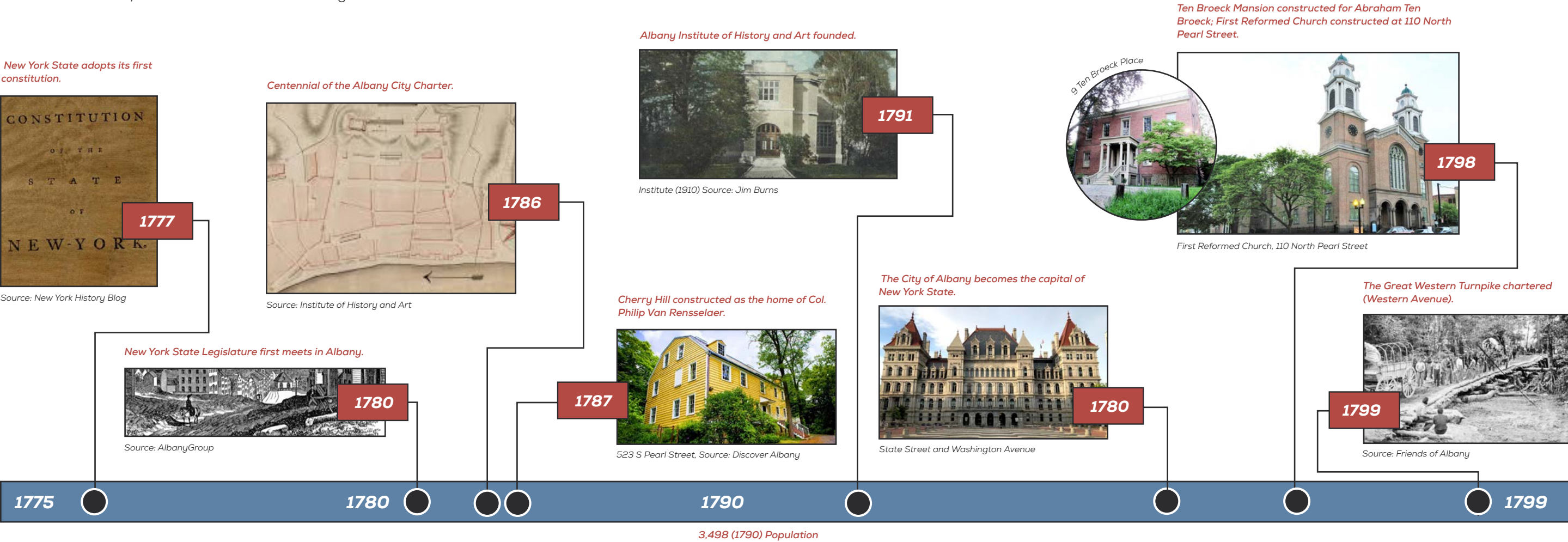
1770

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

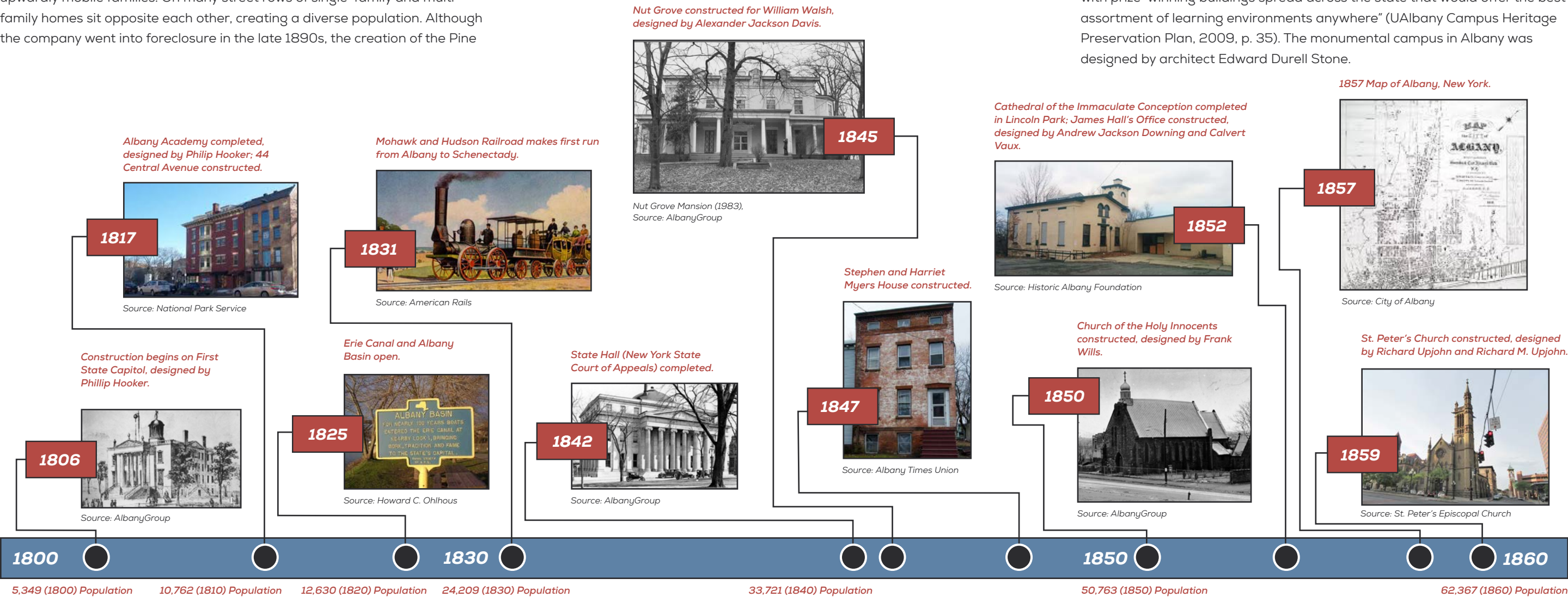
Development of the city westward was a result of a growing population in the city center and the installation of electric trolley lines which extended west beginning in 1890. The development of the area was initially slow due to the need for draining or diverting streams and the sale and development 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

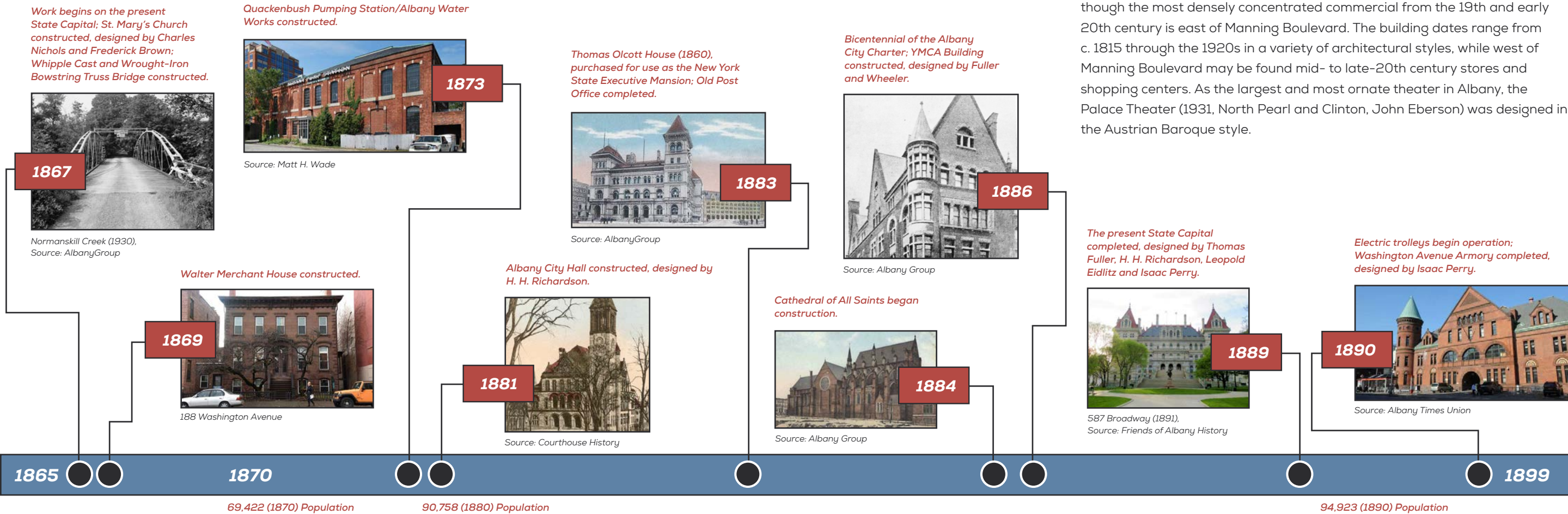
With a built environment history of 400 years, the potential for significant archaeological resources within the City of Albany is high. The greatest potential is the site of Fort Orange and the early 17th and 18th century city, located in Downtown Albany. Much is known about the location of the 1624 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.

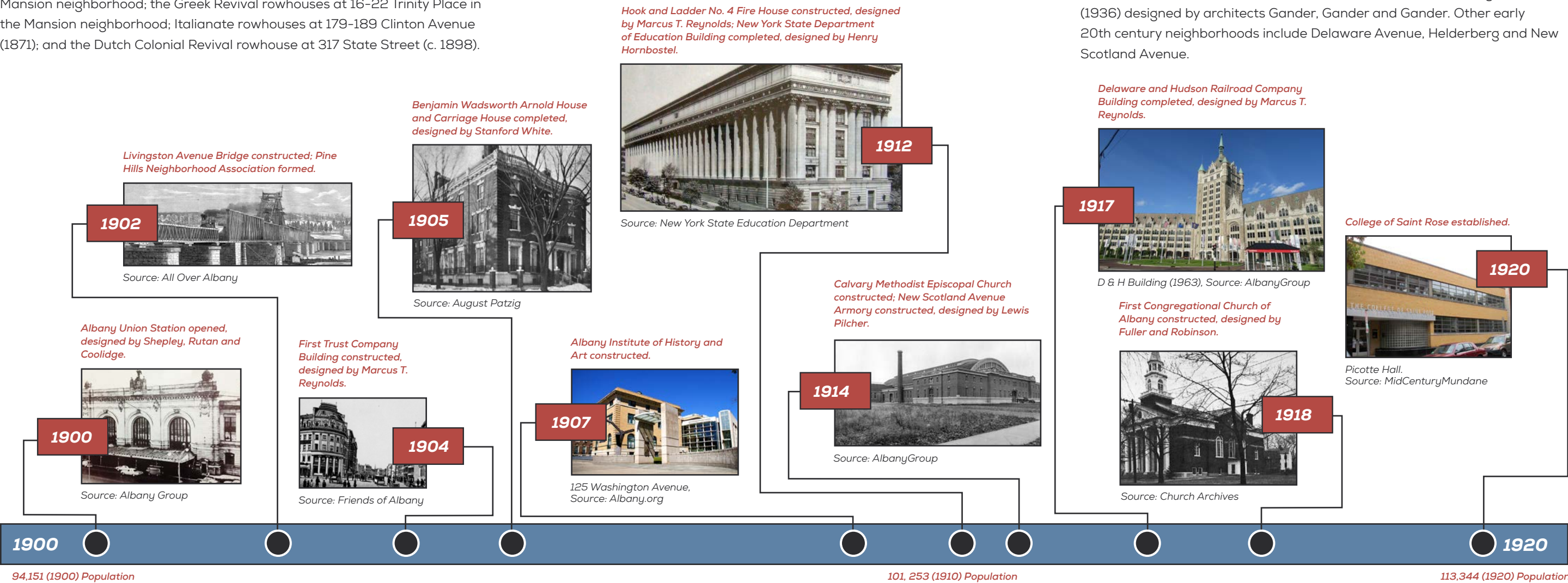


Residential Buildings

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.

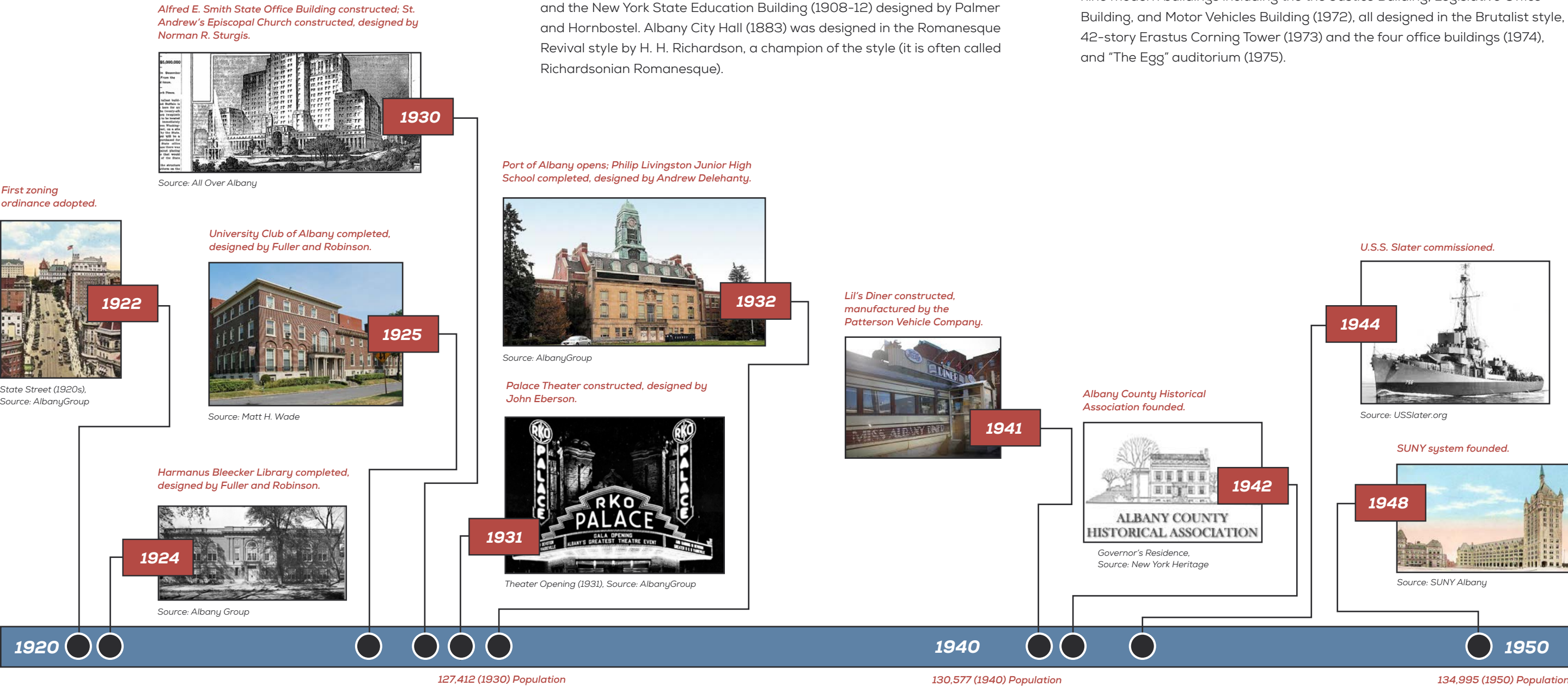


Several neighborhoods exhibit characteristics of homes built in the 1930s through the 1970s, including the Whitehall, Buckingham Lake/Crestwood and the Melrose neighborhoods. Housing types and styles range from Dutch Colonial Revival (c. 1938, 31 Euclid Avenue); to Colonial Revival (c. 1948, 146 Cardinal 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).

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 based supports nine modern buildings including the 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

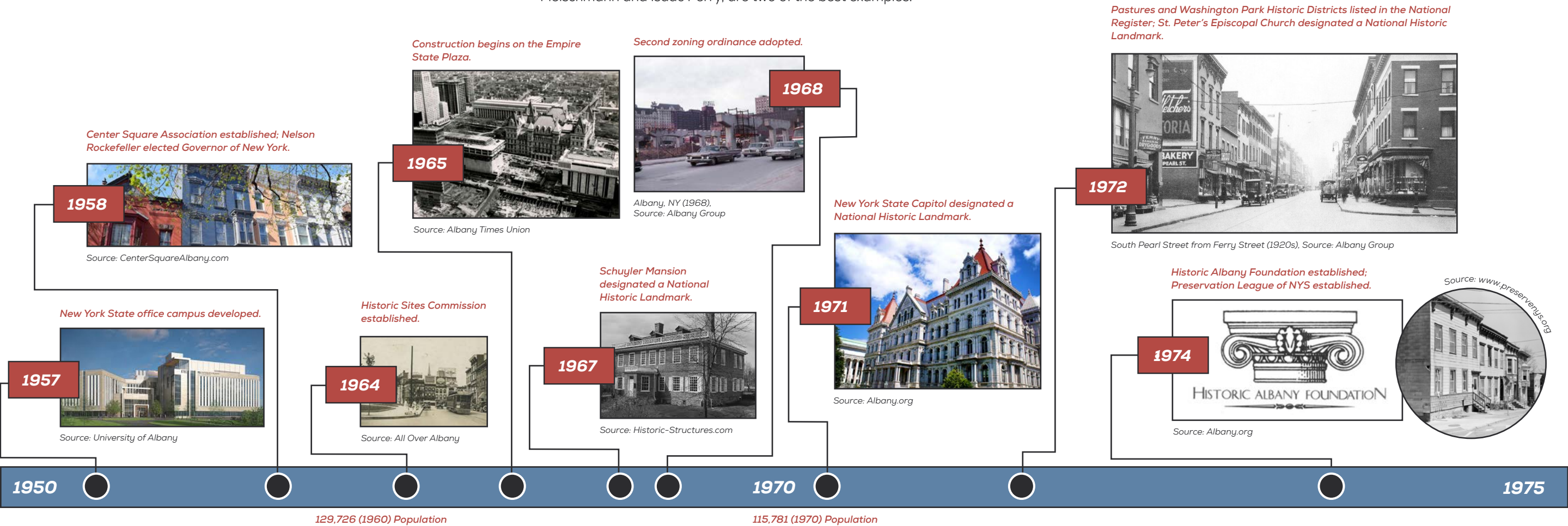
Albany’s long history has provided it with a wealth of religious history representing many different faiths. This history is most evident in those churches, synagogues and houses of worship that remain standing, of which there are many. As congregations dwindled or moved outside of their original neighborhoods, 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. Bleeker 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.

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 Guysling 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.

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.



Source: Discover Albany

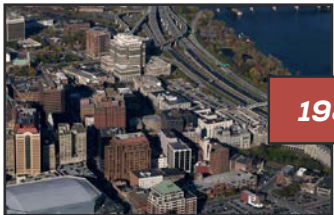
Ten Broeck Triangle Historic District listed in the National Register; Lexington Avenue Historic District designated as a Local Historic District.



Source: AlbanyGroup

1979

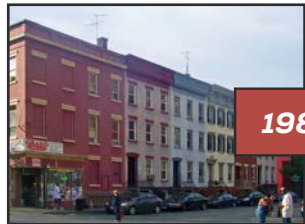
Center Square-Hudson Park and Downtown Albany Historic Districts listed in the National Register.



Source: Discover Albany

1980

Mansion Historic District listed in the National Register.



Grand Street (north of Madison Street), Source: Daniel Case

1982

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.



Paramount Theatre (1929), Source: AlbanyGroup

1983



Elberon Place (1930s), Source: AlbanyGroup



South Pearl (1950s). Source: AlbanyGroup

1975

1980

1983

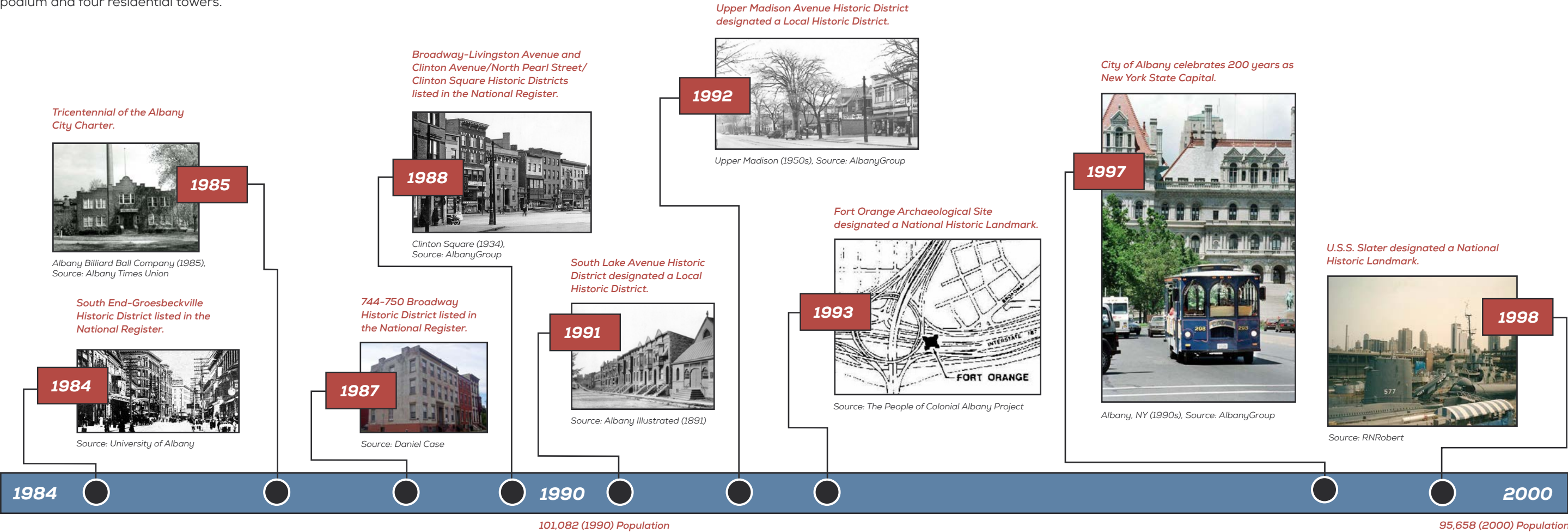
101,082 (1980) Population

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 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.

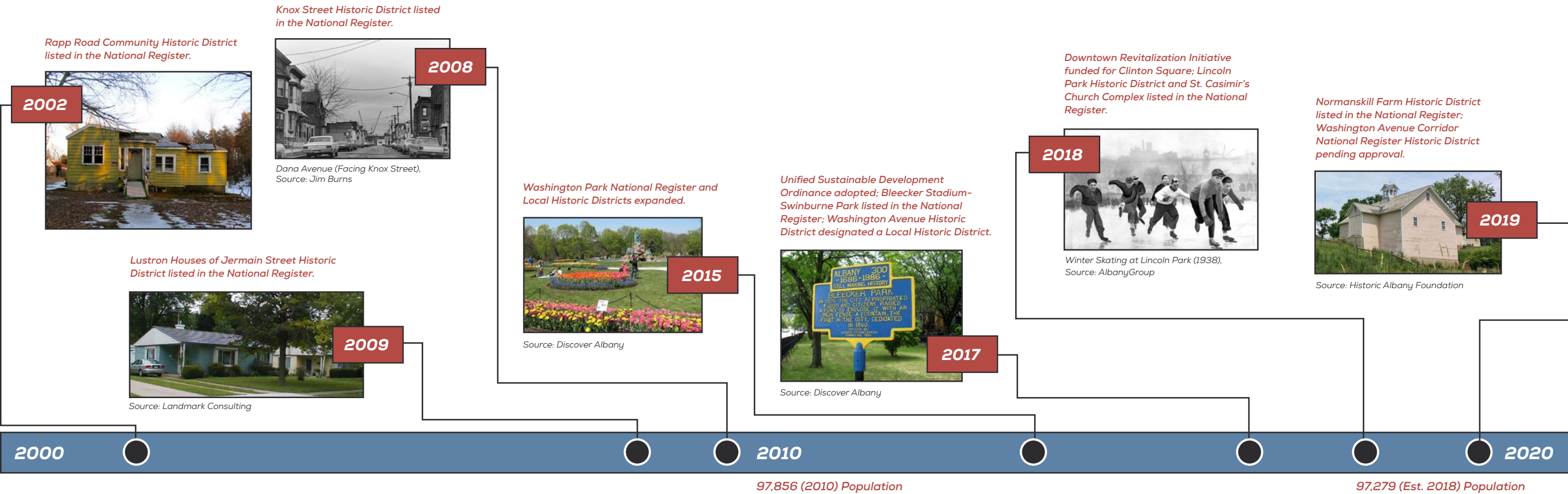
Population Sources:

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.

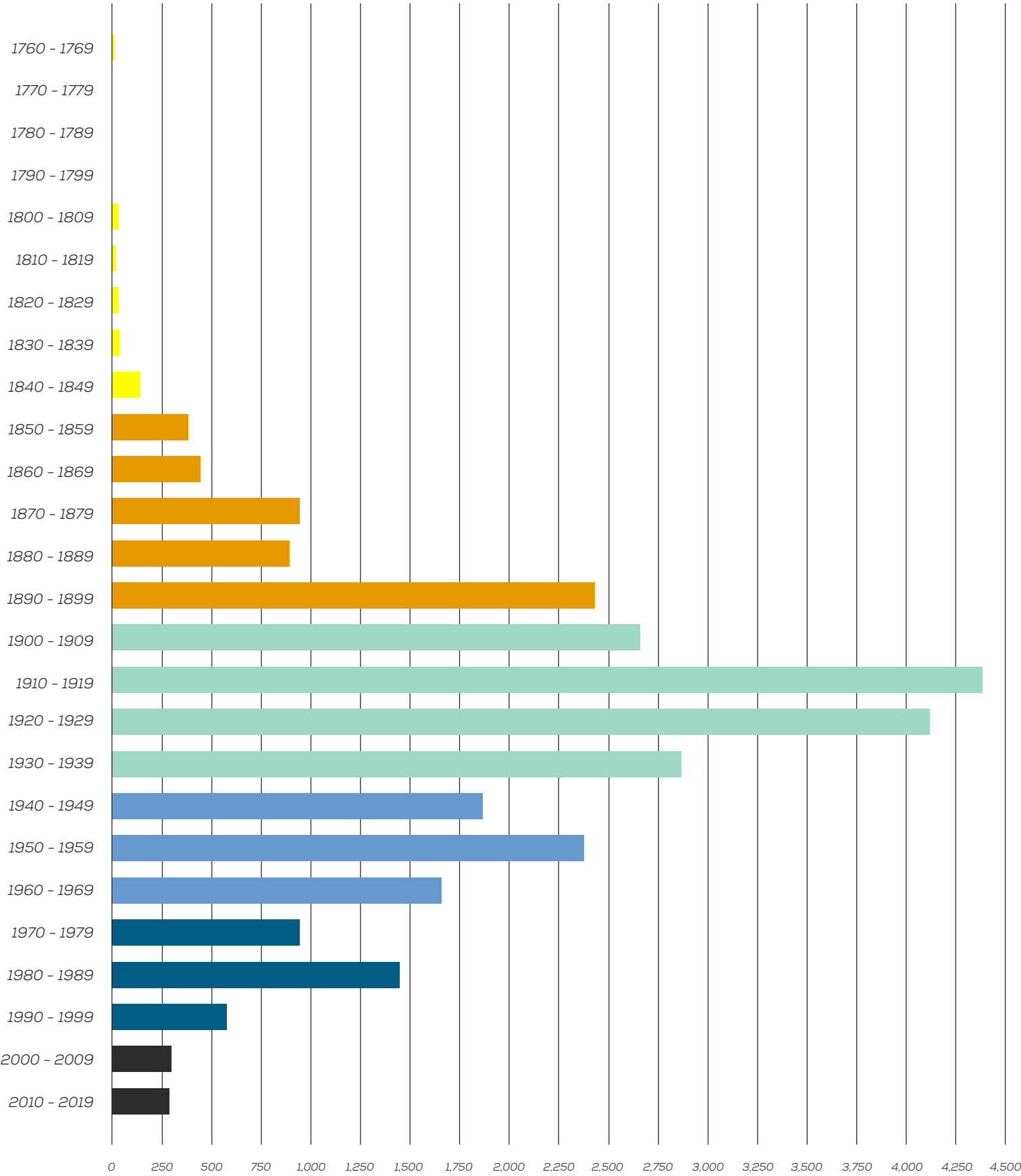
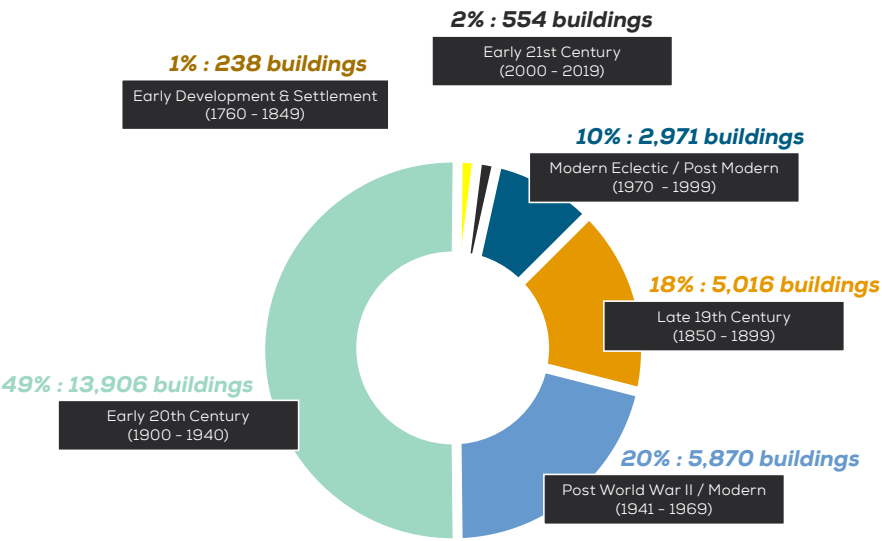


Albany Building Periods

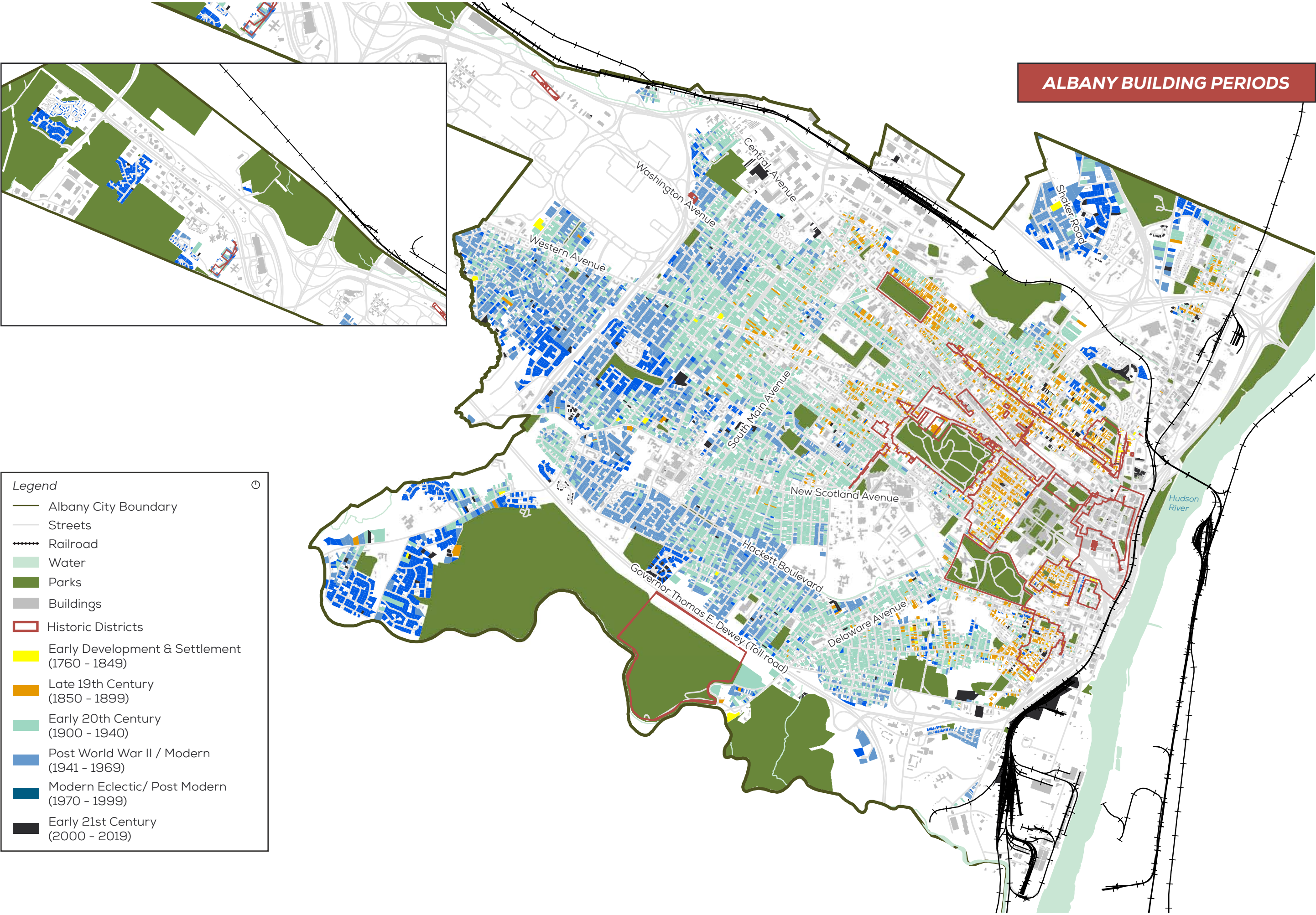
Albany’s historic building resources can be categorized and understood in their historic context by their construction dates. Listed below are the time segments that reflect the general themes of development in Albany:

- **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.



ALBANY BUILDING PERIODS



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 Ostrande-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)

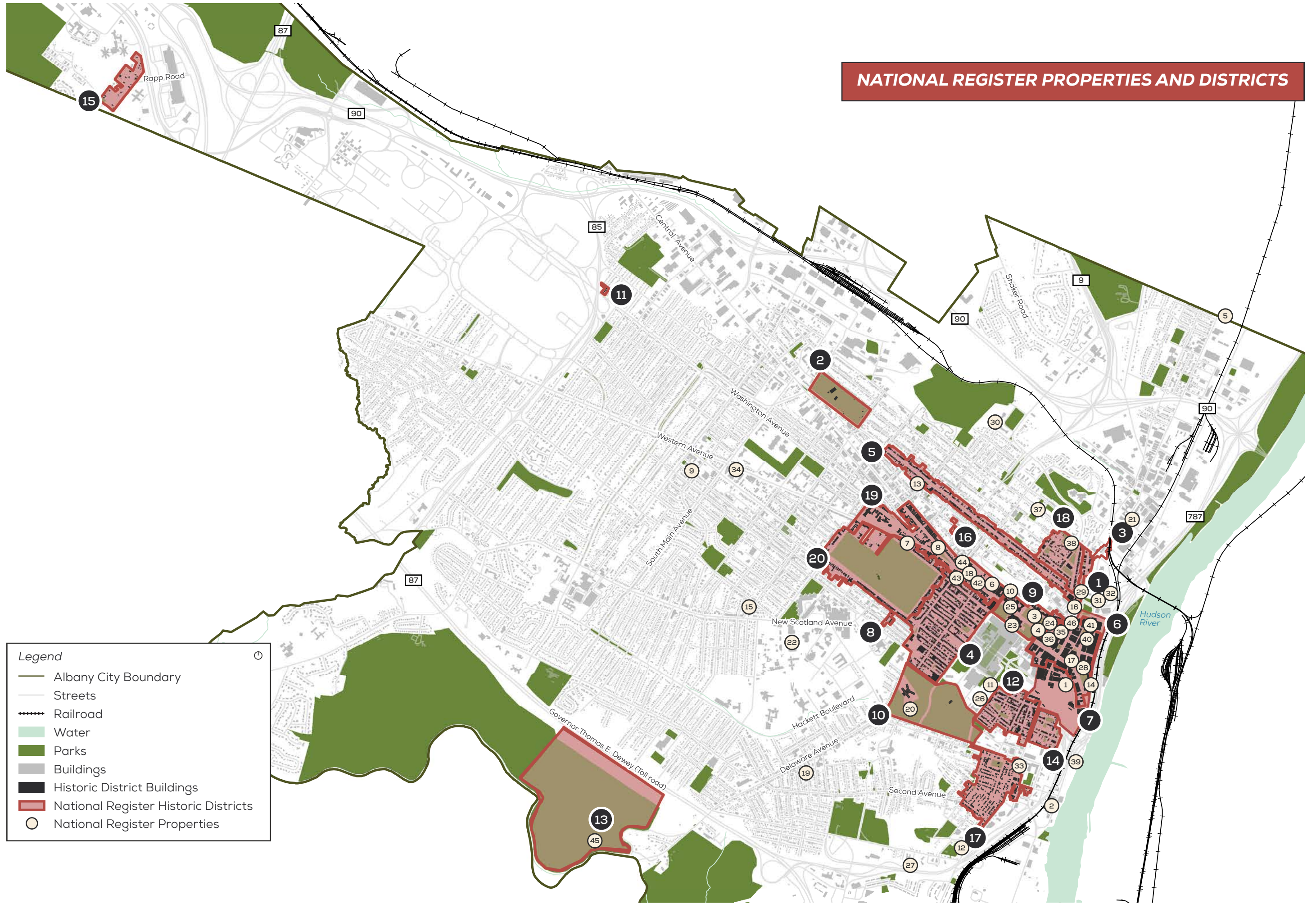
- 45. Whipple Cast and Wrought-Iron Bowstring Truss Bridge (1000 Delaware Avenue, NRHP #71000523, listed 1971)
- 46. Young Men’s Christian Association (60-64 North Pearl Street, NRHP #78001838, listed 1978)

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.





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.

Broadway-Livingston Avenue Historic District





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 Pruyn, 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.

Knox Street Historic District. Source: Landmark Consulting





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.

Lincoln Park Historic District, Source: Matt H. Wade





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 Guysling; 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 (. 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).

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.



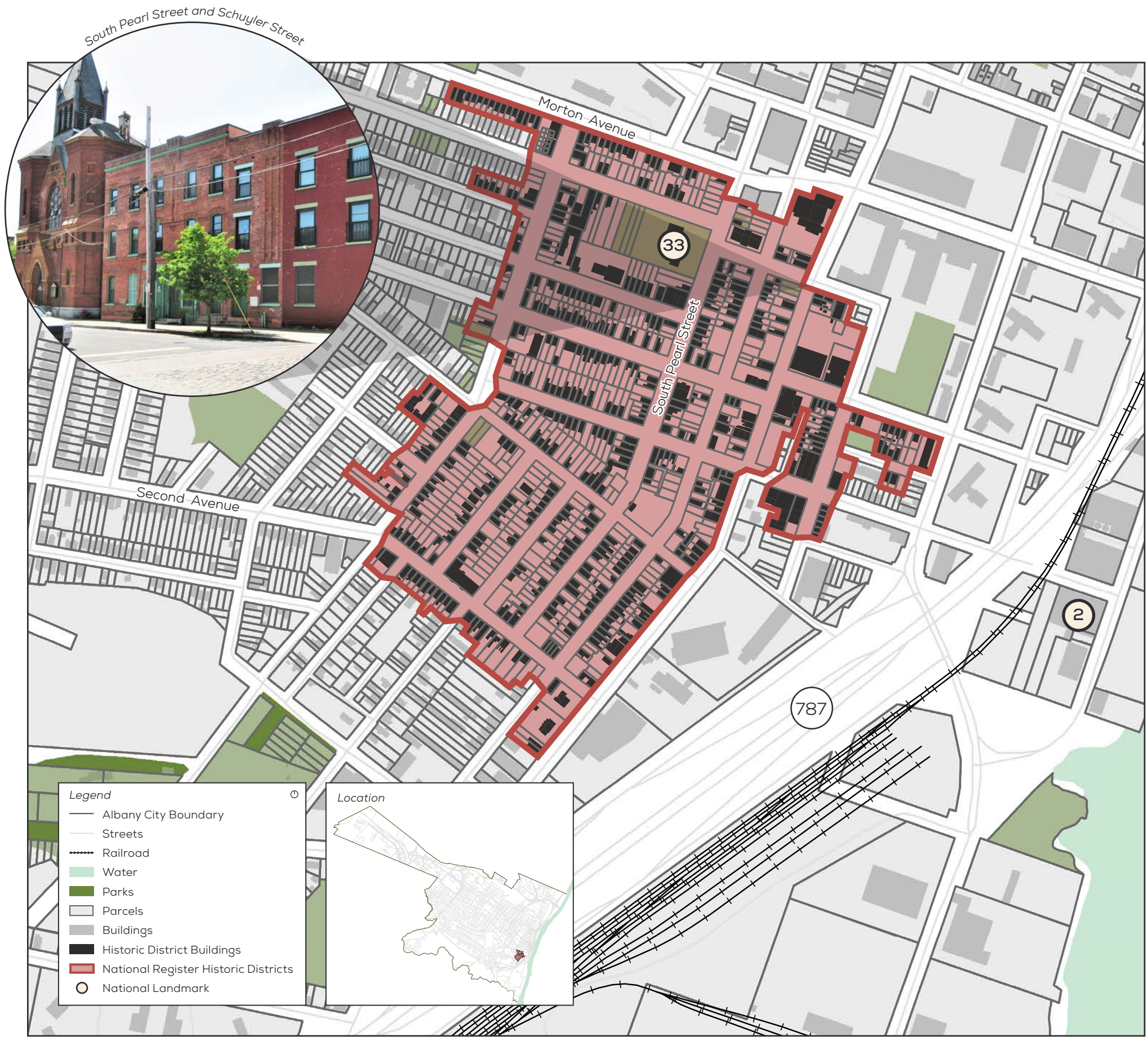
St. Casimir's Church Complex

(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.

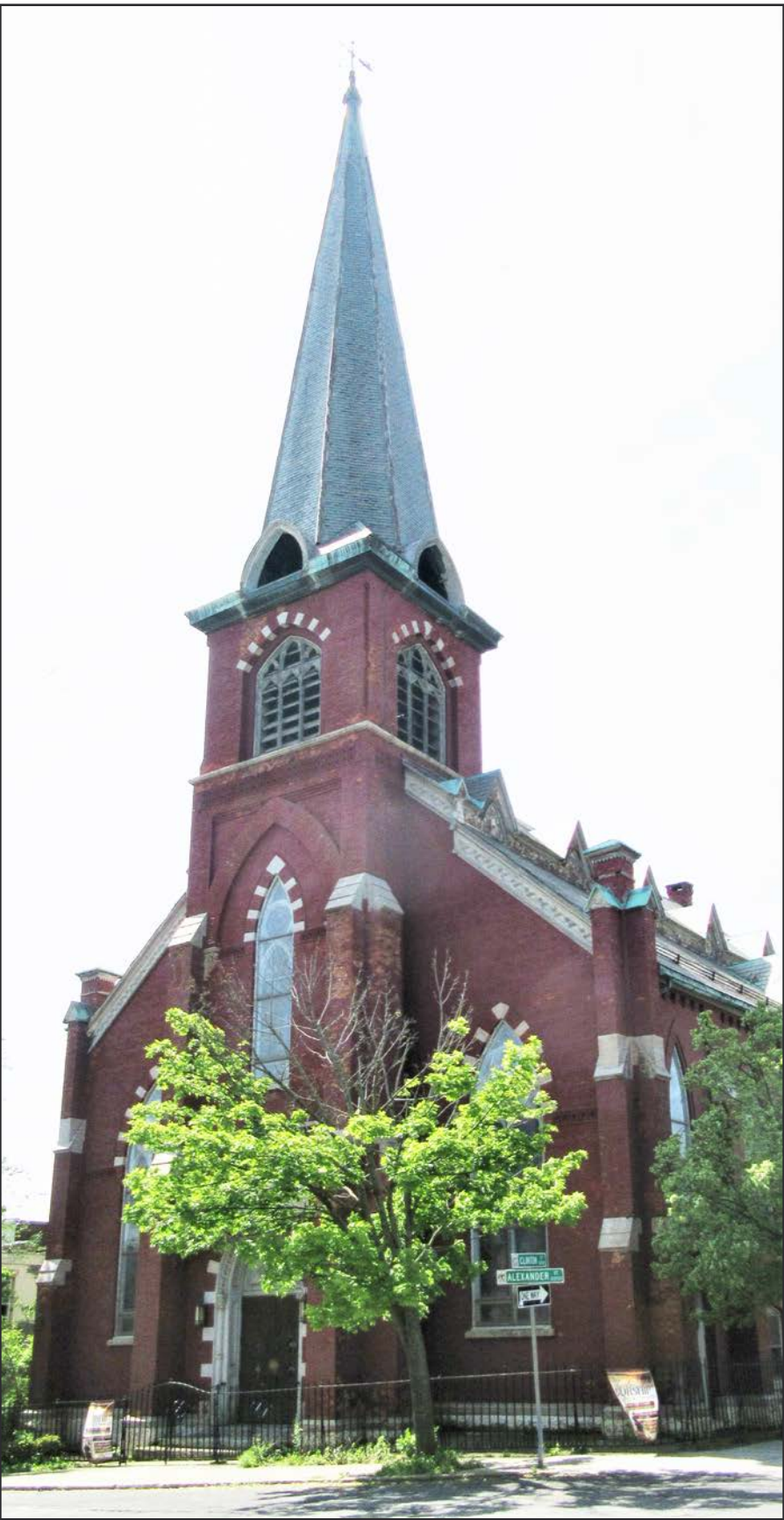
As a largely working-class neighborhood it was home to a number of different immigrant groups, most specifically German, but also including Irish and Jewish. Unlike other neighborhoods where architects and builders designed and constructed multiple properties for speculation, the majority of the homes 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



Evangelical Protestant Church at Clinton Street and Alexander Street



South-End Groesbeckville Historic District



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.

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.

4 Central Avenue. Source: Historic Albany Foundation



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/).



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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



Lafayette Park Historic District



Broadway-Livingston Historic District



Center Square/Hudson Park
Historic District



Bleecker Stadium - Swinburne Park Historic District



Mansion 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):

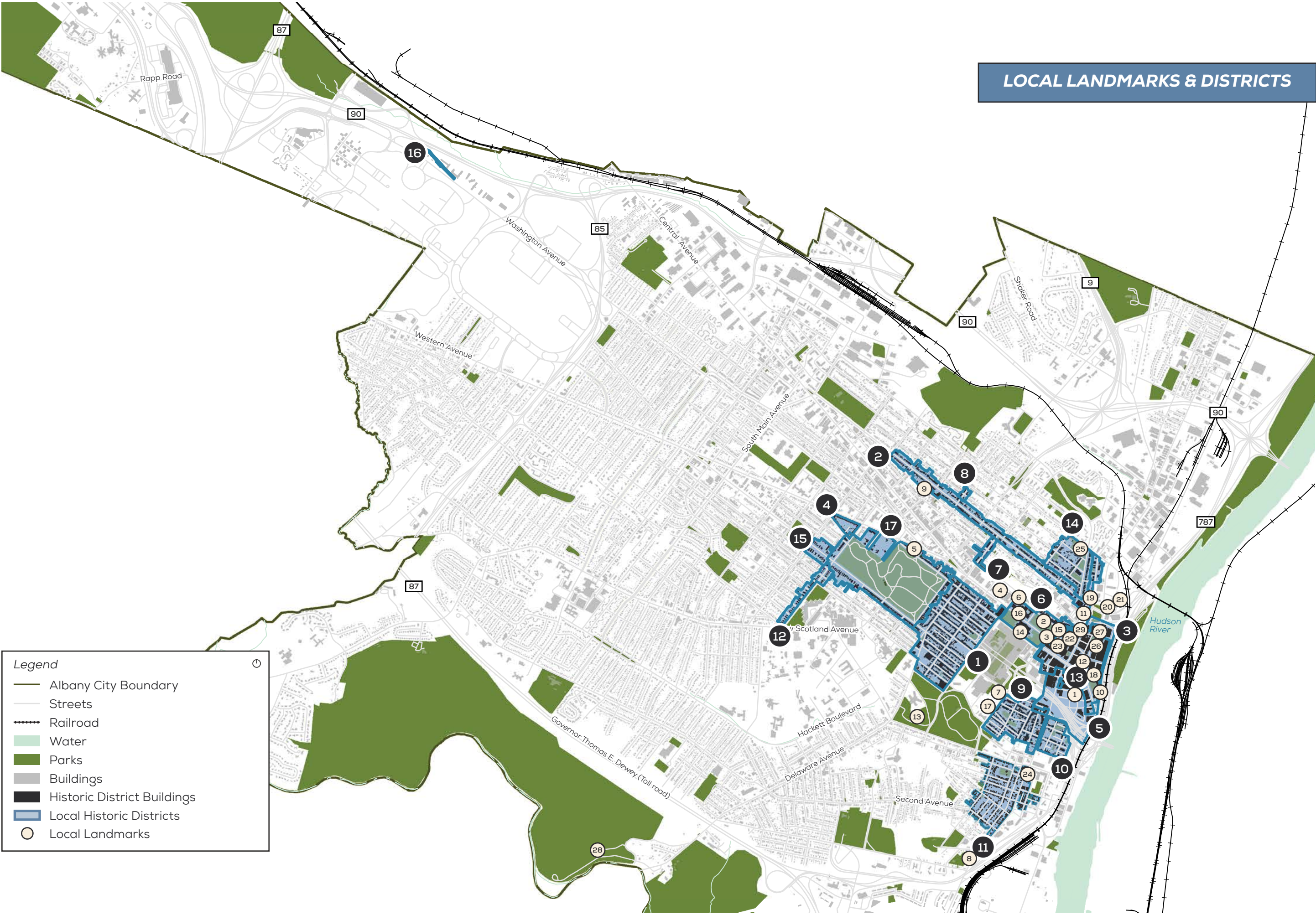
- 1. 48 Hudson Avenue (Van Ostrande-Radliff House, designated 1983)
- 2. Albany Academy (Academy Park, designated 1983)
- 3. Albany City Hall (24 Eagle Street, designated 1983)
- 4. Albany Institute of History and Art (125 Washington Avenue, designated 1983)
- 5. Benjamin Walworth Arnold House and Carriage 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)

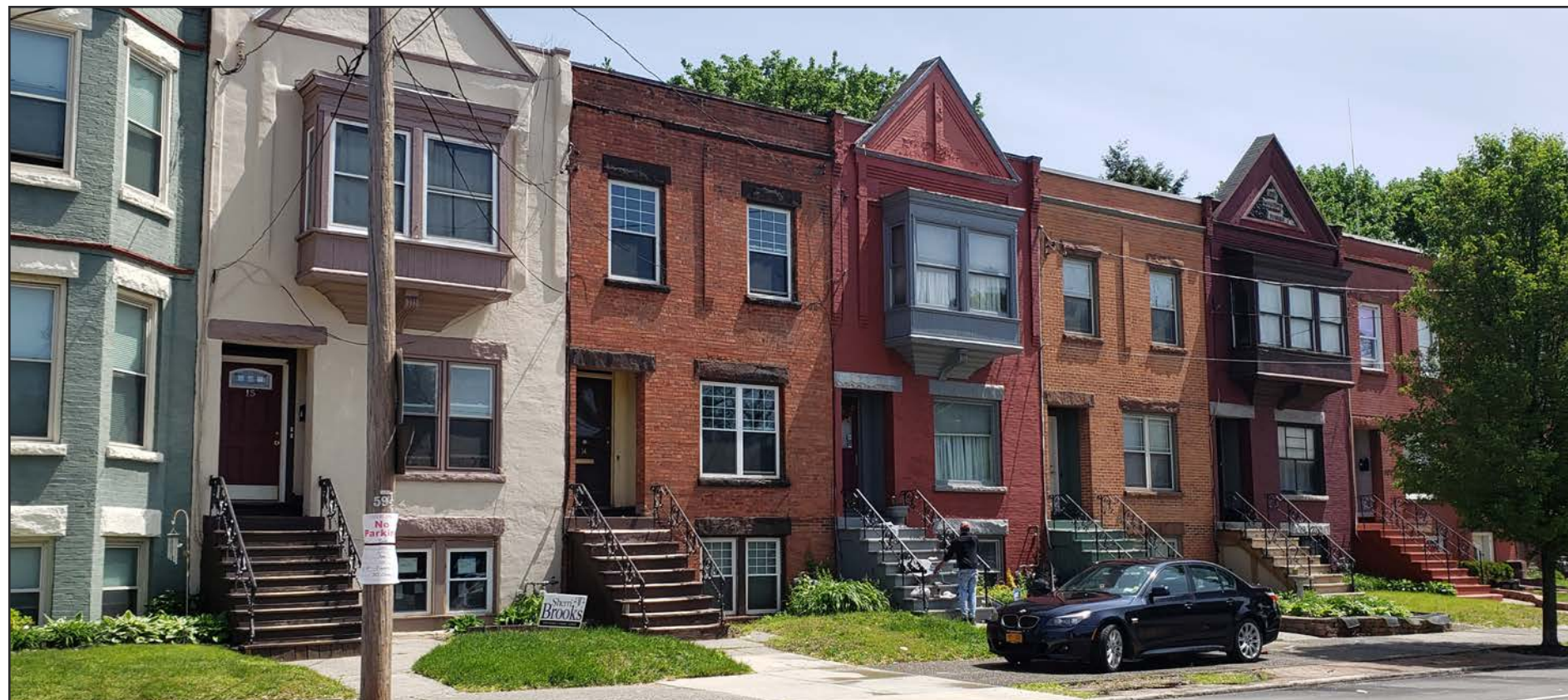
The Clinton Avenue/North Pearl Street/Clinton Square Historic District is also listed in the National Register of Historic Places. The National Register historic district includes two blocks on Lark Street and two blocks on Lexington Avenue, which are not included in the local district boundaries but 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

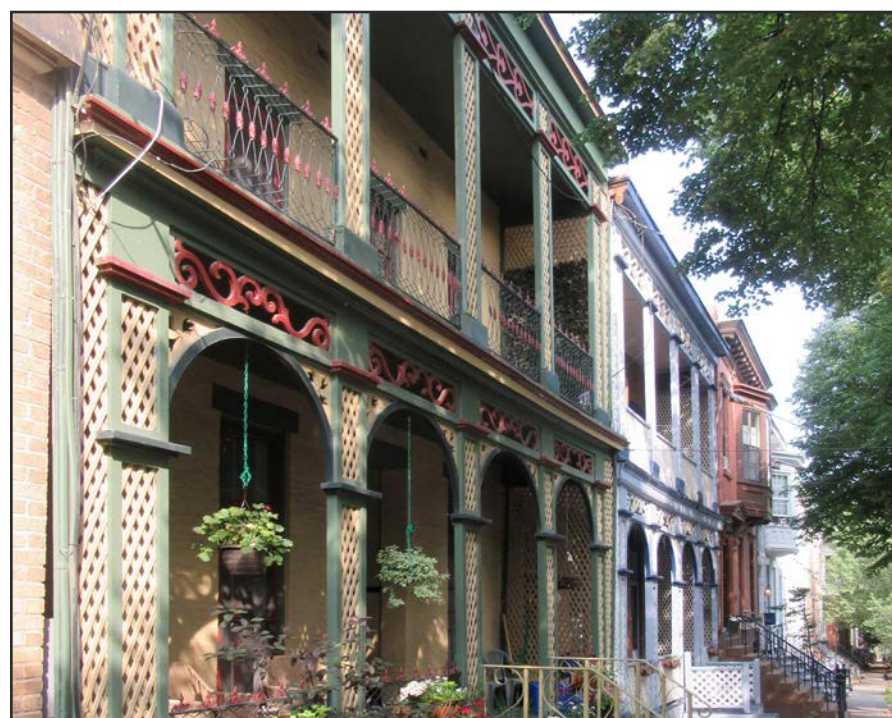
Downtown Albany

(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.



5

Fort Orange/Downtown Albany Archaeological Review District

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

Secondary Downtown Albany Archaeological Review District

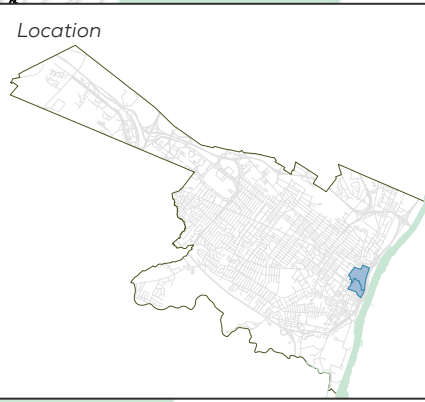
(Broadway, State, Pine, Lodge and Columbia Streets, designated 1983)

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.

Fort Orange/Downtown Albany Archaeological Review District, Source: NY State Museum

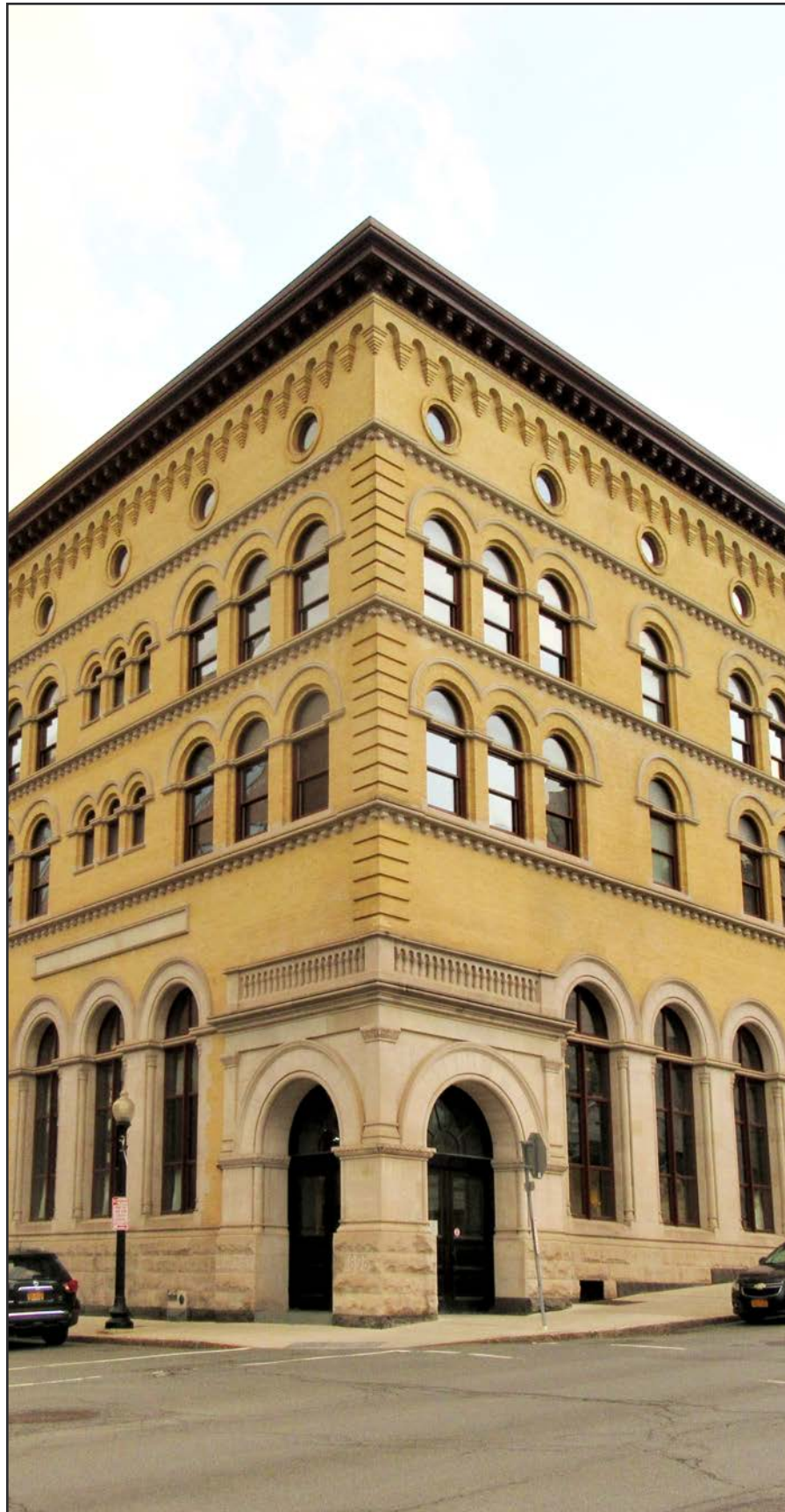


Fort Orange (1935) by L. F. Tantiello, Source: Discover Albany



Legend

- Albany City Boundary
- Streets
- Railroad
- Water
- Parks
- Parcels
- Buildings
- Historic District Buildings
- Local Historic Districts
- Local Landmark



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.

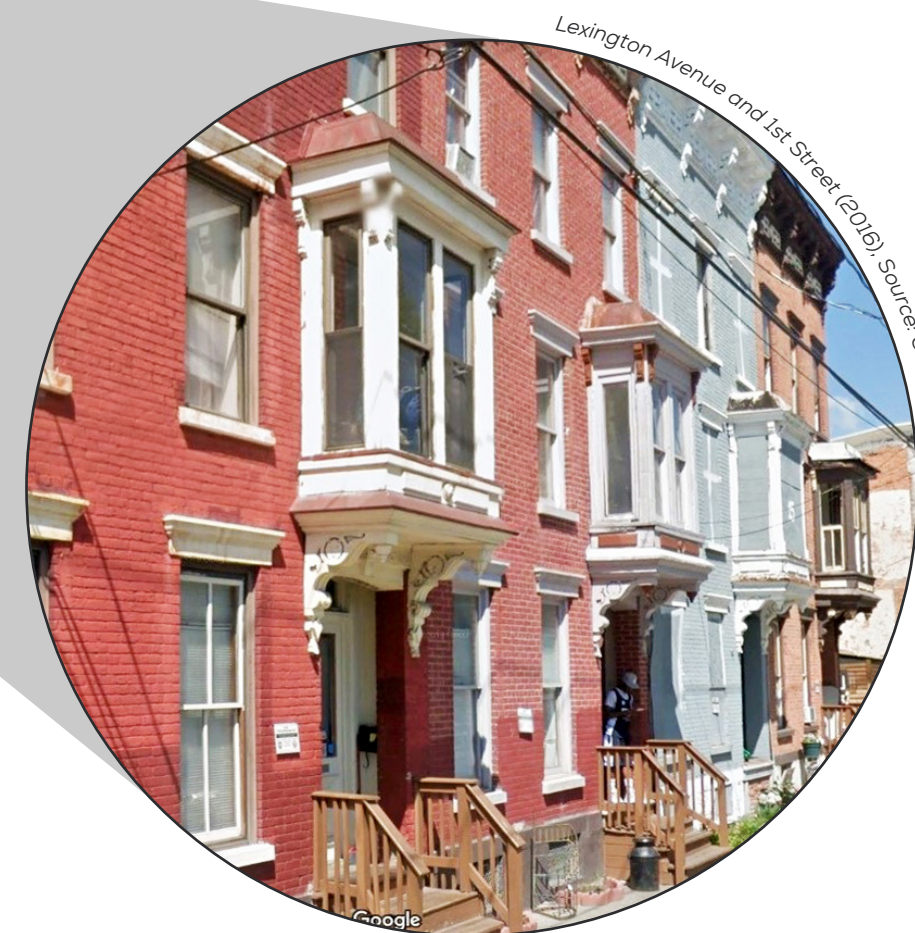




8 Lexington Avenue

(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.

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

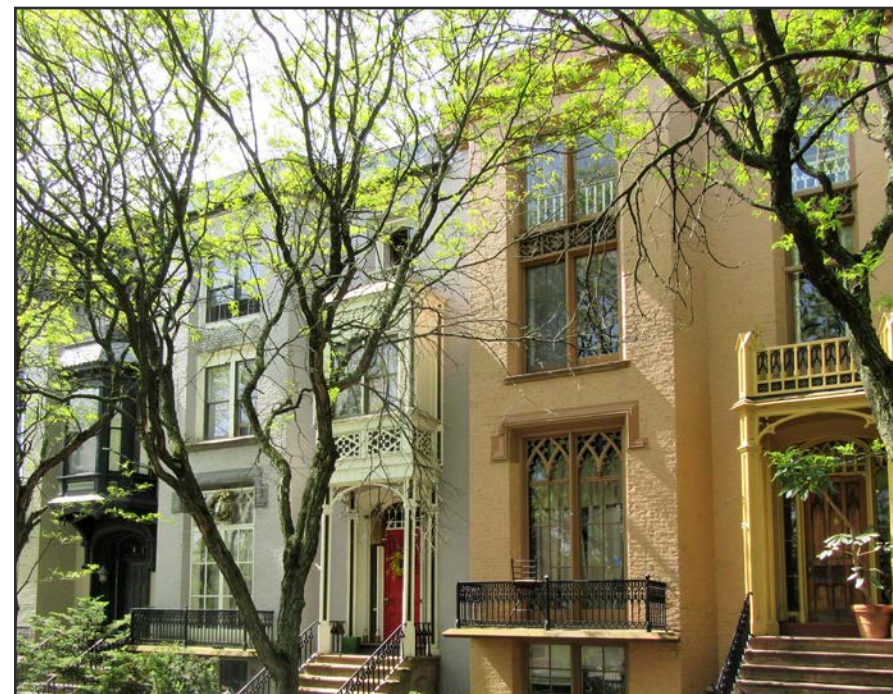
South End-Groesbeckville

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

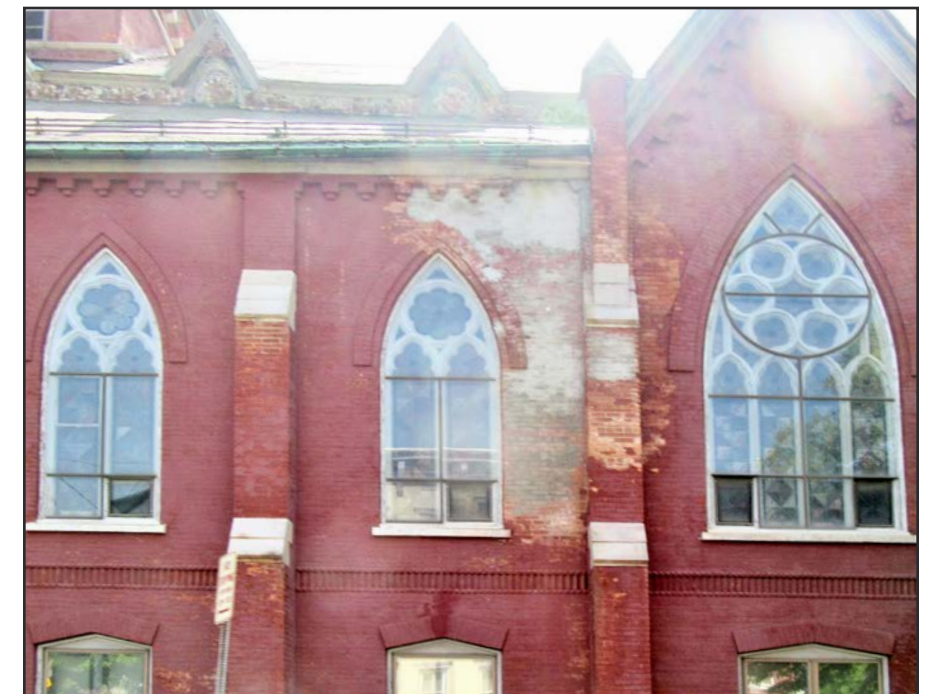
The South End-Groesbeckville Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same. For a summary of the historic district, see the National Register Historic District listing on page 52-53.



Green Street, Source: Albany Times Union



Mansion Historic District



Evangelical Protestant Church at Clinton Street and Alexander Street

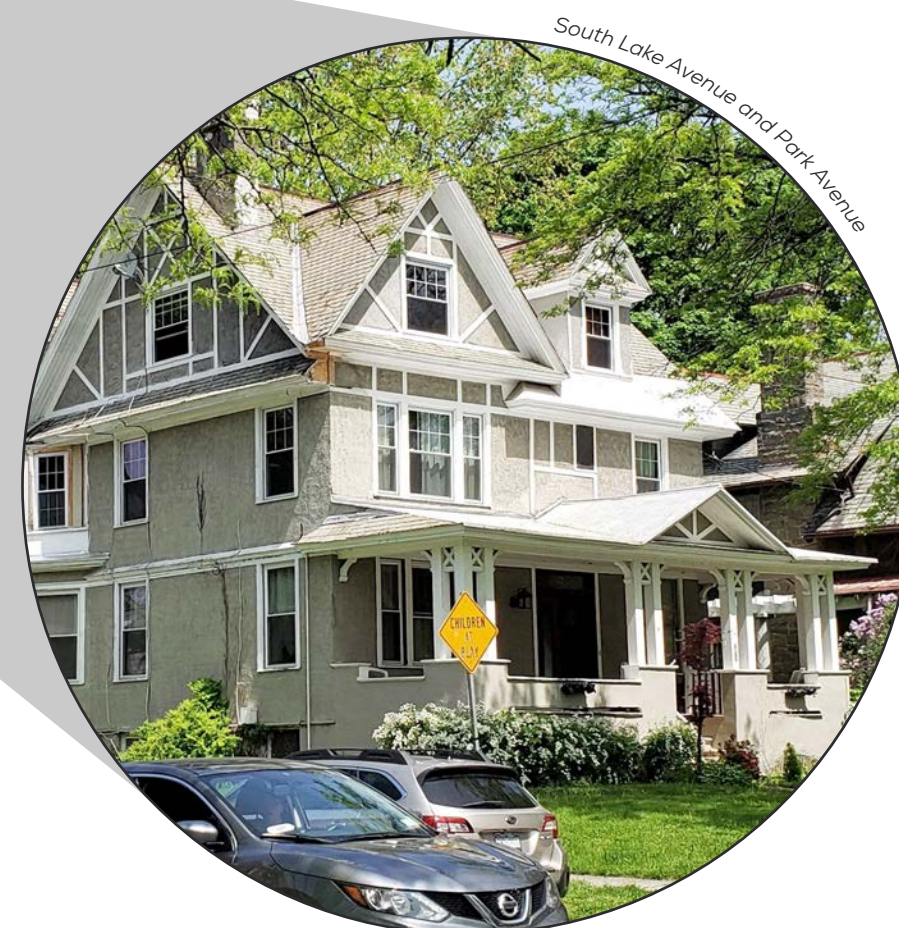


12

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.



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



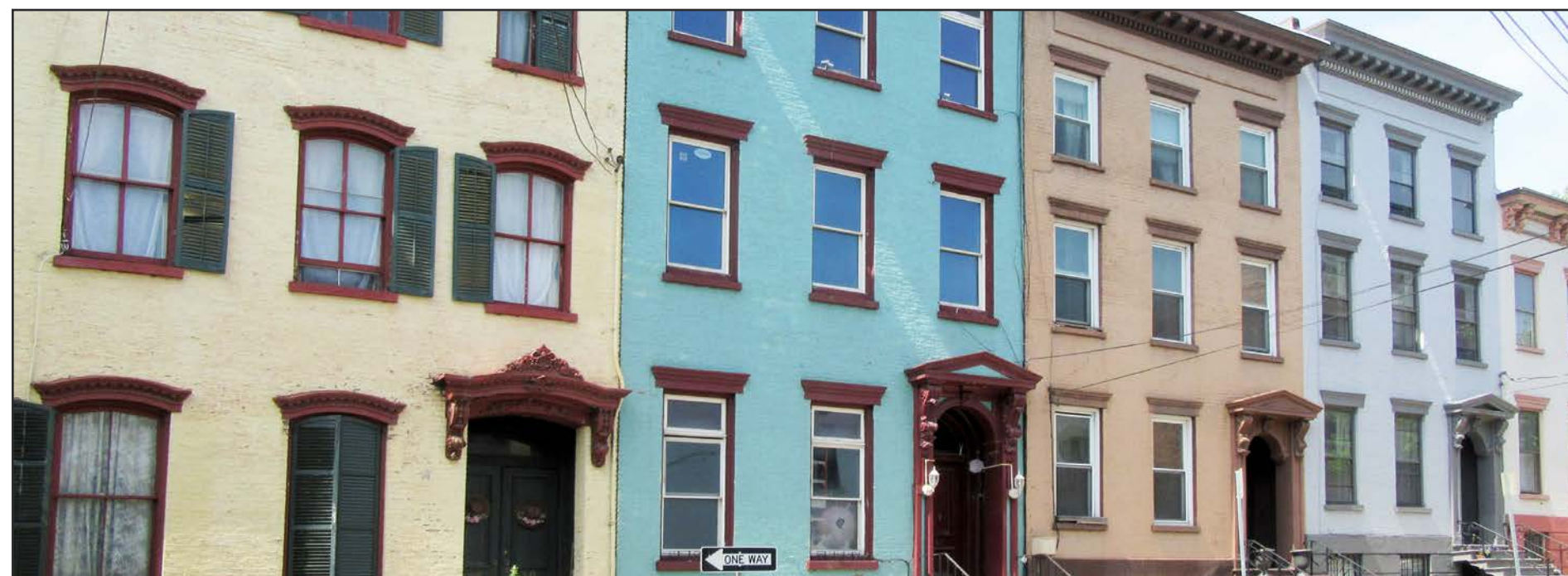
Ten Broeck Mansion

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.



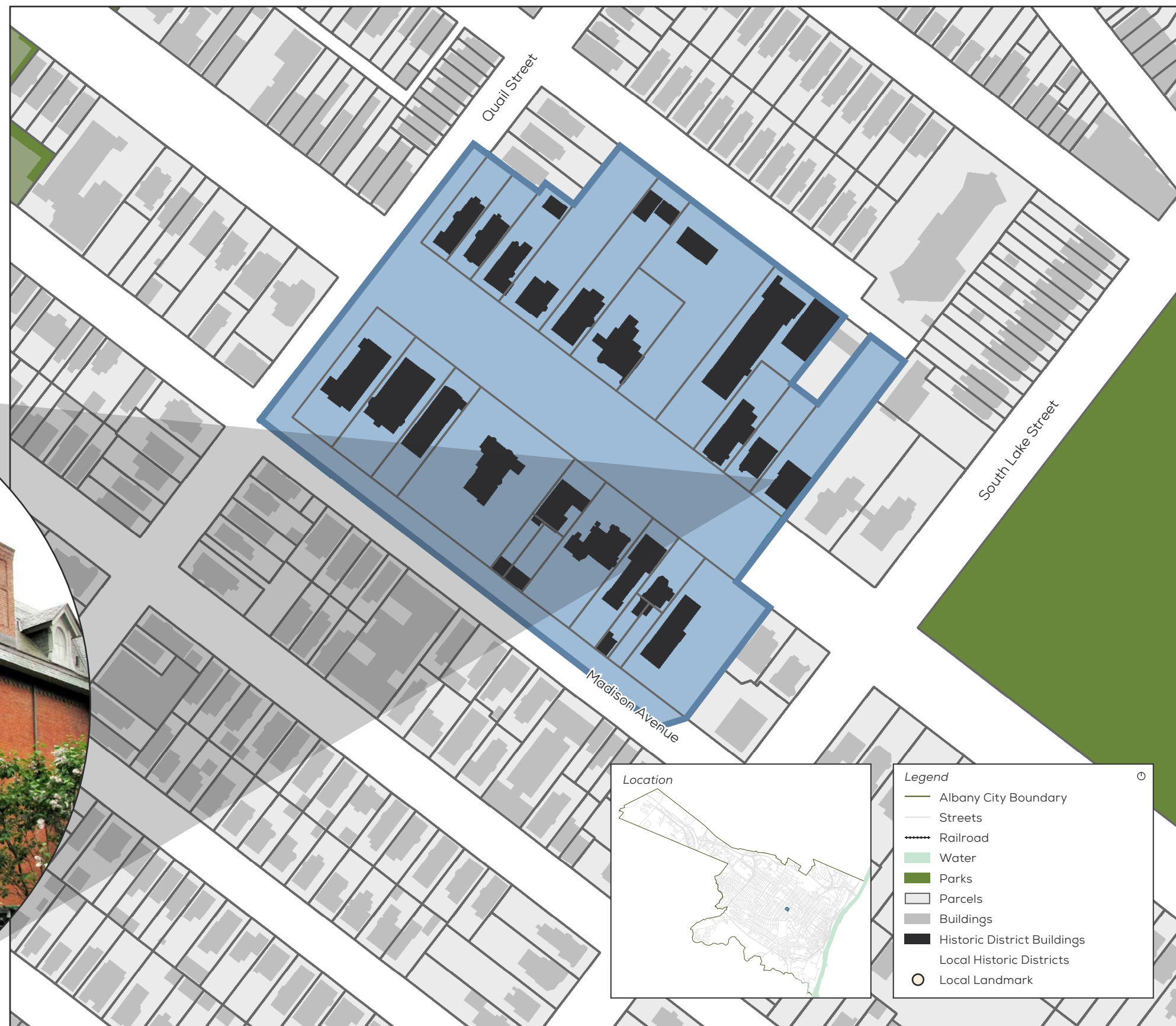
Ten Broeck Triangle Historic District

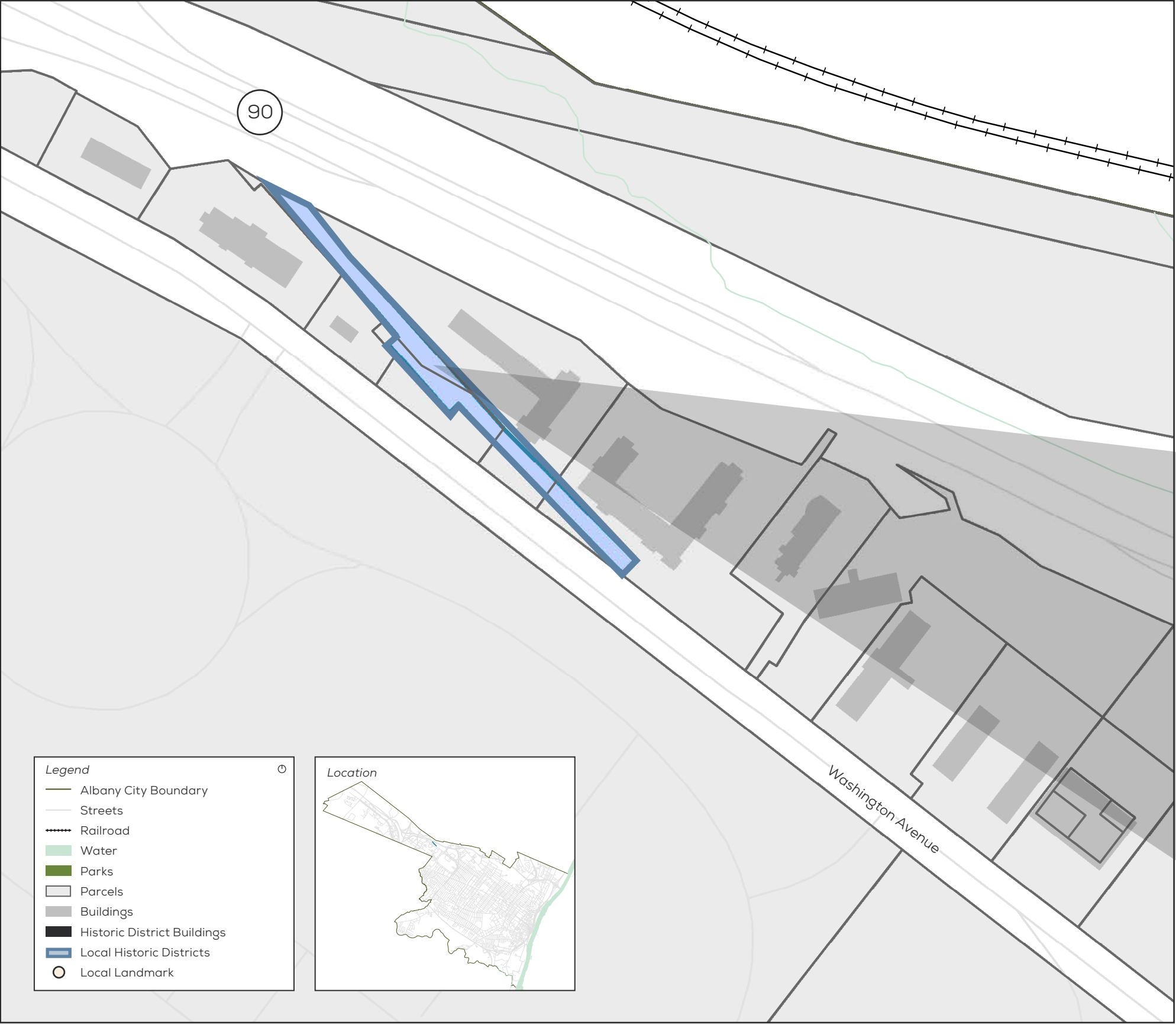
15

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 discontinuous 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.

SURVEY AREAS

3 SUNY Albany Downtown Campus



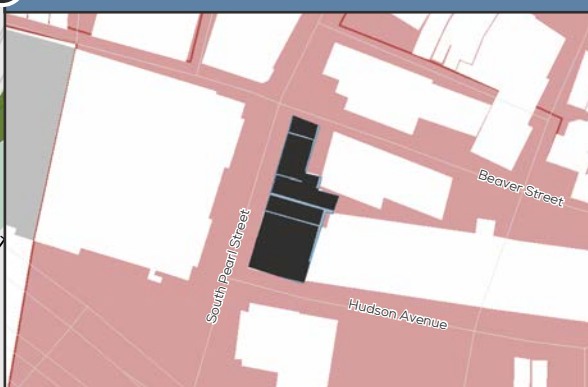
5 Washington-Western-Central



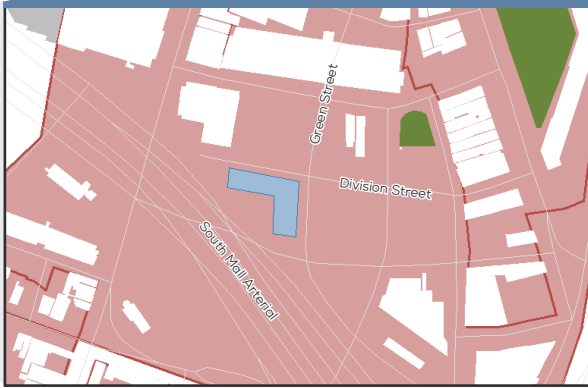
4 Delaware Avenue



2 South Pearl Commercial Row



1 Division/Green Streets



Legend

- Albany City Boundary
- Streets
- Railroad
- Water
- Parks
- Buildings
- Survey Area Buildings
- Survey Areas
- Historic Districts

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

Legend

Architectural Styles

Building Types





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 reproduceable 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

1825

1855



Queen Anne Style

Queen Anne (1880-1910)

During this period the Queen Anne style was the most popular style in the country. Asymmetrical surfaces, multiples 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 city 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 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 façade with center door
- Double-hung windows and multiple panes
- Paired windows are common

1880

1885



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

1885

1890



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





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

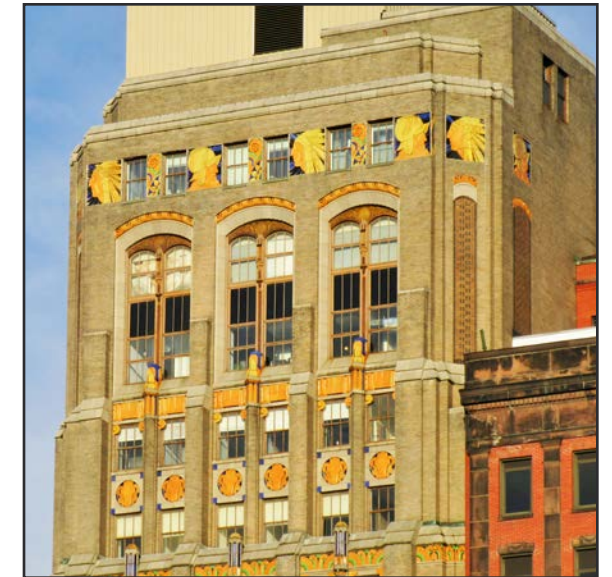


Woodlawn Avenue, Source: Google (2019)

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

1900

1920



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





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