

SECTION 4: HISTORIC PRESERVATION PLAN

Historic Preservation Plan

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

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

Albany Historic Preservation Vision

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

Value Statement #1
Historic Preservation is a critical tool to Revitalizing
Downtown Albany

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

Value Statement #2
Historic Preservation Enhances
Residential and Mixed-Use
Neighborhoods

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

Value Statement #3
A Strong and Effective
Local Historic Preservation
Program Requires Collaborative
Efforts Between Many
Different Partners

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

Value Statement #4

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

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

Historic Preservation Goals, Objectives, and Actions

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

Survey Documentation and Registration

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

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

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

Program Administration and Management

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

Neighborhood Revitalization

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

toward minimizing the demolition of historic resources is recommended.

Education, Advocacy, and Outreach

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

Plan Organization

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

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

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

Goals and Policy Statements

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

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

Survey Documentation and Registration

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

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

Issue Summary

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

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



Mansion Historic District

Key Historic Contexts

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

Transportation and Development

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

State and Local Government

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

Early Suburban Development and Westward Expansion

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

Diverse Populations in Albany

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

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

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

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

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

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

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

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

Future survey areas include:

1. Central-Clinton-Lark Triangle Survey Area

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

2. Arbor Hill Survey Area

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

3. North End Survey Area

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

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

4. Second Avenue Survey Area

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

5. Sheridan Hollow Survey Area

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

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

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

7. West Hill Survey Area

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

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

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

Future survey areas include:

8. Beverwyck Survey Area

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

9. Buckingham Lake Survey Area

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

10. Crescent Avenue Survey Area

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

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

11. Crestwood Survey Area

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

12. Delaware Avenue Neighborhood Extension Survey Area

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

13. Helderberg Survey Area

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

14. Livingston-Northern Boulevard Survey Area

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

15. Manning Boulevard Survey Area

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

16. Melrose Survey Area

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

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

17. Pine Hills Survey Area

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

18. Russell Road Survey Area

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

19. Upper Washington Avenue

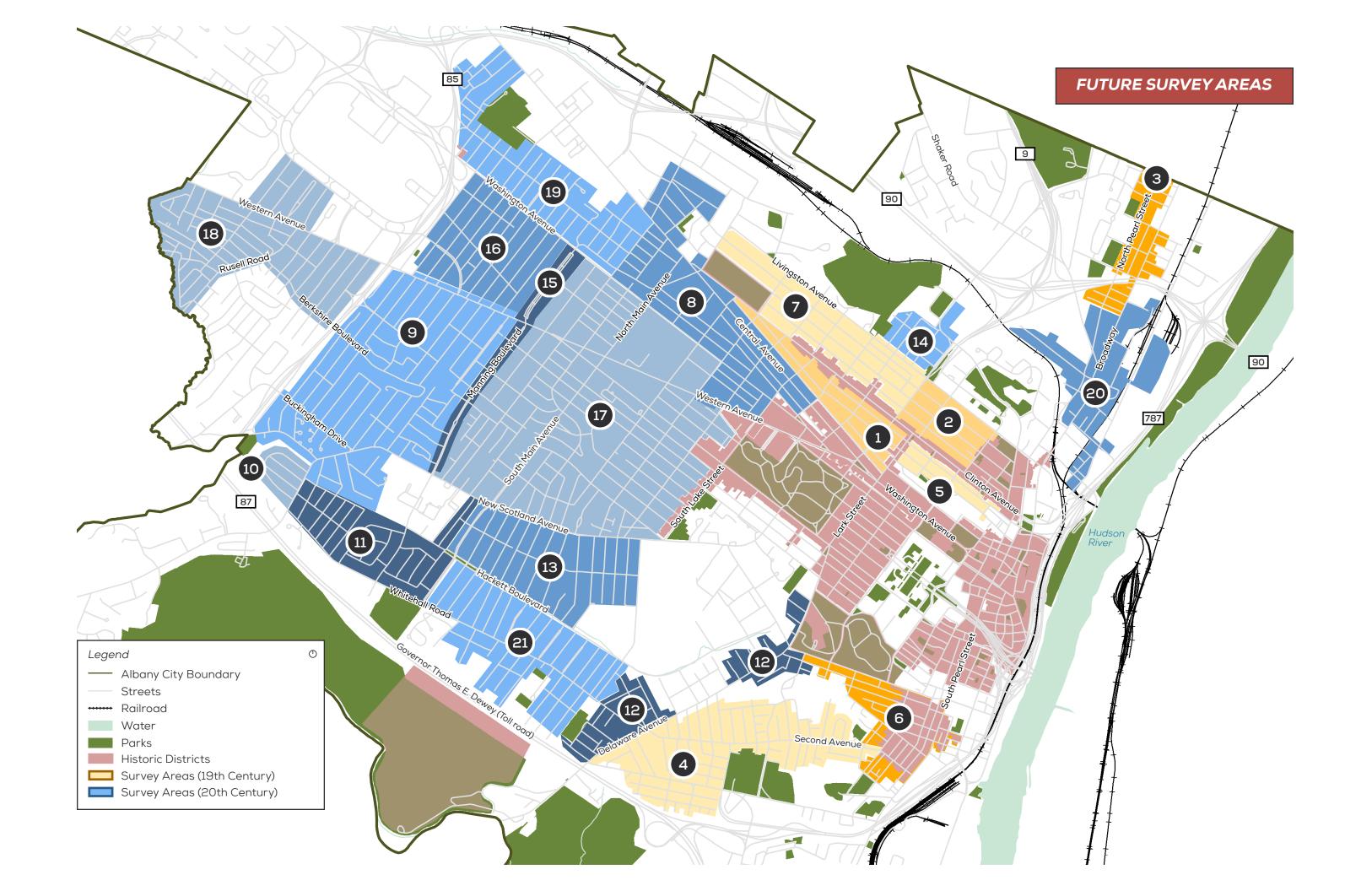
This survey area is bounded by Central Avenue and Essex Street on the north, Washington Avenue on the south, North Main Avenue on the east, and Frost Place and Lily Street on the west. The neighborhood is a mixture of smaller and larger homes on larger lots with small front yard setbacks and includes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

20. Warehouse District Survey Area

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

21. Whitehall Survey Area

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



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

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

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

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

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

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

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

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

Action 1.6: Create a Significant Property Inventory.

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

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

Action 1.7: Seek partners in funding survey projects.

There are various partnership opportunities available to fund survey projects, including applying for a Certified Local Government grant through the SHPO, which requires a 40% match; and collaborating with local or statewide non-profit organizations such as Historic Albany Foundation and the Preservation League of New York State. Request grant funding and collaborate with local and statewide partners on future survey projects.

Action 1.8: Incorporate surveys into the neighborhood planning process.

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

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

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

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

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

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

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

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

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

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



Downtown Albany Historic District

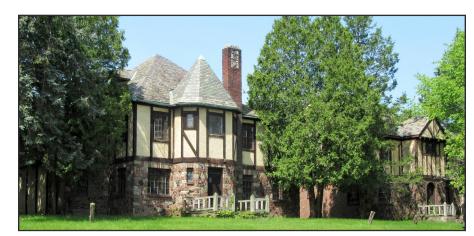
Action 1.13: List new properties in the National Register of Historic Places and designate new Historic Landmarks.

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

- 1. 127 Arch Street. 1940
- 2. 95 Trinity Place
- 3. Albany Fire Stations, multiple locations
 - Engine No. 1, Western and Washington Avenues, 1892
 - Engine No. 7, Clinton Avenue and Ontario Street, 1874
 - Engine No. 11, New Scotland Avenue and Maplewood Street, 1926
 - Steamer No. 10 (now Steamer No. 10 Theatre), 10 West Lawrence, 1892
- 4. Argus Press Building, 1031 Broadway
- 5. Central Alarm Fire Station, 25 Delaware Avenue, 1917
- 6. City Line Tavern (now City Line Café and Deli), 1144 Broadway
- 7. Erie Canal Remnant, Erie Boulevard
- 8. Evangelical Protestant Cemetery (Krumkill Road Cemetery), dedicated 1854 – originally the German Evangelical Cemetery, considered the oldest in the city
- 9. Holland Avenue Tudors, 1933, 1936-37, builder Jesse Leonard, 100-110 Holland Avenue - buildings were determined eligible for Listing on the National Register of Historic Places by Historic Albany Foundation
- 10. Hudson River Dayline Ticket Office, 351 Broadway
- 11. Jack's Diner, 547 Central Avenue, Streamline Art Moderne
- 12. James Campbell Matthews House, 344 Clinton Avenue earliest identified African American graduate of Albany Law School and first black judge in NYS. He successfully sued the Albany School Board in 1873 to integrate the public schools.

- 13. Kenwood Estate (formerly Kenwood Academy and Doane Stuart School), 1842 / 1866-1870 located at 100 Kenwood Road / 799 South Pearl Street. It was listed on the 2010-11 Preservation League of NYS Seven to Save, where it was determined to be National Register-eligible.
- 14. Liberty Park, Liberty Street and Hudson Avenue
- 15. Life Magazine House, 43 Buckingham Drive, architect Edward Durell Stone, 1938
- 16. Livingston Avenue Bridge, Livingston Avenue and the Hudson River, constructed by Commodore Vanderbilt, 1901-02
- 17. Lydia Mott House, 87 Columbia Avenue member of the Underground Railroad and Vice President of the American Anti-Slavery Society.
- 18. Madison Theatre, 1036 Madison Avenue, 1920s, architect Thomas Lamb
- 19. Memorial Grove and Gold Star Mothers Statue, New Scotland and South Lake Avenues, 1921–23, sculptor Attilio Piccarelli.
- 20. Nabisco Building, Livingston and North Pearl
- 21. Nipper Statue, 991 Broadway, 1958 (and early 20th century warehouse building) last remaining statue of the RCA mascot
- 22. Pride Center of the Capital Region, 332 Hudson Avenue The oldest continuously operating LGBTQ center in the country, celebrating its 50th anniversary in 2020.
- 23. Prospect Hill Pumping Station, 14 North Manning Boulevard, c. 1877-1888 Manager's House in the Second Empire style and the Engine House.
- 24. Public Bath House No. 2, 95 Fourth Avenue, 1904-05
- 25. Rabbi Isaac Wise House, 77 Ferry Street founder of Reform Judaism
- 26.Seth Wheeler House, 246 Lark Street invented and patented perforated toilet paper.
- 27. Spectrum Theater, 290 Delaware Avenue, 1940s

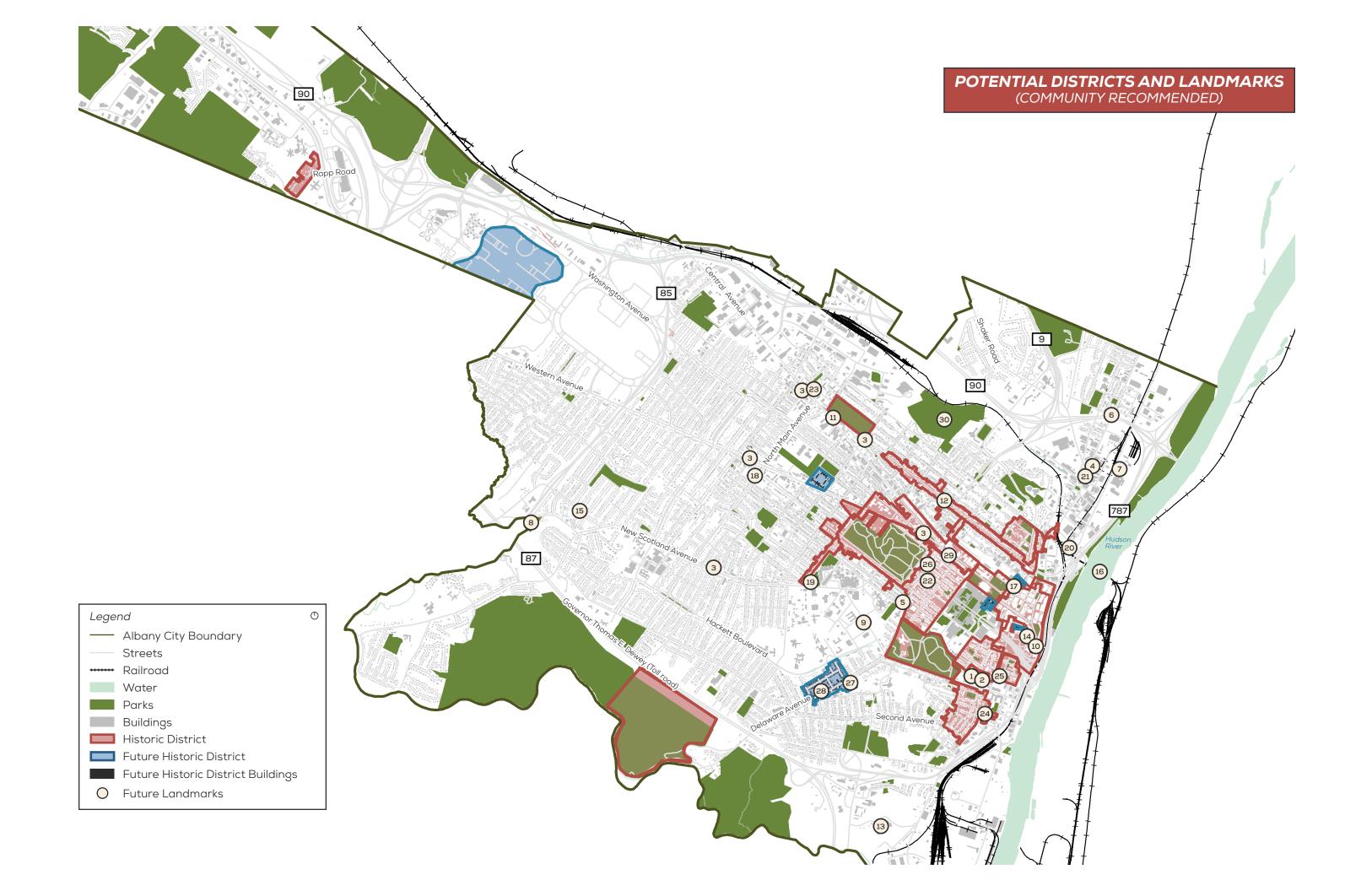
- 28.St. Francis of Assisi Church (formerly St. James Church), 389 Delaware Avenue, Maginnis and Walsh architects, constructed 1927-29 this property was identified in the Delaware Avenue Historic Resources Survey and recommended for listing in the National Register.
- 29. Stuyvesant Apartments, 180 Washington Avenue, 1904-05. Beaux Arts
- 30. Tivoli Preserve



Holland Avenue Tudors



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



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

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

Action 1.15: List new properties as National Historic Landmarks.

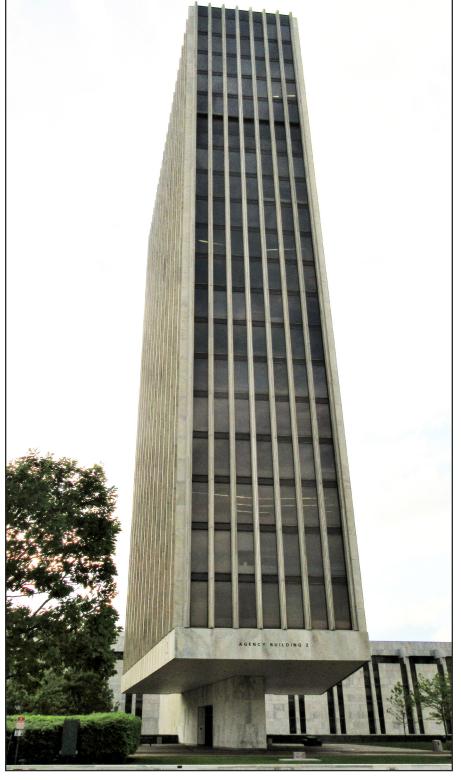
The National Historic Landmark (NHL) program lists individual properties that are significant to the history, architecture and archaeology of the United States. Currently six properties in Albany are listed as an NHL. Designation of NHLs helps recognize, preserve, and protect important locations in American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

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

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

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

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



Structure of the Empire State Plaza

Program Administration and Management

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

Issue Summary

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



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

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

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

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

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

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

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

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

Action 2.3: Create an online application submission portal.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Lafayette Park Historic District

City Revitalization

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

Issue Summary

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

3

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

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

Action 3.1: Implement a Neighborhood Conservation District program.

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

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

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

Other typical aspects of a Neighborhood Conservation District Program include:

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

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

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

Areas that may be benefit from an NCD include:

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

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

Action 3.2: Implement an adaptive use ordinance.

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

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

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

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

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

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

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

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

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

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

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

Action 3.5: Develop an "early warning system" for building conditions and property abandonment.

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

Action 3.6: Adopt emergency demolition notification provisions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



\$86,538,238

OF POTENTIAL INVESTMENT



Downtown Albany Historic District

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



Education, Advocacy, and Outreach

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

Issue Summary

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

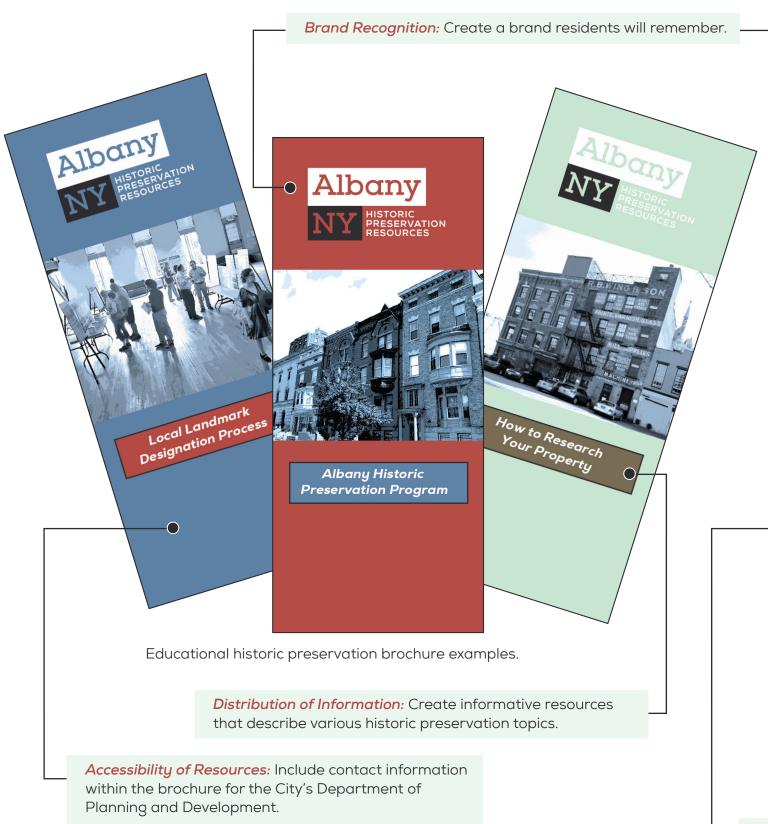
Policy Statement for Decisions-Makers 4.4: Create and enhance partnerships with organizations and entities that maintain a variety of educational and advocacy activities.

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

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

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

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





SEPTEMBER 2019

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

Washington Avenue Corridor Historic District Approved

The Washington Avenue Corridor Historic District in Albamy, New York, was approved by the NYS Board for Historic Resources on September 5, 2019. In 2015, the City of Albamy 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 Albamy. Historic Albamy was hired to conduct a reconnaissance level survey of the area.

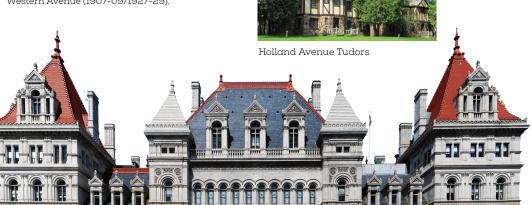
The historic district is located along Washington Avenue between Swan and Lake Streets and includes Central Avenue between Lark and Robin Streets and Western Avenue between Washington and Lake Avenues. The proposed district has 293 contributing resources and 17 non-contributing resources. The diverse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



Albany NY Historic Preservation Plan Completed

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

Proposed Landmark



Historic preservation newsletter example.

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