SECTION 6: THE COMMUNITY SPEAKS
Continuous community feedback is vital to the creation of the City of Albany’s first citywide Historic Preservation Plan. The plan will acknowledge the role historic preservation plays in shaping the city’s character, while recognizing the additional efforts necessary to identify high priority areas for preservation, reinvestment, and economic development. To do so, community feedback regarding future districts, landmarks, and historic resources is pivotal to the plan’s success in identifying critical preservation issues and shaping the future of Albany. Two rounds of community open houses, each followed by interactive surveys, were completed to gather important community feedback.

Community Open Houses (Round 1)

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

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

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

Online Survey (Round 1)

On July 16, 2019, The Lakota Group launched the first online survey on the Albany NY Historic Preservation Plan website. The online survey remained open for the community to take until Friday, August 16th, 2019. The online survey had 246 respondents, totaling 354 participants during the first round of community outreach. Of the 246 participants of the online survey, 87 percent were residents of the City of Albany; and many of the respondents ranged between 51 and 65 years old (35 percent), followed by those residents in the 36 to 50 years old age bracket (26 percent). A majority of the respondents were Caucasian (79 percent) and work within the City of Albany (75 percent). The majority of respondents had a graduate degree (53 percent) or a four-year college/bachelor’s degree (36 percent) and had an annual income over $100,000 (43 percent). When asked if the respondent currently or previously lived in an existing historic district, the majority of participants live or lived in Center Square-Hudson Park (36 percent), none of the districts (26 percent) or in Washington Park (16 percent).
The City of Albany is creating a citywide Historic Preservation Plan in order to strengthen the City’s historic preservation program. The plan will acknowledge the role historic preservation plays in shaping the city’s character while recognizing that additional efforts are needed to identify high priority areas for preservation, reinvestment, and economic development.

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

albanyhistoricpreservationplan.com

WE NEED YOUR INPUT!
Online Survey Demographics (Round 1)
Here is the demographic summary of the first online survey available to the community from Tuesday, July 16 to Friday, August 16, 2019.

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

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broadway-Livingston Avenue</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Ten Broeck Triangle</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Lark Street</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>South-End Groesbeckville</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Mansion</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Upper Madison Avenue</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Downtown Albany</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Broadway-Livingston Avenue</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Clinton Avenue/North Pearl Street/Clinton Square</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Pastures</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>South Lake Avenue</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Elberon Triangle</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Knox Street</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>South Pearl Street Commercial Row</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Washington Avenue</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Lafayette Park</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Lexington Avenue</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Lustron Homes of Jermain Street</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Rapp Road Community</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>None of the Above</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>0%</td>
<td>0</td>
</tr>
</tbody>
</table>

Age
- 18-24: 2%
- 25-34: 4%
- 35-44: 8%
- 45-54: 14%
- 55-64: 28%
- 65+: 35%

Ethnicity
- Caucasian: 79%
- Black or African American: 4%
- Asian: 1%
- Hispanic: 1%
- Native American: 1%
- Other: 2%

Gender
- Male: 56%
- Female: 44%

Residence
- Own property: 47%
- Rent property: 39%
- Live with parents: 14%

Ownership
- Own historic property: 46%
- Rent historic property: 1%
- No response: 5%

Occupation
- Work local in Albany: 74%
- Work elsewhere: 26%

Education
- Bachelor’s degree or higher: 89%

Income
- Over $100,000 annually: 44%
Online Survey Feedback (Round 1)

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

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

- **Early Dutch Settlement**
  - Source: Albany Institute of History and Art

- **Kate Stoneman**
  - Source: Albany Law School

- **Toni Morrison**
  - Source: Albany Times Union

- **Quackenbush Distillery**
  - Distillery Site: Source: Discover Albany

- **Alphonso Marinello**
  - Source: Delaware Avenue Neighborhood Survey (2013)

- **Prof. James Hall**
  - Source: Albany Times Union

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

Source: Albany Institute of History and Art

Source: Albany Law School

Source: Albany Times Union

Distillery Site, Source: Discover Albany

Source: Delaware Avenue Neighborhood Survey (2013)

North Albany: Warehouse Corridor

Arbor Hill

Pine Run

South End/Groesbeckville

Delaware Avenue

SUNY Albany Campus

Whitehall

Manning Boulevard

New Scotland Avenue

Helderberg

Pine Run

South End/Groesbeckville
Which Albany landmark is endangered or warrants some form of preservation action?

1. Church of the Holy Innocents & Chapel
   - 275 North Pearl Street
   - Source: Albany.org

2. Van Ostrande-Radliff House
   - 45 Hudson Street

3. Cherry Hill
   - Source: Albany Times Union

4. Lincoln Park
   - Source: Albany.org

5. Fort Orange Archaeological Site
   - Source: New York State Museum

6. Albany Felt Company Complex
   - Source: All Over Albany

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

- Fort Orange Archaeological Site
- Church of the Holy Innocents & Chapel
- Van Ostrande-Radliff House
- Cherry Hill
- Lincoln Park
- Albany Felt Company Complex

Source:
- New York State Museum
- All Over Albany
- Albany.org
- Albany Times Union
Are there any additional areas in the City of Albany which should be surveyed?
Choose your top priorities! Participants received seven ($7) planning dollars to spend on different preservation actions. The actions were priced at different amounts resulting in participants having to spend their money wisely.

- Ensuring proper permitting and expectations for historic resources for all.
- Prioritize home ownership and infill development.
- Promote sense of place with transforming vacant lot into park or open spaces in order to strengthen neighborhood pride and aesthetics.

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

- Work with City organizations to update all information outlets to better inform the public of historic resources.
- Provide historic preservation training for City staff
- Hire additional staff for the Historic Preservation Department

Choose Your Top Priorities Exercise at the African American Cultural Center Community Open House
What issues/concerns do you have related to Historic Preservation in the City of Albany?

- Lack of public-private partnership / organizational collaboration
- Red tape / building code / zoning / regulatory barriers
- Lack of citizen interest and involvement
- Lack of ongoing, organized historic preservation advocacy efforts
- Weak investor / developer interest in historic properties
- Lack of skilled preservation craftsman / tradesman / contractors
- Lack of financial incentives
- No long-term vision for historic preservation in the City of Albany
- Lack of knowledge and understanding of historic preservation’s benefits
- Seeming lack of care for Albany’s historic fabric. In this City, where green initiatives are important. City leaders don’t realize yet that the greenest building is the one already built!
- I feel a lot of the energy is spent on less significant properties, and it dilutes the impact of the importance of preserving significant properties.
- Preservation is one of the most responsible and sustainable acts possible and yet in Albany new building and demolition of older building stock “appears” to be the City Administration’s priority and sensitive deconstruction of salvageable materials made a rule, not the rare exception. Also, it is unfortunate that City owned buildings aren’t setting a great example of preservation, maintenance and stewardship.
- I am concerned that some historic districts with low property values, such as South End-Groesbeckville, are being hurt by the historic designation. The historic designation adds significant cost to rehabilitation and we are in a crisis situation with hundreds of vacant buildings. I’d rather have the buildings be rehabilitated without meeting all historic requirements than continue to sit vacant.
- Preservation is one of the most responsible and sustainable acts possible and yet in Albany new building and demolition of older building stock “appears” to be the City Administration’s priority and sensitive deconstruction of salvageable materials made a rule, not the rare exception. Also, it is unfortunate that City owned buildings aren’t setting a great example of preservation, maintenance and stewardship.
- Lack of interest by the City Departments.
- While wealthier (and typically white) historic neighborhoods are protected and prosper, the lower income (typically black) historic neighborhoods tend to fall into disrepair and are eventually torn down by the city.

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

- City Building Department must become more aggressive in dealing with derelict buildings.
- Seeming lack of care for Albany’s historic fabric. In this City, where green initiatives are important. City leaders don’t realize yet that the greenest building is the one already built!
- Preservation is one of the most responsible and sustainable acts possible and yet in Albany new building and demolition of older building stock “appears” to be the City Administration’s priority and sensitive deconstruction of salvageable materials made a rule, not the rare exception. Also, it is unfortunate that City owned buildings aren’t setting a great example of preservation, maintenance and stewardship.
- Lack of a comprehensive understanding of the building stock that survives in the city, lack of a prioritized preservation list based upon a considered evaluation of resources.
- Lack of ongoing, organized historic preservation advocacy efforts.
- Lack of knowledge and understanding of historic preservation’s benefits
- Lack of skillful preservation craftsman / tradesman / contractors
- Weak investor / developer interest in historic properties
- Lack of citizen interest and involvement
- Lack of financial incentives
- No long-term vision for historic preservation in the City of Albany
- Lack of public-private partnership / organizational collaboration
- Lack of ongoing, organized historic preservation advocacy efforts
- City Building Department must become more aggressive in dealing with derelict buildings.
What role(s) should Historic Resources play in enhancing quality of life and economic development in Albany?

- Encourage businesses to move into under/unused buildings downtown rather than moving off to the suburbs, and assist them in adapting/renovating/restoring buildings as necessary.
- Cataloging landmarks and property, keeping records.
- Capitalize on all the history that happened here. Make it a tourist destination for history.

- Downtown Albany's architecture is unique for its diversity & exceptional quality, especially that of the masonry buildings.
- Albany was a colonial city and should feel as old and historic as Boston or Philadelphia.
- Attract tourism, local visitors and encourage more people to live downtown.

- What is historic should be celebrated and what is just old rehabbed and or demolished for new development.
- What role(s) should Historic Resources play in enhancing quality of life and economic development in Albany?

- Create big picture and vision for future development (tie the past to future).
- For better economic development, the government does best when it enables good redevelopment.
- To preserve the historic fabric of the city and create safer, more livable communities.

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

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

- Preservation League of NYS
- Albany County Historical Association
- Neighborhood Associations
- Albany Urban Planning & Architectural Students
- M.E. Grenander Dept. of Special Collections & Archives
- Affordable Housing Partnership
- Neighborhood Preservation Coalition
- Underground Railroad History Project (Capital Region)
- Historic Albany Foundation
- NYS Library Archives
- SUNY Albany
- The Albany Institute of Art
- Private foundations
- Land Banks
- Habitat for Humanity
- Capitalize Albany
- St. Rose History Department
- Public Schools
- Public Library
- Business Leaders
- SUNY Albany
- Youth FX
- Capitalize Albany
- Private foundations

When you take the time to promote the history and architecture of this city, you increase tourism dollars, which helps the entire community, and you increase pride by the residents.
Community Open Houses (Round 2)

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

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

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

Online Survey (Round 2)

On Thursday, September 12, 2019, The Lakota Group launched the second online survey on the Albany NY Historic Preservation Plan website. The online survey remained open for the community to take until Sunday, September 22, 2019. The online survey had 74 respondents, totaling 122 participants during the second round of community outreach. Of the 122 participants of the online survey, 91 percent were residents of the City of Albany, and many of the respondents ranged between 51 years old and older (52 percent), followed by those residents in the 36 to 50 years old age bracket (31 percent). A majority of the respondents were Caucasian (86 percent) and work within the City of Albany (58 percent). The majority of respondents had a graduate degree (55 percent) or a four-year college/bachelor’s degree (30 percent) and had an annual income over $100,000 (42 percent). When asked if the respondent currently or previously lived in an existing historic district, the majority of participants live or lived in Center Square-Hudson Park (35 percent), none of the districts (17 percent) or in Washington Park (11 percent).
Online Survey Demographics (Round 2)

Here is the demographic summary of the second online survey available to the community from Thursday, September 12 to Sunday, September 22, 2019.

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

![Survey Results Chart]

- **Age**: 48% are 26-50, 52% are 51+
- **Ethnicity**: 91% identify as Caucasian
- **Gender**: 52% are male, 44% female, 4% no response
- **Residence**: 51% are residents of Albany, 49% are residents of the Albany owned or have owned a historic property
- **Ownership**: 56% are residents of the Albany owned or have owned a historic property
- **Occupation**: 58% work locally in Albany
- **Education**: 85% have a Bachelor's degree or higher
- **Income**: 42% earn over $100,000 annually

Community Open House at the Delaware Community School
Online Survey Feedback (Round 2)
Below is the community feedback of the second online survey available to the community from Thursday, September 12 to Sunday, September 22, 2019. The table below is showing the respondents’ top three (3) highest priority actions in each recommended goal.

<table>
<thead>
<tr>
<th>Goal Statements</th>
<th>Rating</th>
<th>Action Items</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal 1: Document, inventory, and designate Albany’s significant historic, cultural, architectural and archaeological resources.</strong></td>
<td>67%</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>65%</td>
<td>Action 1.5 Create a Significant Property List.</td>
</tr>
<tr>
<td></td>
<td>46%</td>
<td>Action 1.7 Consider a Downtown Albany Historic District Expansion.</td>
</tr>
<tr>
<td><strong>Goal 2: Review and enhance preservation policy and program administration.</strong></td>
<td>78%</td>
<td>Action 2.14 Designate a preservation specialist among City building inspectors.</td>
</tr>
<tr>
<td></td>
<td>77%</td>
<td>Action 2.13 Provide specialized historic preservation training for building and fire inspectors and code enforcement officers.</td>
</tr>
<tr>
<td></td>
<td>74%</td>
<td>Action 2.4 Develop a design guidelines manual for historic districts and landmarks.</td>
</tr>
<tr>
<td><strong>Goal 3: Revitalize and maintain Albany’s historic neighborhoods and commercial areas through conservation, adaptive use, and other enhancement efforts.</strong></td>
<td>82%</td>
<td>Action 3.9 Leverage available tax credit incentive programs to facilitate vacant property rehabilitation.</td>
</tr>
<tr>
<td></td>
<td>78%</td>
<td>Action 3.5 Create an “early warning system” on neighborhood building conditions and property abandonment.</td>
</tr>
<tr>
<td></td>
<td>73%</td>
<td>Action 3.6 Adopt demolition notification provisions within the Albany Unified Sustainable Development Ordinance.</td>
</tr>
<tr>
<td><strong>Goal 4: Promote increased awareness and public understanding of historic preservation benefits through ongoing education and advocacy efforts.</strong></td>
<td>68%</td>
<td>Action 4.11 Expand partnerships with the Historic Albany Foundation.</td>
</tr>
<tr>
<td></td>
<td>67%</td>
<td>Action 4.7 Create an internet portal for Albany survey and historic property data.</td>
</tr>
<tr>
<td></td>
<td>67%</td>
<td>Action 4.8 Create online versions of brochures, materials and other historic preservation information.</td>
</tr>
</tbody>
</table>
Any additional comments regarding improving historic preservation in Albany?

Part of the magic of Albany’s historic core is that it was not designed for motor vehicles and cars. While some cars and trucks are necessary to assist businesses and the disabled, reducing the parking needed for construction, and facilitating safer walking and biking through downtown would help to improve the core and the city as a whole.

I like the idea of supporting mixed use buildings to make more walkable businesses and services available.

Historic preservation should not prevent upzoning, new construction, or safety improvements.

Consideration for modern improvements that improve the sustainability and carbon footprint of historic buildings are missing. Current regulation incentives are a wasteful use of energy resources and discourages smart reuse.

There’s a great deal of preservation expertise in the region. The city would benefit from tapping into that community as much as possible.

In order for homeowners to research their historic homes, the County Hall of Records needs to have more convenient hours, such as evenings and weekends! They also need more online records.

Make funding, in all forms, useful and helpful for those who dream of rehabbing a building.

It would be nice if the manual had a detailed list/dictionary of historic architectural components.

We must preserve our history.

Funding for homeowners would be a BIG help.

Keep affordability in mind when updating codes and sustainable ordinance.

Partnering with Historic Albany, the Preservation League and others to use their existing brochures, training opportunities, etc, is better use of time and funds than newly produced manuals and brochures.

Consider traditional building trade training to address both preservation and workforce development needs.

All of these are great ideas but none better than expanding partnership with Historic Albany. They’ve been doing it a long time and it only makes common sense that they help steer this ship.

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