



HISTORIC ALBANY FOUNDATION

1974 - 2019

**2019**

PRESERVATION

**MERIT**

**AWARDS**

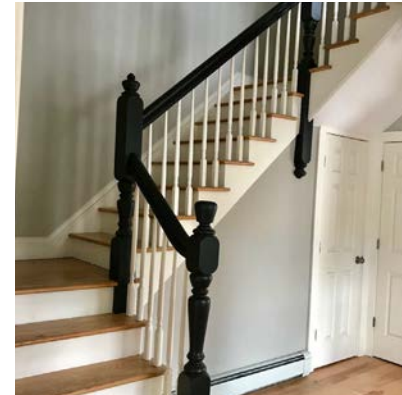
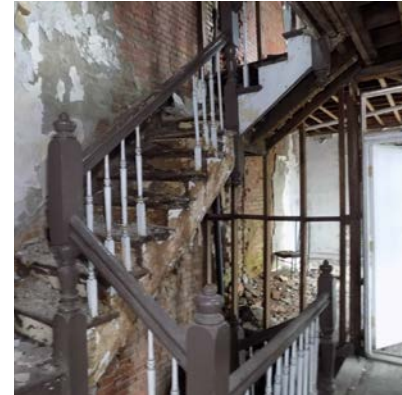
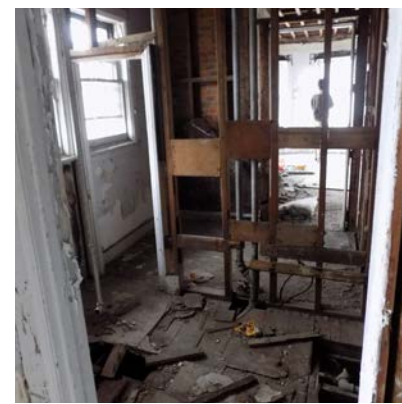
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ANNUAL

MEETING







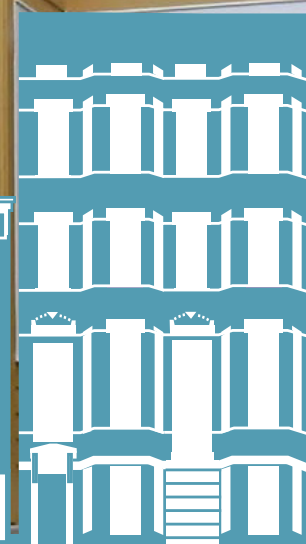
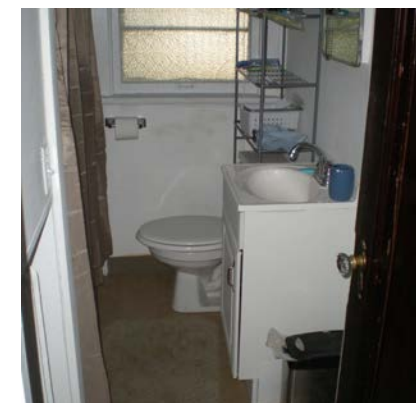
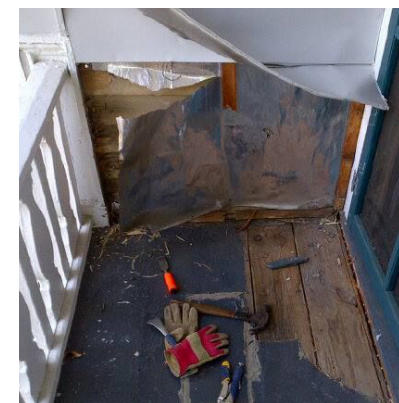
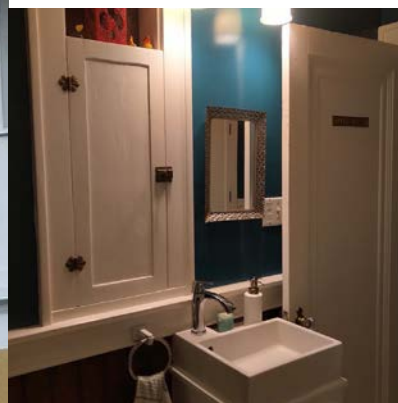
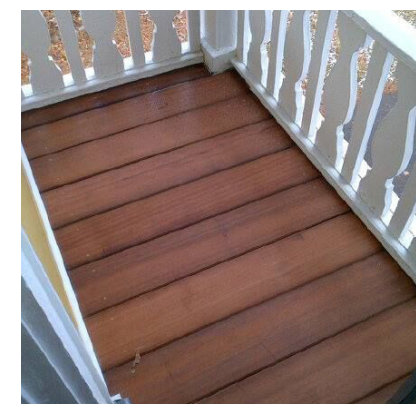
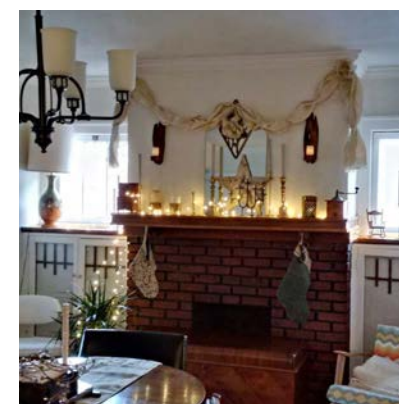
HISTORIC ALBANY FOUNDATION  
1974 - 2019

**2019**  
PRESERVATION  
**MERIT**  
**AWARD**  
WINNER

# 2 JUDSON STREET STABILIZATION & REHABILITATION OF LONG VACANT BUILDING

2 Judson Street is the stunning end rowhouse of the 16 building row known as MacPherson Terrace on Clinton Avenue. The highly visible row has suffered from disinvestment for decades, presenting challenges for the homeowners and tenants interspersed between vacant buildings. In 2010, Historic Albany listed MacPherson Terrace on its Endangered Historic Resources List to increase awareness about the row and stimulate the restoration. Three buildings in the row had already been lost to emergency demolition and 2 Judson Street, vacant for over 20 years, was continuing to suffer greatly from neglect and lack of maintenance which led to roof leaks and significant internal deterioration. The Albany County Land Bank received the property in 2016 and began a two year project to stabilize and rehabilitate the architect designed house. The project was a major overhaul involving structural stabilization, removal of the rear porch/addition, substantial masonry repairs both interior and exterior including the brownstone, installation of a new roof and drainage system, new electrical and gas service, and new interior walls and finishes. Remaining details such as the staircase and mantels were restored. The whole project cost \$350,000 and involved a mix of funding resources including the New York State Attorney General's Office, Albany Community Development Agency and the Neighbors for Neighborhoods Program.





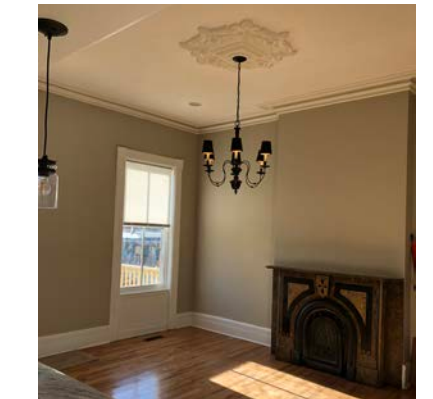
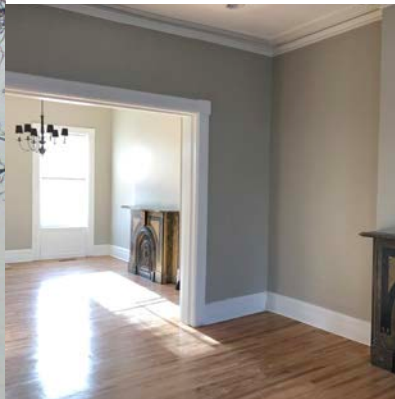
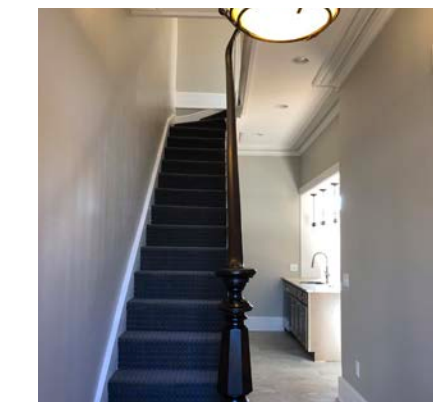
HISTORIC ALBANY FOUNDATION  
1974 - 2019

**2019**  
PRESERVATION  
**MERIT**  
AWARD  
WINNER

# 892 MERCER STREET RESTORATION

892 Mercer Street is a two family home in the Pine Hills neighborhood. It has gone through several “remuddles” before Beth Mosall purchased the, then vacant, house in 2010 from an absentee landlord and began painstakingly bringing the house back. Over eight years, Beth restored her home from top to bottom and inside and out to its former glory, saving much of what most believed was too far gone, using architectural salvage and reproductions where needed. Beth did the lion’s share of the work herself with a cadre of good friends, stripping and refinishing much of the original details, updating the electrical, repairing plaster, parging the basement, modernizing the kitchen and bath reusing other elements from the house such as wood panelling from the basement. Hurricanes Sandy and Irene revealed leaks that led to emergency repairs for the chimney and flashing. The exterior also received an overhaul with a new stoop derived from the original brick and concrete one, removal of the aluminum siding, painting of the clapboards, restoration of the wood windows, and installation of new storms. Beth even went so far as to design new window boxes for the front facade, taking her inspiration from holes found in the original clapboards and the mantel design.





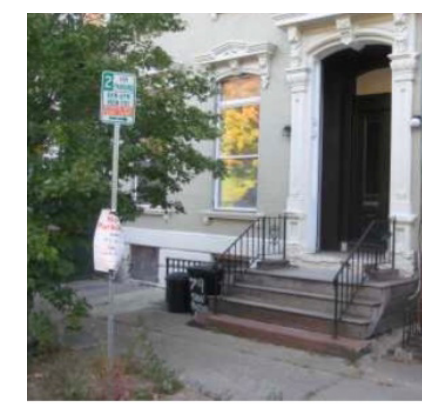
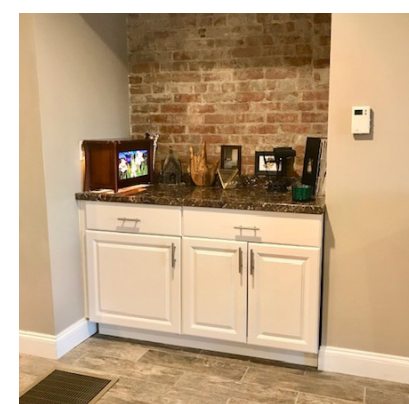
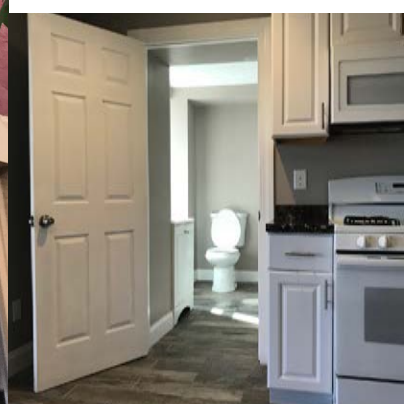
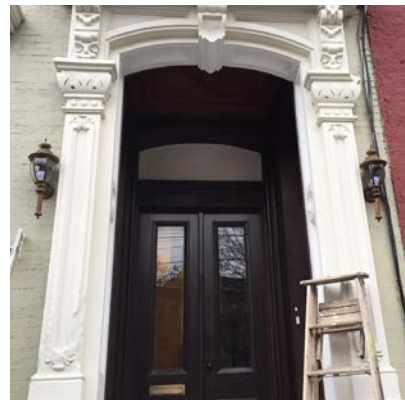
HISTORIC ALBANY FOUNDATION  
1974 - 2019

**2019**  
PRESERVATION  
**MERIT**  
**AWARD**  
WINNER

# 188 WESTERN AVENUE RESTORATION

188 Western Avenue was constructed with 190 and 192 Western Avenue as a single family home. It had been chopped up into four apartments in the 40s-50s and had a new entry, totally reconfiguring the opening and the building within. Paul and Donna Lundberg have spent the last decade working on this block of Western Avenue, restoring the majority of the row. In April 2018, they began restoring 188 Western Avenue, cutting the number of apartments in half and carefully restoring the front facade. The entry was moved back to its original location, the stoop, doors, and door lintel were recreated to match that of 190 and 192 Western. After some structural stabilization in the rear, interior reconfiguration, significant plaster restoration including the reinstatement of some missing crown moulding, the finished product is rich in historic detail with a combination of contemporary amenities and brings 188 Western Avenue back much more closely to its original design. It also restores the streetscape appearance with its "sister" buildings 190 & 192 Western Avenue. The project received both Federal and New York State historic preservation tax credits, took a mere eight months to complete, and had a budget of \$250,000.





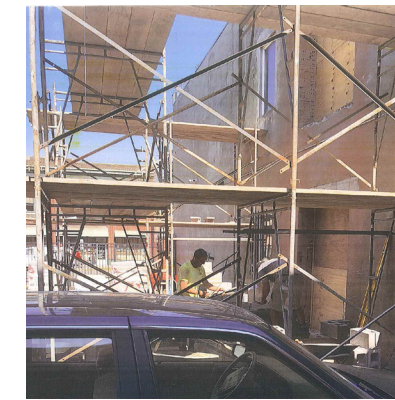
HISTORIC ALBANY FOUNDATION  
1974 - 2019

**2019**  
PRESERVATION  
INITIATIVE  
AWARD  
WINNER

# 79 TEN BROECK STREET REHABILITATION

Dove Street Development LLC purchased the building in 2015 with the intent of rehabbing the basement and increasing the historic character of the building as a whole. When purchased, the basement was an empty shell, requiring full renovation including all new systems, a new slab floor, and all new finishes. The upper floors were a lighter lift. The front facade received significant attention including repainting, the restoration and installation of salvaged double doors from the Parts Warehouse similar to what would have originally been there, replacing plywood and hollow core doors, and the construction of a transom, hand lettered with the street number. The whole project took two years and came in at \$55,000.





HISTORIC ALBANY FOUNDATION  
1974 - 2019

**2019**  
M A I N  
S T R E E T  
A W A R D  
W I N N E R

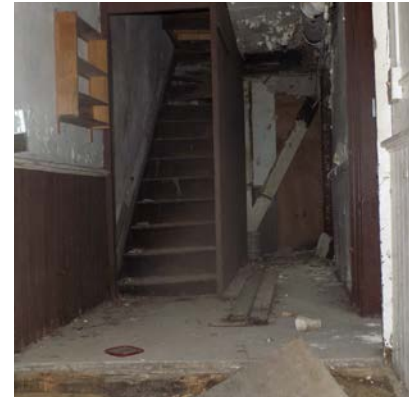
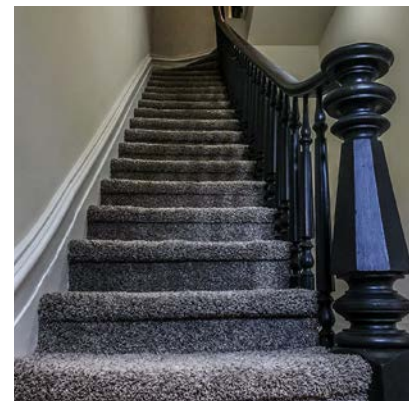
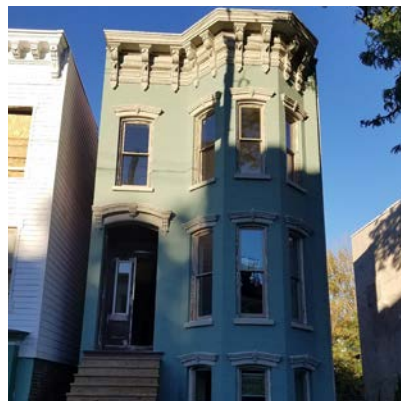
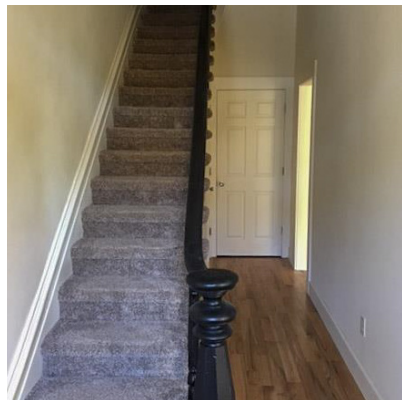


# 80 CENTRAL AVENUE

## NORTHEASTERN ASSOCIATION FOR THE BLIND AT ALBANY

Located on Central Avenue between Henry Johnson Boulevard and Lexington Avenue, the former Detroit Supply Company Building is a major contributor to the streetscape. Central Avenue was historically Albany's main commercial thoroughfare and the connector between downtown Albany, Schenectady, and Western New York as the former Albany Schenectady Turnpike. With the expansion of the suburbs and popularity of shopping and strip malls, Central Avenue became plagued with short term tenants, frequent vacant storefronts, and suffered from general disinvestment. Over the last decade, Central Avenue near downtown has seen a small resurgence, becoming a sort of informal hub of ethnic eateries. The Northeastern Association of the Blind at Albany purchased the vacant Detroit Supply Building that straddles Washington and Central Avenues in 2002, but never fully utilized the Central Avenue facing portion until 2018. A joint project with Girls Inc., the facade and Central Avenue facing building was rehabilitated, reoccupying the storefront on Central. The project was the result of many partners and donations from individuals, corporations and organizations. The total budget for the project was \$1.2 million and took one year to complete.





HISTORIC ALBANY FOUNDATION  
1974 - 2019

**2019**  
NEIGHBORHOOD  
**STABILIZATION**  
**A W A R D**  
W I N N E R

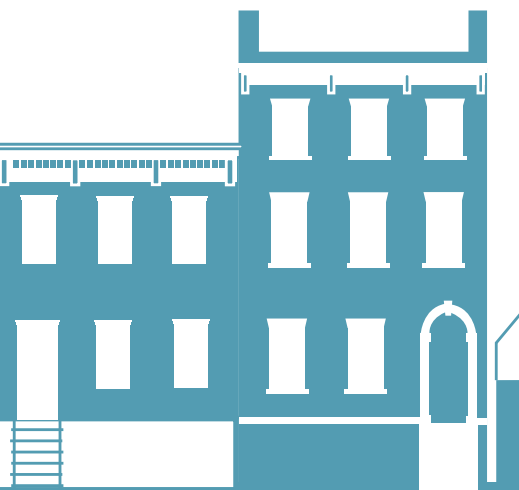
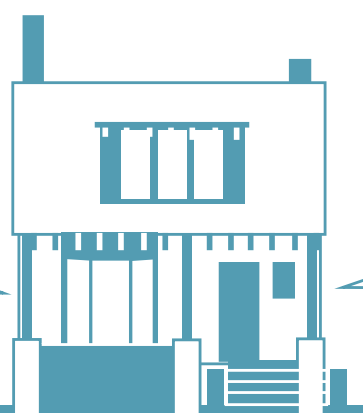
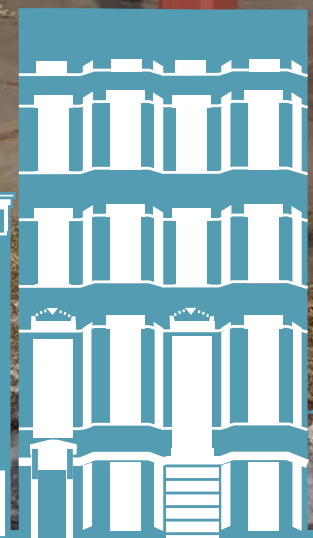


# 311 & 315 CLINTON AVENUE

ALBANY COUNTY LAND BANK

Formed in 2014, the Albany County Land Bank is the last resort for many vacant buildings within the City of Albany, tasked with finding new and responsible owners for some of the hardest rehabs in Albany's most distressed neighborhoods. In recognition that not everyone can or should undertake a large scale rehabilitation project, but also that many of these buildings have a value and play a vital role in their communities; the Albany County Land Bank has undertaken the rehabilitation of 311 and 315 Clinton Avenue to make the rowhouses inhabitable again and more marketable to the public. To accomplish this, the Land Bank utilized a diverse funding package to make the substantial rehabilitation of these two formerly vacant buildings possible. The buildings are now for sale as completely rehabilitated two unit affordable apartment buildings.





HISTORIC ALBANY FOUNDATION  
1974 - 2019

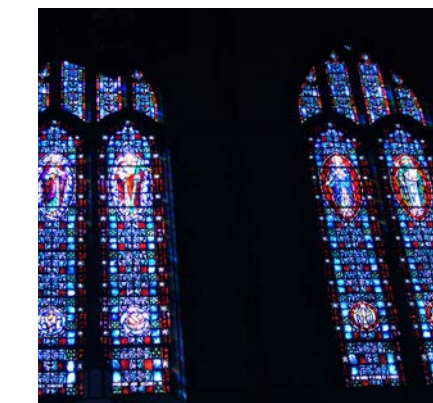
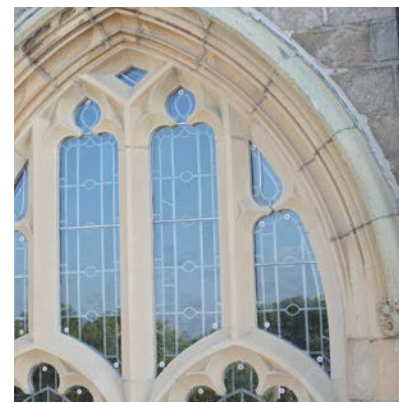
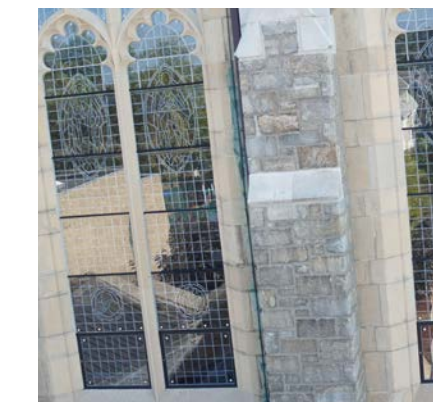
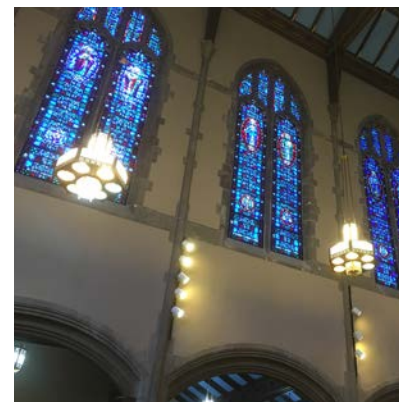
**2019**  
STEWARDSHIP  
AWARD  
WINNER

# ALBANY RURAL CEMETERY

Albany Rural Cemetery is one of the earliest American rural cemeteries, founded in 1841. Rural cemeteries emerged both here in the United States and Europe as a result of a number of converging forces of the 19th century including overcrowding, epidemics, and a need for more secularized burial options. As Albany Rural Cemetery became more popular, small shelters were constructed.

Albany Rural Cemetery works hard to keep the cemetery at its best for the families and tourists who still visit and tour the cemetery on a regular basis. As a part of their upkeep, they took on the \$49,856 project of restoring the shelters. The existing asphalt shingles and terra cotta tiles were removed, the decking repaired and new felt paper installed. New asphalt shingle was installed to match on the shingled shelters. Additional terra cotta tiles were sourced from Delaware to replace broken and missing tiles. The project involved many funding sources including member donations, New York State grants, and the Cemetery's maintenance fund.





HISTORIC ALBANY FOUNDATION  
1974 - 2019

**2019**  
STEWARDSHIP  
AWARD  
WINNER

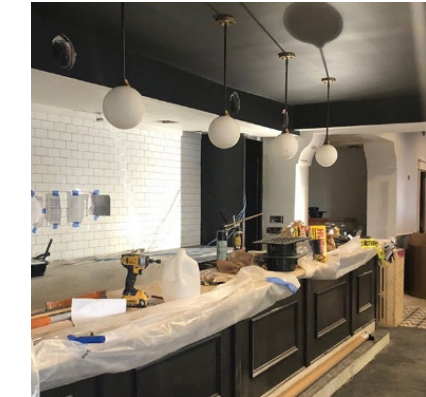
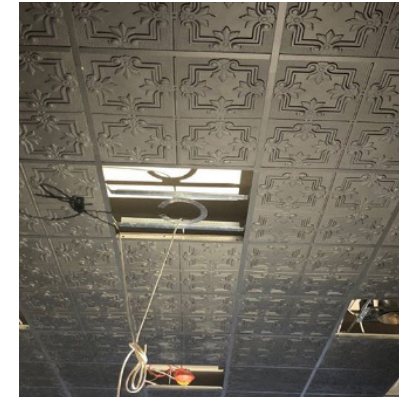
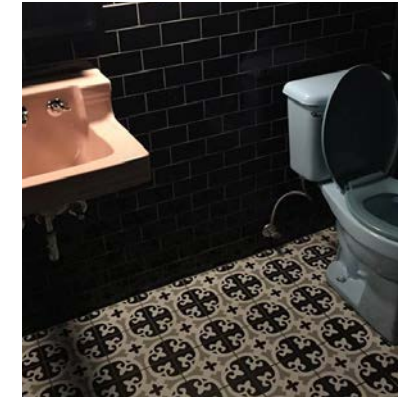
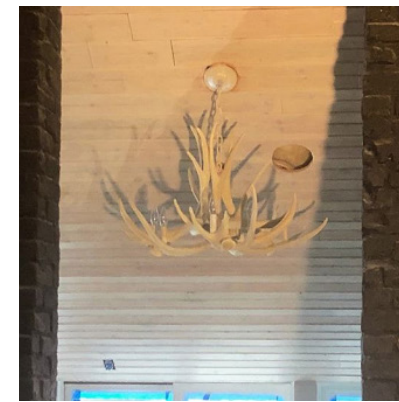
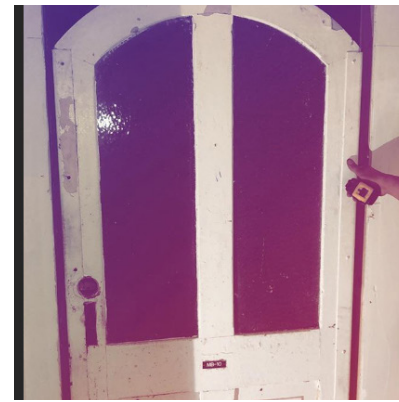
# ST. FRANCIS OF ASSISI CHURCH

391 DELAWARE AVENUE

Churches are a challenge to maintain. As our society shifts its religious practices, the burden of upkeep for houses of worship becomes a heavier and heavier lift for their congregations. Stained glass windows, while majestically beautiful and important to a church's design, also have the practical function of being part of the building's fabric. Quality restoration is highly skilled, labor intensive and often includes the costly access requirements of scaffold and lifts.

This year we recognize the efforts of the St. Francis of Assisi Parish to systematically and strategically restore their 18 clerestory stained glass windows originally designed by Charles Connick of Boston, MA. Partnering together with Cohoes Design Glass Associates, Inc., a multi-year, plan was developed to evaluate, prioritize, document, and restore the windows, and also covering them with a new vented custom protective glazing system using laminated safety glass. To accomplish the restoration, pairs of windows had their stained glass sections carefully removed after being photographed in situ and stabilized prior to removal. In their Schenectady studio, Cohoes Design fully dismantled, cleaned and re-leaded the stained glass sections with new lead caming. Where possible, broken glass pieces were glued back together, and where not or missing, they were replaced to match the painted originals. All the sections were reinstalled in the building along with their new protective glazing. To date, five of the eighteen windows have been completed. The current, phase three, has taken a year to complete, and the Parish is continuing to fundraise to move the work for subsequent phases.





# 3 2 D O V E S T R E E T DOVE + DEER

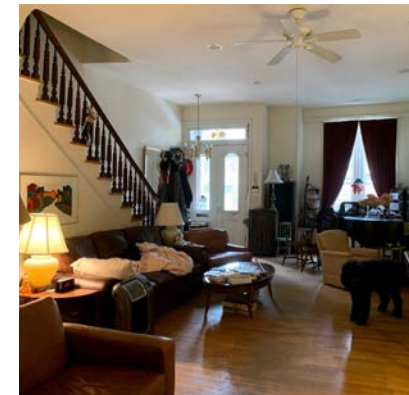
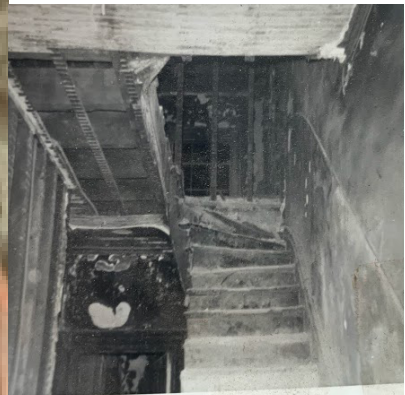


HISTORIC ALBANY FOUNDATION  
1974 - 2019

**2019**  
SUSTAINABLE  
**CITIES**  
AWARD  
WINNER

We recognize the rehabilitation of Dove + Deer at the corner of Dove and State (formerly Deer) Streets for its efforts researching the building and commitment to the use of architectural salvage in nearly every part of the project. Architectural salvage is important for a plethora of reasons. It is highly sustainable, making use of local materials with high embodied energy that were often crafted by hand. It lessens the amount of waste entering landfills and polluting our environment. Building waste, with lead paint, plated fittings, etc. that contain lead, chrome, and a number of other metals and chemicals are sent to the landfill when not reused. With landfills filling up and our society becoming more environmentally conscious, salvaging buildings that are slated for demolition is more important than ever to keep. However, salvaging is only an effective tool when it is reused. Dove + Deer made heavy use of architectural salvage from glazed doors from the former Kenwood Convent and pink and blue toilets and sinks to mismatched light fixtures.





# M A R C I A D A V I D



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1974 - 2019

**2019**  
PRESERVATION  
**MERIT**  
**AWARD**  
WINNER

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