

HISTORIC ALBANY FOUNDATION

SEPTEMBER 22ND
2020
PRESERVATION
MERIT
AWARDS
& ANNUAL
MEETING

WELCOME
Pamela Howard
Executive Director

Tony Opalka
Albany Firefighters Museum

HAF ANNUAL MEETING
Kimberly Konrad Alvarez
President

**2020 PRESERVATION
MERIT AWARDS**
Pamela Howard
Executive Director

CHAMPAGNE TOAST



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**Council on
the Arts**

2020 PRESERVATION MERIT AWARDS

HAF recognizes outstanding projects that demonstrate best preservation practices and have inspired others or served as a model for excellence in restoration, rehabilitation, or adaptive reuse. Many of the award-winning projects involve the stabilization and reuse of long-time vacant buildings or reuse of a building typology that is often difficult to rehabilitate, have a varied funding stream (including rehabilitation tax credits), use salvaged architectural parts, and are exemplary models of energy efficiency upgrades without impact to historic fabric.



158 DOVE STREET

PRESERVATION MERIT AWARD FOR TAX CREDIT RESTORATION
c. 1870s

When Michael Gilhooly purchased 158 Dove Street, he knew there would be unforeseen challenges. The building had a red X on it and was vacant, much like the other buildings he and Albany Artisans had restored on Dove. As work commenced, they found that the rear wall needed to be completely reconstructed. Undaunted, they carried on uncovering remaining architectural details and replacing missing details such as the front door and stoop railings with salvaged pieces from the Architectural Parts Warehouse. This project was made possible by the New York State and Federal Rehabilitation Tax Credits coupled with a vacant building grant through the Albany Community Development Agency.

Project Participants: Michael Gilhooly; Albany Artisans; Albany Community Development Agency; DeRaven Design & Drafting; JFF Electrical; New York State Office of Parks, Recreation and Historic Preservation; Taub Heating & Plumbing.



160 MYRTLE AVENUE • @ HUDSON PARK

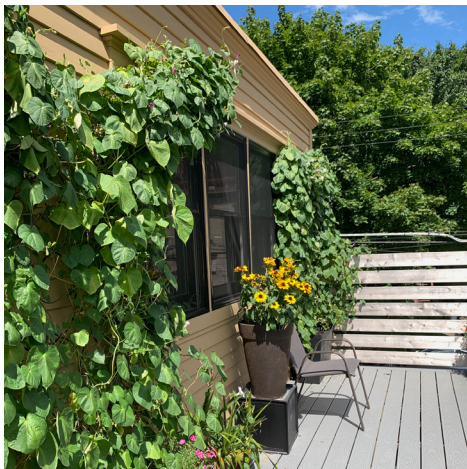
PRESERVATION MERIT AWARD FOR TAX CREDIT ADAPTIVE REUSE

1891 & 20th Century

The three building complex in the Hudson/Park Neighborhood was constructed as a part of Hinckel Brewery to be a warehouse and stable. Later on it became Long Oil. The buildings were converted into 75 micro apartments, each with its own flair. The project hinged on the NYS and Federal Rehabilitation Tax Credits as the site was too clean for brown field grants. To bring light into the building and meet the requirements to get tax credits, 3t Architects decided to take a novel approach and removed strategic portions of the roof. The wooden components of the roof were reused as wall cladding on a newly created interior courtyard. They kept and highlighted the industrial nature of the building by showcasing the enormous trusses. Because the apartments are tiny, the project created many shared spaces including courtyards with radiant heat, pet washing areas, bike storage, co-working spaces, and two large lounges. Each unit has smart home automated solutions.

Project Participants: Eric and Gilah Moses, CDREIT; Scott Townsend, Paul Halvax, and Katrina Hay, 3tArchitects; BBL Construction; MJ Engineering; Preservation Studios; Sopko Engineering.





100 PHILIP STREET

PRESERVATION MERIT AWARD FOR TAX CREDIT ADAPTIVE REUSE
1970s

Michael Gilhooly and Chris Hacker have expanded from the Hudson/Park Neighborhood to the Mansion Neighborhood. As they worked on several other properties a stones throw away, they saw the vacant 1970s laundromat, a single story brick building that stood out in the neighborhood of mid-19th century rowhouses. They purchased the building from the Albany County Land Bank and put on their thinking caps. They knew they wanted it to be single family. To make the little building a better size for a residence, they built up and out. This created very unique living spaces that radiates out from an off centered open stair illuminated by a skylight. Since the majority of the building is new, they relied on carefully crafted details to make the project come alive, like the door hood and cornice, hand made railings, and barn door hardware. A sign for the original laundromat also found a new home within the building. This project benefited from a vacant building grant from the Albany Community Development Agency. It is now the much enjoyed home of its owner, Michael.

Project Participants: Michael Gilhooly and Chris Hacker; Albany Artisans; Albany Community Development Agency; Dan Sanders, Harris Sanders Architects; JFF Electrical; New York State Office of Parks, Recreation and Historic Preservation; Taub Heating & Plumbing.

315-317 SHERIDAN AVENUE • HEALTHY CENTER & HOFFMAN CENTER

PRESERVATION MERIT AWARD FOR TAX CREDIT ADAPTIVE REUSE

1905 • M.L. & H.G. Emery & 1923 • Gander, Gander & Gander

Interfaith Partnership for the Homeless has converted the former St. Casimir's School and convent into a health clinic, five apartments, food and clothing pantries, a laundry, lockers, dining hall, and offices for social service case workers. Much of the success of the project comes from the dedication of the project team to retain and reuse as much of the original historic fabric as was feasible, including chalk boards, original wainscot, tin ceilings, transom windows and overall classroom layout. Elements previously lost to past renovations were replicated based on the original architectural drawings such as windows, doors, and lighting. Major alterations were limited to spaces already compromised and new systems were kept as visibly unobtrusive as possible. This project was made possible in part by the NYS and Federal Rehabilitation Tax Credits which required the entire St. Casimir's complex, also including the church and rectory, to be listed on the National Register of Historic Places to get the credit.

Project Participants: Janine Robitaille, Interfaith Partnership for the Homeless; Carrie Hoffman and IPH Board of Directors; Jack and Kim Alvarez, Landmark Consulting; John Bishop, Bishop-Beaudry Construction



2020 PRESERVATION INITIATIVE AWARD

HAF recognizes commendable preservation efforts, often in the initial phases of a long-term project. They are intended to encourage and recognize property owners that had a choice of doing lesser efforts, but decided to choose longer lasting materials, more time-consuming/ labor intensive preservation methods or to spend more money in order to be true to the historic character and maintain the architectural integrity of the property.



95 ELIZABETH STREET

PRESERVATION INITIATIVE AWARD FOR REHABILITATION
c. 1870-5

The South End is in dire need of investment. Many teeth are missing and more buildings go vacant every year. Projects like this one are critical to turning around this historic district. Knowing this, the Albany County Land Bank decided to invest in 95 Elizabeth. Years of cosmetic renovations ignored and hid a plethora of structural and other issues for the building. The Albany County Land Bank has made the building stable, livable, and functional again. On the exterior, the original window and door openings as well as the cornice were uncovered during the early construction process allowing educating the design of the facade. The lintels other details were salvaged from a nearby property, keeping the details in the neighborhood.

Project Participants: Albany County Land Bank; Baker Contracting; Enterprise Community Partners; NYS Attorney General's Office; TAP, Inc;

2020 CERTIFICATE OF RECOGNITION

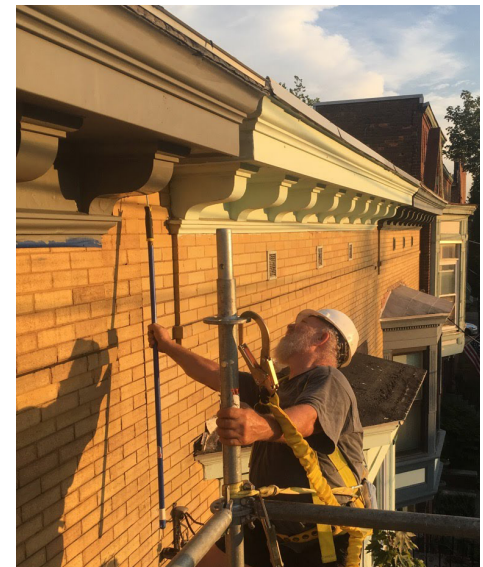
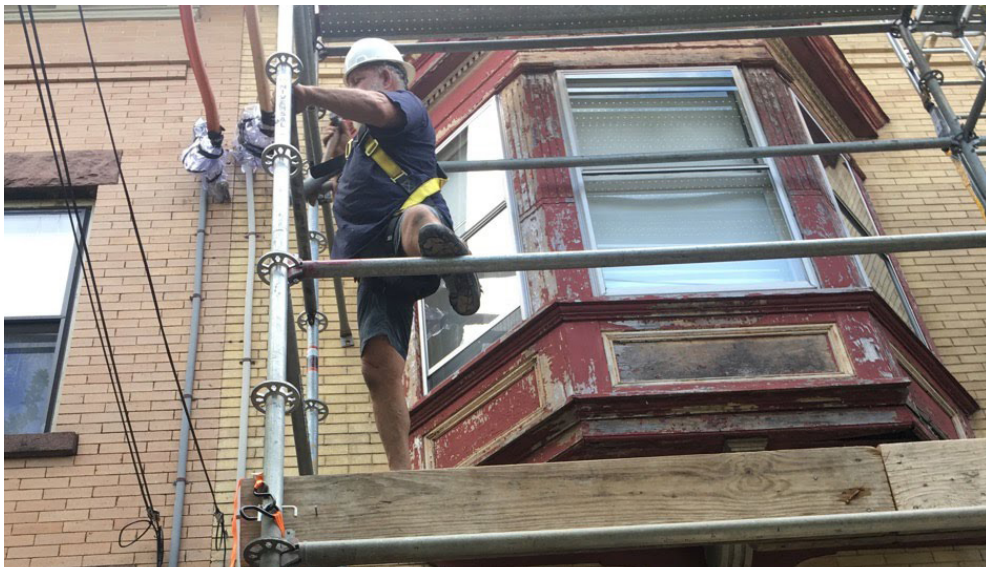
HAF acknowledges individuals, organizations or businesses who have made a noteworthy contribution to local preservation efforts.

102 DOVE STREET

As experienced historic property owners know, everything becomes a project and nothing is straightforward. Thirty years after restoring his wood windows, Kevin Kanarek thoughtfully and carefully restored the oriel window on the second floor of his home. Kevin tied the scaffold onto the front facade of his home through the first floor windows openings in order to avoid putting holes in the blond face brick of the facade. With the assistance of his brother and a friend with a safety harness, rotten wood was removed and replaced and new moulded trim was sourced to match. The roof was repaired and the oriel and cornice were painted.

Good stewardship is the backbone of preservation. We recognize that projects like this are not small or simple, but play a huge role in the preservation of our historic fabric. Kudos to Kevin and all who are careful stewards of their historic properties.

Project Participants: Kevin Kanarek; John Carson; Chris Thela, Element Roofing; Michael Kanarek; Josh, Jerry, and Matt, United Aerial; Greg at Capital Wine.



2020 SUSTAINABLE CITIES AWARD

HAF gives recognition to important urban planning concepts such as successful building reuse, maintaining/recreating density in downtown, and sustainable/green efforts which do not need to be specifically preservation, but are clearly in line with the Foundation's advocacy efforts.



16 SHERIDAN AVENUE, THE KNICK

The Knick at 16 Sheridan Avenue is a part of a group of buildings that are being revitalized by Redburn Development. The former Times Union headquarters, has been converted into apartments with an industrial flair and a bar featuring lawn games and ax throwing. The building had already been altered in the 1980s to create office space for New York State including the addition of a top floor, which disqualified the building from listing on the National Register of Historic Places. Redburn's conversion removed those alterations and brought back the industrial present when operated by the Knickerbacker and Times Union. This project receives the 2020 Sustainable Cities award for not only reusing a building Downtown, but for their combined heat and power system, which generates steam to drive a turbine for electricity, then uses waste heat from the generator for heating needs.

Project Participants: John Blackburn, Jeff Buell, Matt Crudo, Damien Pinto Martin, Tom Rossi, and Elizabeth Young Jojo, Redburn Development; Dan Sanders, Harris Sanders Architects.



2020 MAIN STREET AWARD

HAF gives recognition for downtown or “Main Street” revitalization efforts. These projects don’t always focus on a single building preservation effort, but rather efforts that contribute to the community. Main Street revitalization efforts include commercial activities that “buck the trend” of moving to the suburbs and takes the perceived substantial risk of (re)locating in the city core or along the key and historic commercial corridors in struggling neighborhoods.



93 NORTH PEARL STREET, THE SPIRAL

1973 • ROBERT LOUIS TRUDEAU

Devised to counter the disastrous post-war economic decline of downtown Albany, NY, the Park Mart Renewal Project was planned and constructed from 1968 to 1973 with the heavy involvement of Mayor Erastus Corning 2nd, an all-powerful Democratic boss of national stature, and stands alone as a dynamic, accessible symbol of the era’s urban renewal policy. Nearly 40 years later the building is now an iconic piece of Downtown Albany’s fabric. Instead of demolishing and building up, the easy way, Redburn Development committed to restoring the concrete coffering, substantial cleaning and repairing the garage in addition to repairing the mosaic tilework along North Pearl. With their efforts, the building will remain an anchor in Downtown Albany.

Project Participants: John Blackburn, Jeff Buell, Matt Crudo, Damien Pinto Martin, Tom Rossi, and Elizabeth Young Jojo, Redburn Development; Robert Louis Trudeau.



2020 ARCHITECTURAL PARTS WAREHOUSE REUSE AWARD

HAF recognizes an individual who is deeply dedicated to reusing salvaged architectural parts in restoration and reuse projects. He/she takes the time and effort required to restore, rework, and retrofit old house parts into new uses. His/her dedication to retaining the charm, style and workmanship of these old pieces is to be applauded. This person is an exemplary role model for architectural restoration and the use of salvaged materials and Historic Albany Foundation commends their work in this area.



JOHN SZEMANSKO OAKCLIFF, WATERFORD

It is wonderful when house parts from historic homes lost, are reused in any way. The ideal is when they are used for their intended purpose in historic houses. It is why the Architectural Parts Warehouse was founded in 1978.

John Szemansko has been a regular patron at the Architectural Parts Warehouse since he and his wife Pam purchased Oakcliff, an 1840s Greek Revival in Waterford, in 1988. Over the last 30 years, they have sourced shutters, doors, sash, knobs, hinges, sash locks and pulls, light fixtures and so, so much more from the Warehouse and other salvage shops across New York and beyond. All of their finds have a new life serving their intended purpose at Oakcliff and now two more historic homes along the Mohawk next door. John's attention to detail and commitment to using authentic house parts, even when they require much restoration work, make him the ideal inaugural Reuse Awardee.

Project Participants: John and Pam Szemansko.

