

HISTORIC ALBANY FOUNDATION 2010 ENDANGERED HISTORIC RESOURCES LIST

TUESDAY, DECEMBER 14, 2010

ST. JOSEPH'S 38 TEN BROECK STREET, ALBANY ▪ 11 AM



800-812 BROADWAY ▪ c. 1854, 1858, 1872, 1876-77

ARCHITECT ▪ JOSIAH ROOT (802-806)

A part of the Broadway-Livingston Historic District, these buildings were once a part of a busy mixed-use corridor on the north end of the city. With the construction of the railroad bridge in the early 20th century, these buildings have been forgotten and suffer from long deferred maintenance. They now sit mostly vacant with little prospect of rehabilitation.

**Eligible for Federal and New York State Rehabilitation Tax Credits!*

ARGUS PRESS, 1031 BROADWAY ▪ 1913-17

ARCHITECT ▪ MARCUS TULLIUS REYNOLDS

This building was constructed on speculation by the Albany Commercial Company, a group of businessmen who hoped to attract more industry to Broadway. The building was home to Argus Litho, successors to the company that began publishing the Albany Argus newspaper in 1813. The massive industrial building has sat vacant for years and has no known plan for rehabilitation.



BATH HOUSE NUMBER 2, 90 FOURTH AVENUE ▪ 1905

Bath House No. 2 represents the only remaining bath house in the City of Albany. Public bath houses were built as a response to the demands of the population and hygiene practices of the time. Bath House No. 2 is owned and operated by the City of Albany. In the past week, the decision was made to close the Bath House for budgetary purposes. The building already has a long list of repairs needed that if left unattended will contribute to deterioration and a less likely chance of rehabilitation. **Eligible for Federal and New York State Rehabilitation Tax Credits!*

10 HALL PLACE ▪ 1860

In 1860, W. H. Carr constructed a three story brick house on the site of 10 Hall Place, but never lived there. Albany stonecutters, Brooksbee and Roland (Brooksby and Rowland) purchased the house in 1862 to sell it to lumber dealer J. W. Dunham in 1863. During the 1990's and early 2000's, Hall Place was nearly entirely vacant. Number 10 is the last remaining vacant building. Though the building has been stabilized, it still requires considerable work to become habitable once more.

**Eligible for Federal and New York State Rehabilitation Tax Credits!*



100-112 HOLLAND AVENUE ▪ 1937-38

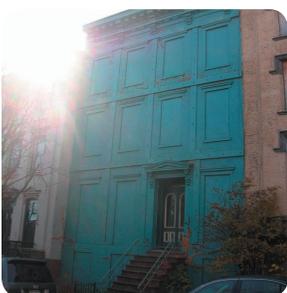
BUILDER ▪ JESSE LEONARD

The houses were designed and built by Jesse Leonard and the Leonard Realty Company from 1937-1938 and are an exemplary example of Tudor style architecture. Throughout his career, Leonard constructed over 200 homes in Albany. Originally single family homes, the buildings have only been vacant for two years, these unique buildings are in need of repairs to be habitable once again and will continue to deteriorate without residents.

558 MADISON AVENUE ▪ c. 1880

Originally built to be a grocery store, this mixed-use building sits vacant on a busy corner across from Washington Park and just down the street from Albany Medical Center. Though its condition is stable, it is one of few vacant buildings across from the Park. Continued vacancy will only increase the deterioration and will have a negative impact on development around it. Madison Avenue runs the risk of losing a widely visible corner structure.

**Eligible for Federal and New York State Rehabilitation Tax Credits!*



4 MADISON PLACE ▪ 1872

In August 2005, a fire blazed through 4 and 5 Madison Place, leaving 5 damaged and 4 a façade. Since that time, number 4 remains a challenge with no way to access the rear of the property for construction save through its Elm Street neighbor's yards. To lose a piece of this nationally recognized row would be tragic. Just one block long, Madison Place is a spectacular example of Gothic Revival rowhouses. Number 4 is no exception. The façade is elegantly simple when compared to the intensity of its Gothic Revival neighbors up the block.

MCPHERSON TERRACE ▪ 1887-88, 1891

ARCHITECT ▪ EDWARD OGDEN BUILDER ▪ ATTILIO PASQUINI

Constructed in two stages, this row of 16 buildings is highly stylized and decoratively designed with alternating details of pressed brick, stone trim, gables, oriel windows and dormers. The block was most likely named for John McPherson, a gardener, who had previously owned the property. While some are lived in and maintained, the row as a whole has suffered from severe disinvestment and neglect.

**Eligible for Federal and New York State Rehabilitation Tax Credits!*



SCHOOL 22, 292 SECOND STREET ▪ 1874

ARCHITECT ▪ FREDERICK W. BROWN

It was built as an eight room school house for the West Hill neighborhood. School 22 has been vacant for decades and continues to deteriorate every year. Though the building has been sold multiple times to be rehabilitated for a variety of uses, any action, including mothballing has yet to happen. The interior is in very poor condition and will continue to deteriorate unless properly mothballed.

Without timely attention, the once beautiful structure will be lost.

KENWOOD, 799 SOUTH PEARL STREET ▪ 1842-45, 1871

ARCHITECT ▪ A. J. DAVIS & A. J. DOWNING (1842-45) NICHOLS & BROWN (1871)

The buildings that make up Kenwood are currently vacant. The entire estate is threatened by the possibility of vacancy, inappropriate development, and demolition. Vacancy is a hazard to buildings as they immediately begin to deteriorate. The estate was initially constructed as the summer home, but was converted, in 1859, into the Female Academy and Convent of the Sacred Heart. The buildings remaining today incorporate each period of the estate's history.



For more information about each endangered historic resource including past lists, please see our website, www.historic-albany.org



HISTORIC ALBANY FOUNDATION

EVERY FIVE YEARS, HISTORIC ALBANY FOUNDATION ISSUES A NEW ENDANGERED HISTORIC RESOURCE LIST AND AN UPDATE ON PAST LISTS TO THE PUBLIC. THE GOAL OF THE ENDANGERED HISTORIC RESOURCE LIST IS TO DRAW ATTENTION TO WELL KNOWN BUILDINGS, PROPERTIES, AND LANDMARKS THAT ARE IN NEED OF STABILIZATION, REHABILITATION OR RESTORATION.

2010 ENDANGERED HISTORIC RESOURCES COMMITTEE: WILLIAM BRANDOW, TONY OPALKA & HAF STAFF

PREVIOUS ENDANGERED HISTORIC RESOURCES

YEAR	BUILDING	YEAR BUILT	ARCHITECT	STATUS
2005	Trinity Church, 31 Trinity Place	1848	James Renwick	Endangered
2005	C.B.A. Building, 132 State Street	c. 1819 modified c. 1930		Favorable
2005	John Taylor Cooper House, 134 State Street	1832	James Dakin	Favorable
2005	Hotel Wellington, 136 State Street	1923		Favorable
2005	Elks Lodge, 138 State Street	1911		Favorable
2005	Berkshire Hotel, 140 State Street	1900		Favorable
2005	Church of the Holy Innocents, 271 N. Pearl Street	c. 1850, chapel 1866	Frank Wills, Woollett & Ogden	Favorable
2005	755 Madison Ave	c. 1879	Ogden & Wright	Endangered
2005	Third Precinct Police Station, 222 N. Pearl Street	1906	Walter Van Guysling	Favorable
2005	School 17, 43 Second Avenue	1875	Charles B. Nichols	Favorable
2005	Albany Knitting Company, 373 S. Pearl Street	1886		Lost
2005	Traditional Neighborhood Overlay District	multi-year		Endangered
2000	St. Joseph's Church, 38 Ten Broeck Street	1856-1860	Patrick Keely	Saved
2000	School 10, Central & N. Lake Avenues	1890	Fuller & Wheeler	Saved
2000	Emery Building, 54 N. Pearl Street			Saved
2000	Foley's Row, Franklin Street & Fourth Avenue	c. 1845		Saved
2000	400 Broadway	1890-1895		Saved
2000	Madison Theatre	1929	Thomas W. Lamb	Saved
2000	1002 Madison Avenue			Lost