2023 PRESERVATION MERIT AWARD NOMINATION FORM

Please fill in the following form as completely as possible. Use the sample nomination as a guide. Please contact Cara Macri at cmacri@historic-albany.org with any questions. The completed form and all supporting materials must be emailed to cmacri@historic-albany.org by Wednesday, May 31, 2023 at midnight.

Building/Project Information
Please fill out each field.

Building Name (if applicable)
Project Street Address 30 Maple Ave City Troy
Project beginning (month/year): 2009 Project completion (month/year): 2019
Architect (if applicable) Lacey Convertino Project Budget 200,000
☐ This project utilized state or federal historic preservation tax credits

Owner Information
Please fill out each field.

Name Jane Doe Company
Mailing Address 30 Maple Ave City Troy State NY Zip 12180
Phone (555) 555-5555 Email jane.doe@gmail.com

Nominated by
Name self
Mailing Address City State Zip
Phone Email
☐ I would like to receive information about becoming a Historic Albany member
☐ I would like to be subscribe to Historic Albany Foundation emails

Project Participants
Please list all individuals, company names, and role (such as owner, contractor, architect, etc.) in the project for all key persons involved with the project.
Jane and John Doe, owners; Joe B, roofer, porch repairs; Awesome Artisans, rear porch enclosure; Scott J, kitchen; Georgeous Masonry; plaster, foundation;

Please describe your building.
What kind of building is it?
☐ Single Family Home ☐ Multi Family Home/Apartment Building ☐ Commercial
☐ Mixed use (storefront first floor apartments upstairs) ☐ Industrial ☐ School
☐ Civic ☐ Other:
What is the building constructed of? (check all that apply)
- Wood
- Brick
- Stone
- Concrete

How many stories is it? 1 1/2
What is the square footage? 1600

What was the building used for prior to the project? single family home

What is the building used for now that the project is complete? single family home

Check all features that were present when the project started.

Exterior:
- Cornice
- Decorative woodwork
- Shingles, Wood clapboards
- Porch/stoop
- Porch columns
- Iron railings
- Entry door & window and/ or lintels or surrounds
- Original Windows

If applicable: This building was covered in:
- Aluminium
- Vinyl
- Asphalt shingle
- Other cladding:

Interior:
- Original floor plan
- Parquet flooring
- Molding
- Staircase & newel post(s)
- Flooring (general)
- Bath fixtures
- Original doors
- Mantels
- Plaster
- Light fixtures
- Tin Ceiling

Was the building(s) vacant before your project? Y/N if so, for how long? no

Did you own the building(s) prior to the project? Y/N if so, for how long? 1 day

Please describe the building’s condition when the project started. What were the problems or issues you confronted before you started? For example, were there structural problems like cracks in the foundation, holes in the roof or floor? Was it chopped up into many little apartments or offices? Was there peeling paint, cracking plaster, missing doors, an outdated kitchen or bath? Please include if there were any toxins like mold or asbestos that had to be abated. Please describe the historic character present. If something was removed, please describe its condition to support its removal. Please see the sample for additional guidance.

30 Maple Avenue is a single family home in the Eastside neighborhood. We were told by neighbors that the house was built in 1870. It has some Gothic and some vernacular “Victorian” details. The house has been rehabbed multiple times but retains much of its original character including the porch, decorative columns, moldings, decorative tin ceilings, and historic floor plan. When we bought the house we thought it needed mostly cosmetic repairs: repainting, wall paper removed, updates to the kitchen and bath. Then we found that kitchen, an addition to the original house, was pulling away from the main house and the floor was rotten when my husband fell through the floor. We also discovered that the house did not have a full basement and one of the foundation walls having no footing, was falling in causing a corner of the house to sag and the plaster in that corner to crack. We knew the barn would need a lot of work as it had a huge hole in the roof and the floor below it was rotten. What we later learned was that it was on grade and had no footings or foundation which was causing it to sag in the middle and the doors to shear off.
Please describe the project in as much detail as you can. Be sure to highlight historic character saved and restored, parts salvaged, salvaged parts used, whether inappropriate treatments like aluminium or vinyl siding were removed. Note any sustainable products or approaches used (green/low VOC paint strippers, linoleum or sustainably harvested/grown wood flooring, awnings, heat pumps, geothermal heating, etc.) If this is not enough room, you may use additional sheets. Please see the sample for additional guidance.

There were several parts to the whole project. The larger projects were barn repair (roofing and stabilization), kitchen reconstruction, playroom addition, localized foundation reconstruction, and front porch stabilization. There were also many cosmetic small repairs.

Barn: We hired a roofer as soon as we had the house under contract. When we signed the papers at closing, we texted the roofer he had the go ahead and work began immediately. New rafters and knee walls were installed. The asphalt shingle roof was removed and a grey standing seam roof was put on. After watching the barn continue to settle, in 2020 we had an engineer look at the sagging barn and determined that we needed footings, four in front, as well as two columns with footings in the middle of the barn. We hired Joe to dig and pour concrete footings under each corner, two more in the front between the three doors, and two under columns in the middle of the barn one at a time so the barn did not need to be jacked up or moved. The original doors had rotted about three feet from the ground from water splashing on a concrete apron around the building for probably about 50+ years. Joe used the doors as a template to make new ones. The sash, handles, and closing mechanisms were kept and reused. The whole thing got a new coat of primer and paint so it finally matched the house.

Kitchen Reno: In 2009, in response to my husband falling through the kitchen floor, we worked with an architect to design a new kitchen addition and porch that could later be converted to a 3 season room. We deconstructed the kitchen, keeping the appliances. The doors were donated to the Parts Warehouse, a few salvageable framing pieces were kept and reused as decorative elements such as a coat tree with salvaged wire and metal hooks. The lone radiator was kept and repainted. The clapboards were kept and reused. The project uncovered the original siding on the back of the house and the house's first color identified. Olive green in case you are wondering. The house clapboards were kept and repainted (not stripped to preserve the original layers of paint). The entry into the house was widened and the door surround has a drip edge on the kitchen side as a nod to the fact that it was once the back door to the house. The three back doors on this addition were all donated to the Parts Warehouse. The floor had been a single layer of plywood over irregularly spaced floor joists. We had a full foundation built with a crawl space beneath it. A marmoelum floor was installed over a correctly built frame and plywood. New cabinets were purchased from Ikea to keep the budget down. A wooden table from the meat department at Albany Public Market was reused as a long butcher block. The rest of the countertops were a neutral Formica. Instead of upper cabinets, we had open shelves made to match the style of the butcher block. This kept the kitchen open and makes it easy to access everything we need daily basis while showcasing my beloved red dish collection. The whole porch/kitchen addition has a grey standing seam metal roof.

The portion of the old kitchen that was in the house was converted into a pantry. The biggest change was the horrid "garden" window, a metal frame window that projected over our driveway like a little The painted hardwood floor was stripped with citristrip, a natural citric acid paint stripper, and revarnished. The few upper cabinets that were from te 1930s were kept and cleaned. A shoe rack was found at the Elephant’s Trunk Flea Market in Connecticut and repurposed as a dish rack that fit perfectly under the upper cabinets.

Playroom Addition: When we bought the house the “porch” was a broken concrete patio covered by translucent corrugated fiberglass supported by 1970s/80s aluminium columns. The porch was initially
simple with a concrete floor, open ceiling, and outdoor ceiling fan. Once our children were born, we made the porch into a playroom. We poured another concrete pad for the radiant floor and bringing the floor height closer to the house making the step a typical height as opposed to the two steps it was previously. The rear wall of the house had a large 1950s/60s picture window which was removed (salvaged and reused as a divider in our barn) and a large doorway made in that opening. The two exterior walls are a ribbon of 2/2 double hung wood windows. The exterior door is a new period appropriate ¾ glazed door. On the interior, bench was constructed in front of the windows on the two exterior walls with toy storage beneath the bench. Beadboard was installed on the ceiling and the exterior ceiling fan kept. The siding for the house’s exterior walls were kept and the windows painted to match the exterior paint scheme indicating that it is is a space outside the original house. The floor is marmoleum, a linoleum product, over the concrete floor.

Foundation reconstruction: For the first few years we lived here, we noticed cracking radiating out from the north west corner of the house. We repaired the plaster and painted, thinking the crack was from previous settling. Nope! New cracks formed and the patched ones cracked anew. We then started to look critically at the foundation. We knew that the basement was not a full basement, meaning the front perhaps 8' of the house was not above the basement. There were foundation walls visible from the exterior beyond the basement. We noted the foundation outside the basement leaning out a bit in this corner. Over a year, we measured the wall moving nearly half an inch. We then hired Gorgeous Masonry to jack up the corner and rebuild the foundation. During this process we found that the foundation was sitting on grade and had no footings. Footings for the about 24' of the foundation were dug and poured with the house jacked up. A new brick foundation was laid to match the existing brick foundation. The room above this with the cracked plaster was repaired. The cracks were patched and the ceiling replastered.

Front porch stabilization: For the first 7 years we lived here, we watched water pour off of the front porch onto the stairs leading to the driveway. The stairs rotted away and were awkward to access from the street, focusing more on the driveway. The neighbor had a photograph of the house from the late 19th century with two front stairs, one in the location of our current (but reconstructed from new lumber) stairs, and one perpendicular to the street, leading from the front door to the street. With this second stair in mind, we removed the rotted side stair. Awesome Artisans took the design of the chamfered porch columns and built us new stairs facing the street with newels that matched the porch column design. The railing that was on the front was then moved to the side where the stairs had been. Then the roof started leaking and no amount of patching saved it. It was time for a new porch roof. We had also noted some deterioration of the porch floor and one of the columns, so we had a new bottom made for the rotted column to match the historic column and replaced the rotted parts of the floor boards back to the first joist so as much of the original floor could be retained. The front edge of the new flooring was sanded to have the same bevel as the historic flooring. For the roof, we covered the torch down that was there with a slightly elevated grey standing seam roof to match the one we put on the barn. This drains water off the roof far better than the flat roof with no gutters or functional leaders. At some point in the future, we will have a diverter or gutter designed above the stairs to they don't get quite as icy in the winter.

We have done several small repairs over the years, adding salvaged radiators to rooms that didn't have heat, removing a fiberglass shower/bath and installing a salvaged pedestal bath tub. The house had a variety of doors ranging from gothic 6 panel to 1930s 12 light glazed (for the bathrooms of all places!??) doors. The glazed doors were donated to the Parts Warehouse and solid wood doors matching the 6 panel were purchased, stripped, trimmed, painted and installed.
Describe any challenges faced during the project. For example, were there design challenges fitting in bathrooms, material shortages that caused design changes, funding challenges? Please see the sample nomination for additional guidance.

Funding was certainly a challenge. Our home isn't in a listed district so none of the work was eligible for the NYS or Federal Homeowner rehabilitation Tax Credit. We talked to the State Historic Preservation Office about listing, but the house wasn't eligible on its own. To do a district, we would have had to do a neighborhood wide district with 3-400 buildings. That wasn't something we could spearhead at the time.

Another challenge was lead safety. Our oldest and youngest had elevated lead levels during the kitchen and then playroom projects. We did our best to close the spaces off, from the rest of the house and the contractors were great about keeping the worksite clean.
This project used the following funding sources:

☑ Private funds ☐ NYS/Federal Rehabilitation Tax Credits
☐ Other tax incentives. If checked, list here:
☐ Grants. If checked, list grants here:
☐ Other:

Is there anything else you would like to share with the committee about this project?

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Photo & Drawings
Please submit a minimum of 8 images of the project, including 2 before and after of both the exterior and interior. You may submit as many photos as you like. The more the better!!! Please save photos as .jpg or .png images. Architectural drawings may also be submitted. Note any photos submitted may be used to promote the Preservation Merit Awards this year or in the future.

Submission Checklist
☑ Completed nomination form
☐ Additional pages for answers, if needed
☑ Photos
  - At least 2 exterior before photos showing different facades, if possible
  - At least 2 interior before photos showing different spaces
  - At least 2 exterior after photos showing the same facades as the before photos, if possible
  - At least 2 interior after photos showing same spaces as the before photos, if possible
  - There is no cap on how many photos you can submit. The more photos the better!
☐ Architectural drawings, if applicable

Nominations must be received by midnight on Wednesday, May 31, 2022 for consideration and must be emailed to: cmacri@historic-albany.org.

To discuss a nomination or for questions, please contact Cara Macri at cmacri@historic-albany.org or 518-465-0876 x112.