

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Washington Park Historic District (Boundary Increase)

other names/site number _____

2. Location

street & number Henry Johnson Boulevard, Sprague Place & Spring Street [] not for publication

city or town Albany [] vicinity

state New York code NY county Albany code 001 zip code 12210, 12203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] see continuation sheet for additional comments.)

Kathleen P. Pappas DBHPO

12/23/14

Signature of certifying official/Title

Date

New York State Office of Parks, Recreation & Historic Preservation

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] see continuation sheet
- [] determined eligible for the National Register
[] see continuation sheet
- [] determined not eligible for the National Register

[] removed from the National Register

[] other (explain) _____

Signature of the Keeper

Alexis Abernathy

date of action

2/24/15

Name of Property

County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
23	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
23	1	TOTAL

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/ single dwellings

DOMESTIC/ garage – carriage house

AGRICULTURE/SUBSISTENCE/ animal facility

Current Functions

(Enter categories from instructions)

DOMESTIC/ single dwellings

DOMESTIC/ garage

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/ Italianate, Romanesque

LATE 19th and EARLY 20th CENTURY REVIVALS/

Classical Revival, Renaissance Revival, Classical Revival

Materials

(Enter categories from instructions)

foundation Various

walls Brick & Clapboard

roof Various

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

Areas of Significance:

(Enter categories from instructions)

Architecture

Period of Significance:

1844 - 1914

Significant Dates:

1844

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

various

10. Geographical Data

Acreeage of Property 1.46 Acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 1|8| 6|0|0|9|8|1| 4|7|2|3|6|3|7|
Zone Easting Northing

3 1|8| | | | | | | | | | | | | | | | |
Zone Easting Northing

2 1|8| 6|0|1|1|8|3| 4|7|2|3|4|9|5|

4 1|8| | | | | | | | | | | | | | | | |

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Daniel McEneny

organization NYSHPO date Aug 30, 2014

street & number PO BOX 189 telephone 518-237-8643

city or town Waterford state NY zip code 12188

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner (Complete this item at the request of the SHPO or FPO)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Washington Park Historic District (Boundary Increase)

Name of Property

Section 7 Page 1

Albany, New York

County and State

Washington Park Historic District (Boundary Increase): Description

Located in Albany, New York, the Washington Park Historic District was listed on the National Register of Historic Places in 1972. Sited to the west of the city's downtown, the district is largely bounded by State Street to the north, Willet Street to the east, Madison Avenue to the south, and South Lake Avenue to the west. At the time of the district's listing, the nomination's methodology evaluated the 81 acre Washington Park, its landscape features, and only those historic buildings that border the park. These buildings are largely composed of 224 two to three story richly designed row houses, constructed predominately between the 1860s to the first decades of the 20th century.

Several historic districts are contiguous to or branch off of the Washington Park Historic District. These include both listed and/or eligible National Register historic districts. Contiguous and to the east of the Washington Park Historic District is the large Center Square/ Hudson-Park Historic District, which was listed on the register in 1980. Running along the northern boundary of the Washington Park and Center Square/ Hudson-Park districts is the National Register eligible Townsend Park/ Washington Avenue Historic District.¹ To the west, the Elberon Triangle Historic District extends to the northwest, the Upper Madison Avenue Historic District extends to the west and the South Lake Historic District extends off of the southwest of the park.² The Knox Street Historic District extends off of the southeast of the park and was listed on the National Register in 2008.

The evaluation of the proposed boundary increase included a thorough study of all of the boundaries of the existing Washington Park Historic District, as well as the boundaries of the contiguous portions of adjacent historic districts. It was determined that the 23 buildings proposed for listing in the boundary increase retain the requisite level of architectural integrity for listing on the register and that their development is most appropriately linked to the historic context of the Washington Park Historic District. The expansion additionally creates a contiguous boundary between Washington Park and the eligible Townsend Park/ Washington Avenue Historic District.

¹ The Townsend Park and Lower Washington Avenue Historic Districts were separately determined eligible by the National Park Service in 1980 at the request of Albany Urban Renewal Agency. As two eligible contiguous historic districts, their eligibility has been merged by the NYSHPO into the Townsend Park / Washington Avenue Historic District (TPWA HD), as the two areas share a similar and largely commercial pattern of development and together more appropriately meet the criteria for listing.

² Washington Park, Center Square/ Hudson Park, Elberon Triangle, South Lake, the Upper Madison Historic Districts are additionally locally designated landmark districts and overseen by the city's Historic Resource Commission.

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Washington Park Historic District (Boundary Increase)

Section 7 Page 2

Name of Property

Albany, New York

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The following list characterizes each street in the proposed expansion and explains its relationship to the previously listed district

Henry Johnson Boulevard (formerly North Knox Street & Northern Boulevard)³

Henry Johnson Boulevard is Washington Park's point of entry located on the northern boundary to the east. The boulevard serves as an important artery that connects the park to Washington Avenue. This entry is one of the park's most traversed for visitors entering by car and terminates within the park at the Soldiers and Sailors Monument, one of the park's most significant landscape features. The street is lined with maturing deciduous trees and non-historic curbing and sidewalks. The large apartment building located at 399 State Street forms Henry Johnson's streetscape between State and Spring Street. Properties being added to Washington Park Historic District are located on the west side of the Henry Johnson between State Street and Washington Avenue.⁴ This row is composed of 6 brick buildings and 1 wood building, each dating from 1844 to 1914.

5 Henry Johnson Blvd. – Constructed 1870-75 – Three story – Three bay – Side hall row house – Flat roof – Brick. Wide and bracketed Italianate cornice. 1st and 2nd paneled oriel bay window topped with bracketed cornice. Scrolled wood lintels. One-over-one wood sash. Short, four step stone stoop with iron railings

7 Henry Johnson Blvd. – Constructed 1895 – Three story on raised basement – Three bay – Side hall row house – Flat roof – Face brick and rough cut stone foundation at garden level. Simple projecting cornice with scrolled modillions and egg and dart band. Three brick, diamond-shaped vents in frieze. Three widows on 3rd floor. 2nd story oriel window includes bands of fretwork, egg and dart, diamond-shaped panels. Single window above entry. Paired 1st floor window adjacent to front door. All windows one-over-one sash of unknown material. Eight step stone stoop and iron railings.

9 & 11 Henry Johnson Blvd – Constructed 1914 – Three story on raised basement – Two bays – Side hall row houses – Flat roof with raised parapet – Brick. Neoclassical splayed brick lintels with keystones above two third floor windows. 2nd story oriel bay. Paired windows adjacent to entry on 1st story. Six-over-one wood sash. Seven step marble stoops and drip course. Iron railings.

13 Henry Johnson Blvd. - Previously listed in the original Washington Park HD. Carriage House for 411 State Street. Not included in boundary increase resource count.

15 Henry Johnson Blvd – Constructed 1844-45 – Two story – Two bays – Side Hall – Flat roof – Wood clapboard. Modillion cornice and paneled fascia. Large c.1900 oriel bay with dentilled details. Dentils repeated in 2nd story window lintel above entry. Windows appear to be older, but obscured by storm windows. Short, three step stoop.

³ In 1991, Northern Boulevard, was renamed Henry Johnson Boulevard in honor of Henry Lincoln Johnson (1891-1929), an African American WWI veteran who was awarded Purple Heart posthumously.

⁴ The commercial properties located on the corner of Henry Johnson and Washington are contributing buildings in the TPWA HD.

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Washington Park Historic District (Boundary Increase)

Section 7 Page 3

Name of Property

Albany, New York

County and State

17 Henry Johnson Blvd. – Constructed 1892-95 – Two stories on raised basement - Two bays – Side hall row house– Flat roof – Brick and rough cut stone at garden level. Raised parapet with square cut outs. 2nd story oriel bay window – First floor paired arched window and the entry set in stone voussoirs. Two-over-two sash of unknown material - Nine step stone stoop with iron railings.

Sprague Place

Sprague Place is Washington Park’s point of entry located midway on the park’s northern boundary between State Street and Washington Avenue. The western portion of the streetscape is formed by a brick fence that enclosed the former gardens (now parking) for the McKim Mead and White designed Benjamin Arnold House (1902-04) at 465 State Street.⁵ Sprague Place’s eastern streetscape and the buildings being added to the district, are five rough-cut sandstone row houses dating from 1888. Curbing and sidewalks are non-historic and recent tree plantings are of the deciduous variety.

1 Sprague Pl. – Constructed 1888 – Three Story – Two bays wide on Spring Street with four large bays extending on Washington Avenue – Apartment building with principal entry on Spring – Flat roof – Rough-cut sandstone on Spring & brick on Washington. Dentilled wood cornice wraps principal and secondary elevation. Boxed bay extends off the corner of the building. Bay capped with a pediment and adorned with brackets, dentils and fan. Paired windows located in bay. Spring Street elevations contains two bays of one-over-one sash and side hall entry with round arch with stone voussoir. Short, three step stone stoop. Washington Avenue four bay elevation contains – from left to right – paired one-over-one sash with stone lintels and sills, oriel bay with wood trim and topped with a pediment on floors two and three, and one-over-one sash with stone lintels and sills in bays three and four. An at grade secondary entrance is located below the bay on Washington. All windows appear to be wood replacements.

2 Sprague Pl. – Constructed c.1889 – Three stories on a raised basement – Two bays wide – Side hall row house – Flat roof – Rough cut sandstone. Dentilled wood cornice with offset pediment parapet. Oriel bay covered in synthetic material on floors one and two. Windows are a combination of synthetic throughout of varying configurations. Entry set in round arch with stone voussoir. Two windows at garden level. Eight step stone stoop with iron railings.

3 Sprague Pl. – Constructed c.1889 – Three stories on a raised basement – Two bays wide – Side hall row house – Flat roof – Rough-cut sandstone. Projecting wood cornice with wide spaced dentils. Three story boxed bay with panels and twelve-over-one wood sash. One-over-one wood sash on floors two and three over entry. Entry set in round arch with stone voussoir. Non-historic tripartite window at garden level. Eight step stone stoop with iron railings.

4 & 5 Sprague Pl. – Constructed c.1890 - Two stories on a raised basement – Two bays wide - Side hall row houses– Flat roof - Rough-cut sandstone. Dentilled wood cornice with offset pediment parapet. Tripartite oriel

⁵ In addition to being listed as a contributing resource in the Washington Park Historic District, the Benjamin Arnold House was listed individually on the on the National Register in 1982. Based on the parcel layout, the house, fence, and parking lot are listed.

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Washington Park Historic District (Boundary Increase)

Section 7 Page 4

Name of Property

Albany, New York

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window capped with a pediment. 5 Sprague contains a first floor tripartite window and 4 Sprague contains a large double hung. Entries set in round arches with stone voussoir. Paired windows at the garden level. One-over-one wood sash. Eight step stone stoop and iron railing.

Spring Street

Spring Street is located parallel to State Street to the south and Washington Avenue to the north. The one-way street operates in an eastern direction, beginning within the Center Square/ Hudson-Park Historic District at Dove Street, and terminating at Henry Johnson Boulevard.⁶ It is a narrow street that retains the feeling of an urban service road or alley. The portion of Spring Street being added to the Washington Park Historic District begins midblock at 74 and 77 Spring Street, which are those properties located behind those properties previously listed on State Street.⁷ Spring includes smaller scale residences compared to those that face park, many of which are former stables and carriage houses. The street is lined with mature deciduous trees and the sidewalks and curbing are a later installation.

74 Spring St. – Constructed c.1870 – Two story – Three bays wide – Side hall – Flat roof - Wood clapboard. Italianate bracketed cornice and elaborate wood trim frieze. Two-over-two wood sash. Simple window and door wood trim. Entry nearly at grade.

76 Spring St. - Constructed c.1885 – Two story – Three bays wide – Side hall – Flat roof - Composite siding over brick. Wood pediment awning over entry. Scrolling modillions and grills in frieze. Two-over-two wood sash covered by aluminum storms. Short, four step stoop

77 Spring St. – Constructed 1908 - Two story – Three bays wide – Side hall with garage door – Flat roof - Brick with bonded segmental arches above windows & front door. Simple cornice with three grill windows sited in the frieze. One-over-one windows of unknown material. Short, four step stoop. Recent rehabilitation includes new garage door with divided light transoms.

78 Spring St. - Constructed 1838 – Two story – Three bays wide – Side hall – Peaked roof - Brick. Companion building to 80 Spring Street. Six-over six wood sash on the 2nd floor and six-over-one wood windows on the 1st floor. Stone lintels and sills. Entry nearly at grade

79 Spring St. – Constructed 1874 – Two story – Three bays wide – Side hall – Flat roof - Aluminum sided over brick. Simple Italianate cornice. Windows appear to be two-over-two covered by aluminum storms. Entry nearly at grade.

80 Spring St. - Constructed 1838 – Two story – Three bays wide – Side hall – Peaked roof - Painted brick. Companion building to 78 Spring Street. Simple metal cornice. Six-over six wood sash. Stone lintels and sills. Entry nearly at grade.

⁶ Spring Street picks again after several blocks to the west of Washington Park.

⁷ The lower numbered addresses on Spring Street are located in the Center Square/ Hudson-Park Historic District.

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Washington Park Historic District (Boundary Increase)

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Name of Property

Albany, New York

County and State

81 Spring St. – Constructed 1885-90 – Former stable. Two Story - Three bays wide- Side hall with two non-historic garage bays with the entry to the right – Pent roof - Brick. Dentilled corniced. One-over-one non-historic windows set in bonded brick segmental arches windows. Entry nearly at grade. Recently rehabilitated with removable, period inappropriate details.

82 Spring St. – Parking Lot

83 Spring St. – Constructed 1852-54 – Two Story – Irregularly fenestration roughly three bays wide - Side hall – Flat Roof - Brick veneer c.1940. Plain cornice. Six-over-one replacement windows. Windows & doors capped with on end stretcher faced lintels. Short, three step stoop.

87 & 89 Spring St. – Constructed c.1910 – One Story – One bay – Stables/ Garages – Brick. Simple cornices. Large headers support wide entry bays

90 Spring St. - One story, two car garage. Concrete block construction. Cedar shake façade. Not contributing.

92 Spring St. - Parking Lot

95 Spring St. – The Huyck Stable. Constructed 1901 – Two story – Three bays wide with centered stable doors and side hall entry – Flat roof - Brick. Possibly Marcus T. Reynolds designed Renaissance Revival stable. Projecting cornice with scrolled modillions decorated with drop finals. Egg & dart frieze. Secondary projecting modillions over stable doors. Doors set in large brownstone flat arch. Windows set into deep brick roman arches. Six-over-six wood sash. Entry nearly at grade.

99 Spring St. – Constructed c.1895. Two story – Three bays wide – Modified ground floor fenestration c.1910 - Flat roof - Brick. Former stable. Simple projecting cornice. Brick frieze and belt courses. Paired early replacement windows. 2nd floor one-over-one sash set in segmental arches. Modified ground floor includes – front left to right – Metal entry door and transom set beneath a flat lintel, centrally placed former stable entry now filled with brick and paired windows, and third bay contains paired window set below flat lintel. 1st floor windows are six-over-six steel sash. Entry at grade. Now internally connected to 260 Washington Avenue.

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Continuation Sheet**

Washington Park Historic District (Boundary Increase)

Section 8 Page 1

Name of Property

Albany, New York

County and State

Statement of Significance:

The purpose of the Washington Park Historic District (Boundary Increase) is to expand the boundary of the district to include historic buildings that were left out of the 1972 listing. Like many National Register historic districts that were listed in the early years of the program, the boundary of the Washington Park Historic District was drawn conservatively and included only those properties that faced the park. After a more thorough study of the area, this proposal seeks to correct the northern boundary of the historic district by including those properties that developed at the park's northeast points of entry and on Spring Street, a narrow street parallel to the north edge of the district, which includes many of the secondary buildings (former stables and carriage houses) that served the larger residences on State Street. The boundary increase adds 23 contributing buildings and 1 noncontributing garage to the existing district and the additional buildings contribute to the district's significance in the area of architecture.

Additionally absent from the original documentation of the Washington Park Historic District was a detailed building list and the identification of a period of significance. A complete building list of the original Washington Park Historic District will be filed with the National Park Service at the time of this boundary increase report.⁸ The period of significance for Washington Park and its boundary increase begins in 1838, the date of the first building constructed, and concludes in 1914, the date of the last building constructed. A history of Washington Park can be found in the 1972 National Register historic district nomination.

⁸ The building list was completed using funding from the Certified Local Government program.

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Washington Park Historic District (Boundary Increase)

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Name of Property

Albany County, New York

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Bibliography:

Alvarez, Kim. Knox Street Historic District. National Register Nomination. NYSHPO/NPS. 2007

Brooks, Cornelia E. Washington Park Historic District. National Register Nomination. NYSHPO/NPS. 1971

Brown, T. Robins. Center Square/ Hudson-Park Historic District. National Register Nomination. NYSPHO/NPS. 1976

Hartgen Archeological Associates, Inc. "Phase 1a Archeological Literature Review and Preliminary Architectural Assessment: Park South, City of Albany, Albany County, New York – HAA 3659" January 2006

McEneny, Jack. Albany: Capitol City on the Hudson. American Historical Press, Sun Valley, CA. 1981, 2006

Waite, Diana. Albany Architecture. Mount Ida Press, Albany, NY. 1993

Websites:

City of Albany – albanyny.org:

<http://www.albanyny.org/Government/Departments/DevelopmentandPlanning/HistoricResourcesCommission.aspx>

NYS Library Digital Sanborn Collection- <http://www.nysl.nysed.gov/>

<http://dbgateway.nysed.gov/login?url=http://sanborn.umi.com>

Washington Park Conservancy - <http://www.washingtonparkconservancy.org/>

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Washing Park Historic District (Boundary Increase)

Section 10 Page 1

Name of Property

Albany County, New York

County and State

Verbal Boundary Description

The Washington Park Historic District (Boundary Increase) adds two dis-contiguous pieces of land to the listed district. A smaller piece includes five buildings on the east side of Sprague Place, a north-south point of entry to the park off of the northern boundary. The larger portion includes land and buildings on Spring Street, a service road that runs parallel to the northern boundary of the park at the eastside, and on Henry Johnson Boulevard, as north-south point of entry at the northeast boundary of the park.

Boundary Justification

The boundary increase evaluated the entire boundary of the Washington Park Historic District. With the exception of Sprague and Henry Johnson, all properties were either in adjacent historic districts, or in the case of the New Scotland Avenue to the south, historic properties leading into the park have been demolished or have lost architectural integrity. Properties on Sprague and Henry Johnson share a historic context similar to those properties in the existing district and properties on Spring Street often included carriage houses, stables and residences that served the larger residences facing the park.

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Washing Park Historic District (Boundary Increase)

Name of Property

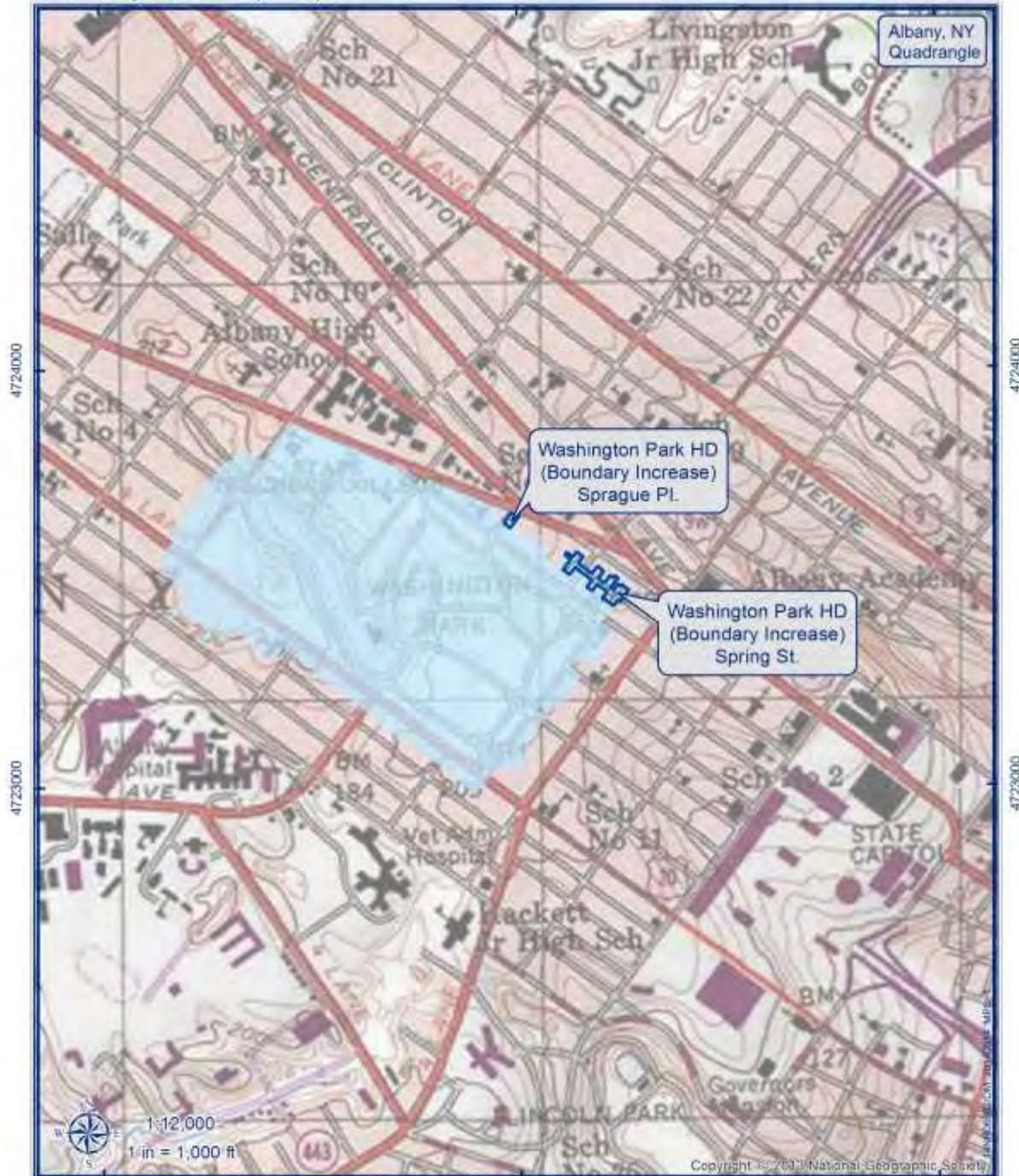
Albany County, New York

County and State

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Washington Park Historic District
Boundary Increase (2014)

City of Albany
Albany Co., NY



1:12,000
1 in = 1,000 ft

Copyright © 2013 National Geographic Society

Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



2014 Boundary Increase
Washington Park HD

Tax Parcel Data:
Albany Co. RPS
albanyny.org/Government



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Washing Park Historic District (Boundary Increase)

Name of Property

Albany County, New York

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Washington Park Historic District
Boundary Increase (2014)

City of Albany
Albany Co., NY



Coordinate System: NAD 1983 UTM Zone 18N
 Projection: Transverse Mercator
 Datum: North American 1983
 Units: Meter

Washington Park HD
 2014 Boundary Increase

Tax Parcel Data,
 Albany Co. RPS
albanyny.org/Government



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Washington Park Historic District (Boundary Increase)

Name of Property

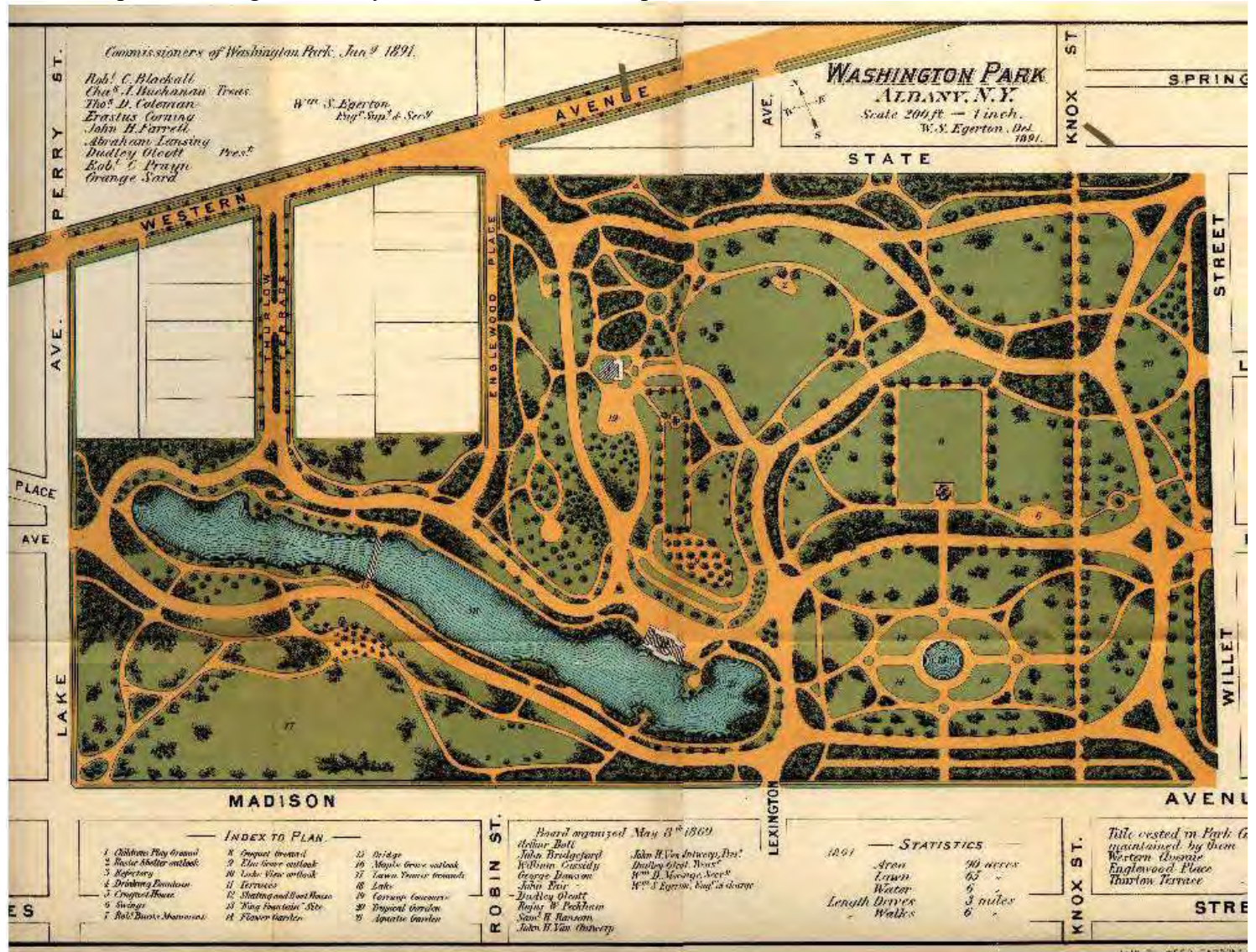
Albany, New York

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Additional Information

1892 - Map of Washington Park by William S. Egerton, Superintendent of Parks



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Washington Park Historic District (Boundary Increase)

Section 11 Page 2

Name of Property

Albany, New York

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Post Card – Date unknown – Soldier’s & Sailors Monument at Henry Johnson point of entry to Washington Park



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Washington Park Historic District (Boundary Increase)

Name of Property

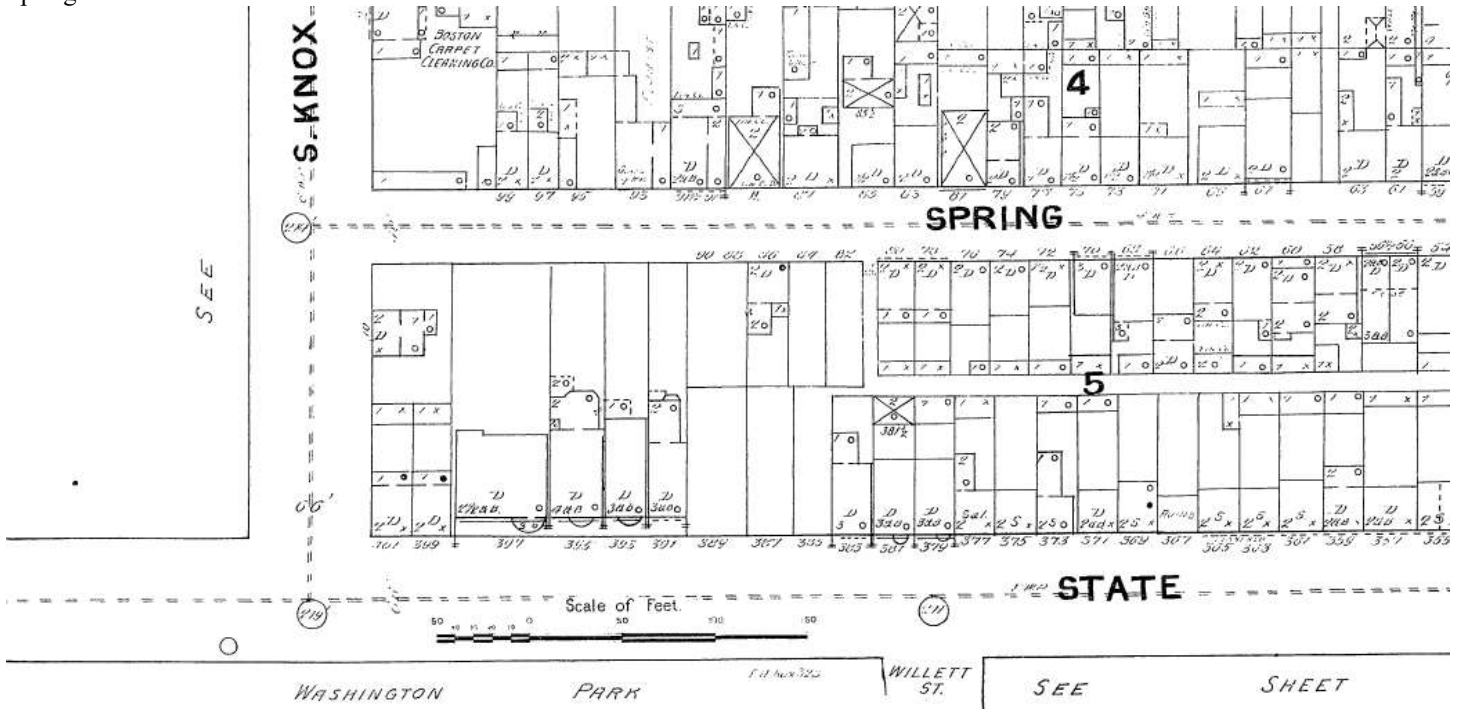
Albany, New York

County and State

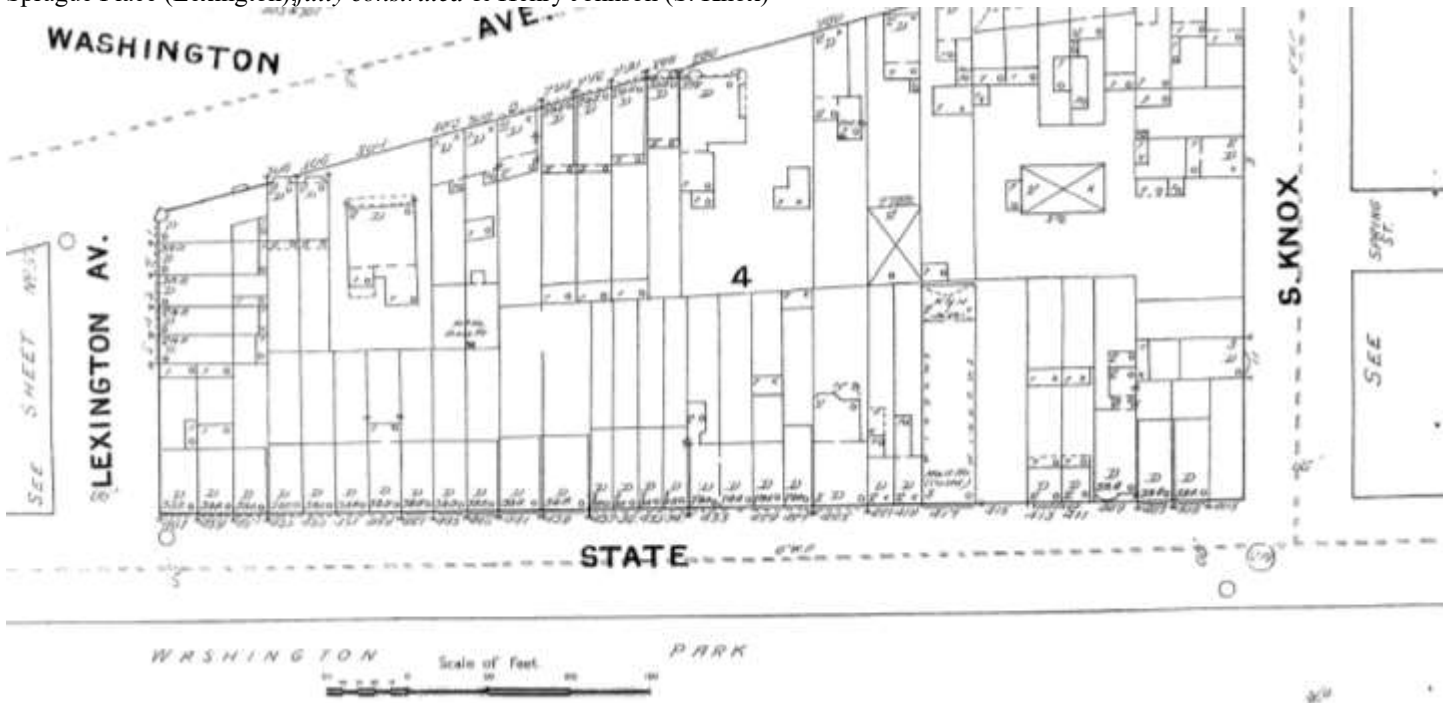
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1892 Sanborn Insurance Map

Spring Street



Sprague Place (Lexington), fully construted & Henry Johnson (S. Knox)



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Washington Park Historic District (Boundary Increase)

Name of Property

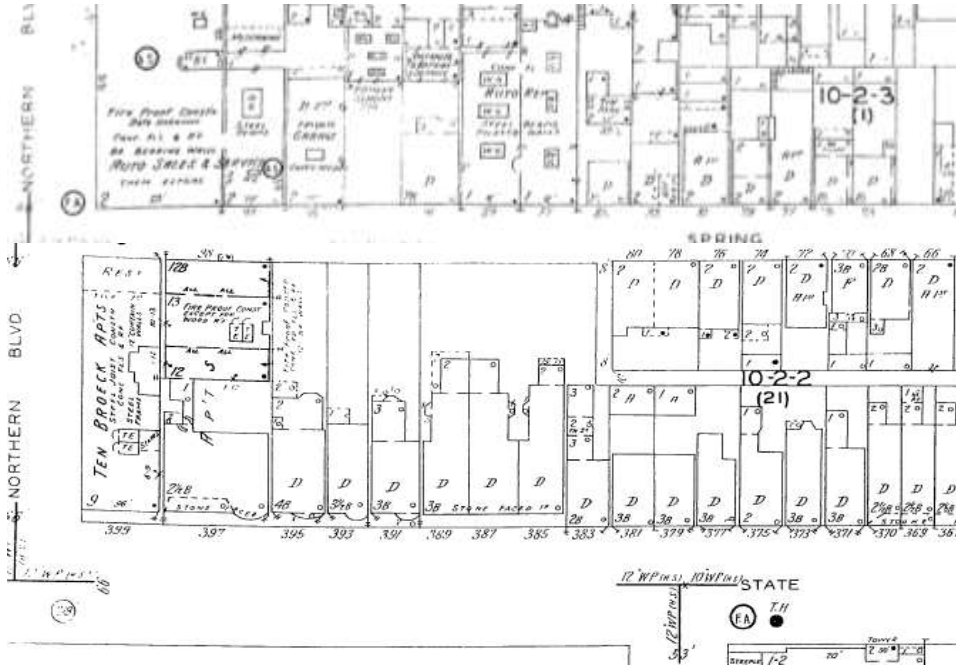
Albany, New York

County and State

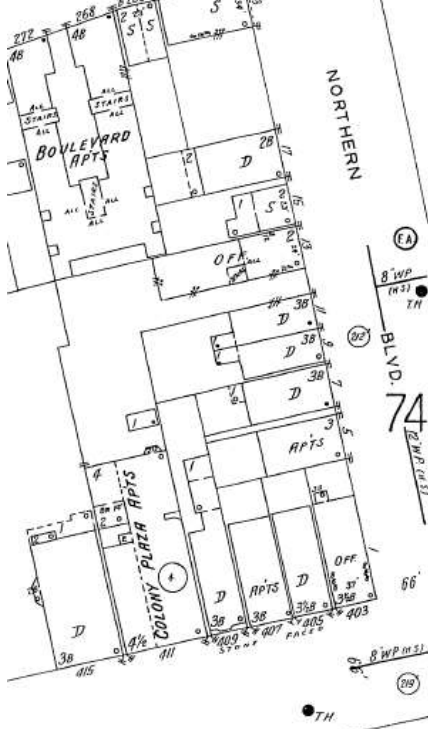
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1934/1935 Sanborn Insurance Map

Spring Street – fully constructed



Henry Johnson (Northern Blvd), fully constructed



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Washington Park Historic District (Boundary Increase)

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Name of Property

Albany, New York

County and State

Photo List

Daniel McEneny, NYSHPO - Summer 2014

- 1 - 79-83 Spring Street (north side)
- 2 - 74-78 Spring Street
- 3 - 78-80 Spring – 1838 residences
- 4 - 87 & 89 Spring Street
- 5 - 95 (Huyck Stable) & 99 Spring Street
- 6 - 5-11 Henry Johnson Boulevard
- 7 - 15 Henry Johnson Boulevard
- 8 - Sprague Place at Washington Avenue
- 9 - 3-5 Sprague Place





74

G





87



NO PARKING
EXCEPT FOR
TRUCKS ONLY





The Cardano House
13 Henry Johnson Boulevard

13 Henry Johnson Boulevard

13 Henry Johnson Boulevard

13 Henry Johnson Boulevard





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Washington Park Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Albany

DATE RECEIVED: 1/09/15 DATE OF PENDING LIST: 2/06/15
DATE OF 16TH DAY: 2/23/15 DATE OF 45TH DAY: 2/24/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000027

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/24/15 DATE

ABSTRACT/SUMMARY COMMENTS:

The Washington Park HD (BI) corrects the boundary of the early 1920s nomination. The area of sign is architecture

RECOM./CRITERIA C

REVIEWER Abernethy DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

JAY HAROLD JAKOVIC
ATTORNEY AND COUNSELOR AT LAW
662 MADISON AVENUE
ALBANY, NEW YORK 12208-3645

TELEPHONE (518) 465-6537
FAX (518) 465-6566
E-MAIL: INLANDABSTRACT@GMAIL.COM

Via Certified Mail – Return Receipt Requested

July 16, 2014

New York State Office of Parks, Recreation
And Historic Preservation
Ruth L. Pierpont, Deputy Commissioner
For Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189
Waterford, NY 12188-0189



Re: 79 Spring Street, Albany, New York
Washington Park Historic District (Boundary Increase)

Dear Ms. Pierpont:

This letter will advise you that the undersigned is the owner of premises Street No. 79 Spring Street which he has been informed is being considered by the State Review Board at its September 11, 2014 meeting.

The undersigned is the owner of said premises having acquired title thereto by Quit Claim Deed dated January 16, 2013 and recorded in the Albany County Clerk's Office in Liber 3057 of Deeds at page 57. A copy of the said deed is attached.

PLEASE TAKE NOTICE that the undersigned hereby objects to the proposed National Register Listing of said premises.

Your letter advises the undersigned that if the property cannot be listed because of owner objection, the State Office of Parks, Recreation and Historic Preservation will submit the nomination to the Keeper of the National Register for a determination of the eligibility for listing. Should the nomination be so submitted, the undersigned hereby requests that this letter and its attachments in full be submitted to the keeper along with the nomination.

Spring Street is Albany's most fashionable Mews. The street began as a neighborhood of German and Irish immigrants that extended as far east as the old capital with an hiatus for the block between Dove and Swan Streets.

The concept of a "Mews" began in London where in Henry VIII's time the royal stables were built on the site of the hawk MEWS at Charing Cross. Over time, as Londoners became more wealthy, they built groups of stables elsewhere around a yard or alley but near their new large homes. Typically, these MEWS contained quarters above as residential areas for coachman, grooms and stable boys. As the means of locomotion adapted to the advent of the automobile, the coaches, coachman, grooms and stable boys gave way to the passenger automobile and chauffeur. Eventually, these MEWS houses were sold off as expenses of a garage and chauffeur increased beyond their owner's incomes. These MEWS houses became trendy artist's lofts and quaint pied-à-terres. According to the attached newspaper article from the *Wall Street Journal* of Friday, July 19, 2013, they are becoming "now amid the boom in private areas of London, developers are transforming MEWS into luxury homes."

The same progression has occurred with MEWS houses in Albany: The immigrant's small houses gave way in the Victorian and Edwardian eras for carriage houses with residential areas above. Then the carriage houses have given way to garages and in turn the garages have given way to artist's lofts and quaint pied-à-terres. Albany is behind London, in physical time as well as cultural time but the progression is in place. These MEWS houses are on a trajectory to be transformed into luxury homes. Historic preservation designation and aesthetic controls (as shown in the attached e-mail written relative to the MEWS house next west) will prevent the stylistic improvements demanded by luxury buyers. Since a new front door, salvaged, period and gilded trim do not meet the preservationist's aesthetic threshold, certainly prohibited will be the "Juliet balconies on the first floor and Mansard roof extensions to give extra living space," to say nothing of "new basement floors...featuring an underground media room, wine cellar and three living rooms and...steam room, roof terrace and music room with original exposed beams." All these will certainly be beyond the pale. While National register designation *per se* may not interfere with a property owner's right to remodel, alter, paint, manage or sell an historic property, local regulation follows hand-in-glove and it is in the local regulation that the controls have their being.

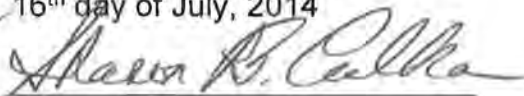
Discriminating high-end buyers and renters demand upscale amenities and will not be content to live like stable boys and grooms since "originally...Mews were very plain in style. Their ground floors had full height doors to allow carriages to be stored within and horse stalls were located beside them. Upstairs were low ceilinged staff bedrooms". If Historic preservation designation and aesthetic controls prohibit improvements by upscale buyers and if they cannot get upscale amenities in the cities, the suburbs will gladly comply. Albany has over 800 vacant buildings and its city budget this year is at a \$16,000,000 deficit. Albany cannot afford to chase away any additional tax base. Historic Preservation designation for Spring Street comes at too expensive a cost both for the neighborhood and for the City.

Thank you for your consideration of this response.

Very truly yours,

Jay Harold Jakovic
JHJ/sbc
Enc.

Sworn to before me this
16th day of July, 2014


Notary Public
State of New York
SHARON B. CALKA
Notary Public, State of New York
Qualified in Albany County
No. 0529298
Commission Expires April 30, 2015

JAY HAROLD JAKOVIC
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662 MADISON AVENUE
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Via Certified Mail – Return Receipt Requested

July 16, 2014

New York State Office of Parks, Recreation
And Historic Preservation
Ruth L. Pierpont, Deputy Commissioner
For Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189
Waterford, NY 12188-0189



Re: 81 Spring Street, Albany, New York
Washington Park Historic District (Boundary Increase)

Dear Ms. Pierpont:

This letter will advise you that the undersigned is the owner of premises Street No. 81 Spring Street which he has been informed is being considered by the State Review Board at its September 11, 2014 meeting.

The undersigned is the owner of said premises having acquired title thereto by Warranty Deed dated December 10, 2012 and recorded in the Albany County Clerk's Office in Liber 3052 of Deeds at page 970. A copy of the said deed is attached.

PLEASE TAKE NOTICE that the undersigned hereby objects to the proposed National Register Listing of said premises.

The attached letter concerning the building is written by an acknowledged expert in the field of Historic Preservation and his conclusion is that my renovations "will not strengthen the case for Spring Street's inclusion in a historic district, as none of the exterior work is in keeping with the standards set forth in Albany's Historic District ordinance or the Secretary of the Interior Standards for Rehabilitation..." He specifies the following serious defects.

1. The second floor plastic windows which were *in situ* when the undersigned purchased the building are not architecturally and historically correct.
2. The new front door and plastic transoms are not in keeping with the historic character of the building.

3. The long term structural viability of the standing seam copperclad pent roof added by the undersigned across the front of the building has questionable long term structural viability. The termination of the plastic dental details on the side will be awkward.

In addition, the undersigned has been advised of further defects in my interior reservations:

4. The white marble gothic revival parlor mantelpiece is inappropriate to the historical use of the building as a coachman's quarters and period inappropriate to the age of the building.
5. None of the trim is original but salvaged period trim has been added which is inappropriate to historical use of the building as a coachman's quarters.
6. The salvaged trim has been duplicated where the quantity was insufficient, rather than a plain board inserted to show the pieces are missing.
7. The salvaged and new gilded ceiling medallions are both inappropriate to the period and to the historical use of the building as a coachman's quarters.
8. The salvaged and new gilded crown molding, pilasters, paneling and columns are inappropriate to the period and to the historical use of the building as a coachman's quarters.

All the above enumerated defects disqualify the building from meeting the required standards to qualify a building for listing on the register and the serious enumerated defects demonstrate conclusively that the property does not possess the integrity of design, materials, workmanship, feeling and association required by the register's criteria. This building does not merit listing.

Thank you for your consideration of this response.

Very truly yours,

Jay Harold Jakovic
JHJ/sbc
Enc.

Sworn to before me this
16th day of July, 2014


Notary Public – State of New York

SHARON B. CALKA
Notary Public, State of New York
Qualified in Albany County
No. 0579298
Commission Expires April 30, 2015



HISTORIC ALBANY FOUNDATION

August 6, 2014

Ruth Pierpont, Deputy Commissioner
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

RE: Washington Park Historic District Expansion, Albany

Dear Ms. Pierpont,

I am writing on the behalf of the Board of Directors and staff of Historic Albany Foundation to voice our strong support for the expansion of Albany's Washington Park Historic District.

Historic Albany believes that these properties should have been listed with the Washington Park Historic District originally and is very much in support for their inclusion now. In 2010, Historic Albany submitted a nomination for the Lower Washington Avenue Historic District which included some of the properties included in the expansion. Though the project was tabled, Historic Albany is happy to see that the Spring Street properties in addition to the Henry Johnson Boulevard and Sprague Place properties finally receive recognition via inclusion in the National Register Historic District.

These historic row houses are clearly tied to the construction of Washington Park as the carriage houses and secondary structures to the grand State Street and Washington Park fronted houses as well as high style homes constructed on the avenues leading into the Park after the Park's construction. Historic Albany is happy that these houses receive their due and that the property owners will, upon listing, be able to take full advantage of the Federal and New York State Rehabilitation Tax Credits.

I strongly urge the New York State Review Board to approve the expansion of the Washington Park Historic District. Thank you for the opportunity to comment on this matter.

Sincerely,

Susan Herlands Holland
Executive Director

CITY OF ALBANY HISTORIC RESOURCES COMMISSION

**c/o Department of Development & Planning
200 Henry Johnson Boulevard
Albany, New York 12210
Telephone (518) 434-5265
Fax (518) 434-5294**

Proposed boundary expansion of the Washington Park Historic District on the NYS and National Registers of Historic Places

At our August 20, 2014, meeting, we, the members of the Historic Resources Commission, voted unanimously to support the proposed expansion of the boundaries of the Washington Park Historic District on the New York State and National Registers of Historic Places to include additional buildings on Henry Johnson Boulevard, Sprague Place, and Spring Street. We agree that these buildings meet the eligibility criteria for listing and that they are linked more to the context of the Washington Park district than to that of any of the surrounding listed or eligible areas.

We discussed the proposed boundary expansion at a public meeting and received no negative comments. No written comments have been submitted.

Historic Resources Commission of the City of Albany



CITY OF ALBANY
OFFICE OF THE MAYOR
24 EAGLE STREET
ALBANY, NEW YORK 12207
TELEPHONE (518) 434-5100



KATHY SHEEHAN
MAYOR

August 29, 2014

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation
NYS Office of Parks, Recreation and Historic Preservation
P.O. Box 189
Waterford, New York 12188-0189

Re: Washington Park Historic District (Boundary Increase)
Henry Johnson Boulevard, Sprague Place, & Spring Street
Albany, Albany County

Dear Deputy Commissioner Pierpont:

Thank you for requesting our input regarding the proposed expansion of the boundaries of the Washington Park Historic District on the New York State and National Registers of Historic Places. As required by the City's status as a Certified Local Government, the Historic Resources Commission discussed this matter at a public meeting and determined that the proposed new boundaries make sense and that they would support the expansion of the district listing on the Registers. The report from the Commission regarding the proposal is enclosed.

I agree with the findings of the Commission members and encourage the State Review Board to look favorably on the expansion of the Washington Park district. We are always happy to see more of Albany's many historic resources receive recognition such as listing on the Registers. Measures such as this help to bolster my efforts and those of Governor Cuomo to increase the appreciation of these precious resources in our city and across the state.

I look forward to continuing to work with your office to further the goals of historic preservation in Albany and throughout New York. Please keep in touch regarding anything we can do, and thank you again for the opportunity to participate in the Register listing process.

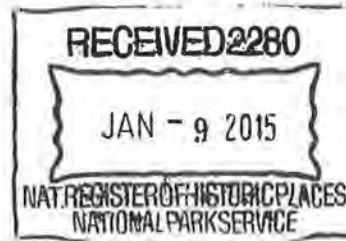
Sincerely,

Kathy M. Sheehan
Mayor, City of Albany



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

26 December 2014

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

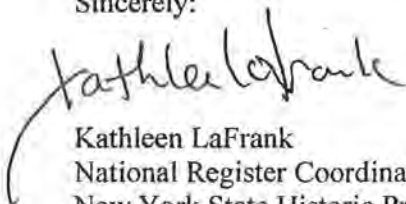
I am pleased to enclose the following five nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Congregation Shaare Zedek of Harlem, New York County
Elmwood, Livingston County
James Bolton House, Steuben County
Potsdam State Normal School Campus, St. Lawrence County
Washington Park Historic District (Boundary Increase), Albany County

Please note that there is an additional submission for the Washington Park Historic District. The original Washington Park Historic District, listed in 1972, did not include a building list. As part of the project to add two small areas to the district, a building list for the original district was prepared according to current standards. The new building list is included on a separate disc because it should be filed with the 1972 district.

Please feel free to call me 518.237.8643 x 3261 if you have any questions.

Sincerely:



Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office