

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: New York	
COUNTY: Albany	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 19 1972



1. NAME

COMMON:
Washington Park Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: *Washington Park and property that face it on Washington Avenue, W. Flat Street, State St. and ...*
See description

CITY OR TOWN: *Albany ... Thurlow Terrace and Englewood Place*
Albany

STATE: New York CODE: 36 COUNTY: Albany CODE: 001

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input checked="" type="checkbox"/> Building <input type="checkbox"/>	Public <input type="checkbox"/> Public Acquisition: <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input type="checkbox"/> In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input checked="" type="checkbox"/>
Object <input type="checkbox"/>	Both <input checked="" type="checkbox"/> Being Considered <input type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	Unrestricted <input type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			
Agricultural <input type="checkbox"/>	Government <input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input checked="" type="checkbox"/>	
Educational <input type="checkbox"/>	Military <input type="checkbox"/> Religious <input checked="" type="checkbox"/>	Medical <input type="checkbox"/>	
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/> Scientific <input type="checkbox"/>		

4. OWNER OF PROPERTY

OWNERS NAME:
Various

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE: New York

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Albany County Courthouse

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE: Albany New York 36

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Park = 90 acres Total = 136

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic Resources of the Hudson

DATE OF SURVEY: 1969 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Hudson River Valley Commission

STREET AND NUMBER:
105 White Plains Road

CITY OR TOWN: STATE: CODE: Tarrytown New York 36

SEE INSTRUCTIONS

STATE: New York
COUNTY: Albany
FOR NPS USE ONLY
ENTRY NUMBER: JUN 19 1972
DATE:

Congressional District # 29
Rep. Sam Stratton

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>	Fair <input checked="" type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input checked="" type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Washington Park Historic District consists of a ninety-acre park in central Albany and all properties that face the park on Madison Ave to the south, Willett Street to the east, State Street to the north and South Lake Avenue to the west. Included in the district are the buildings on Thurlow Terrace and Englewood Place - two streets running north-south off Western Avenue into the northwest corner of the park.

The level eastern section of Washington Park, an old parade ground, is the most formally planned area. In the past, flower gardens and a croquet lawn were maintained here and a tree lined promenade extends from Knox Street to Northern Boulevard.

As the topography becomes more rolling in the central section, curved roads meander through the park. Interspersed in the central and eastern sections are five memorials and statues.

1.) The earliest memorial dating from 1879 is a bust of Dr. James H. Armsby, a co-founder of the Albany Medical College.

2.) "Moses Smiting the Rock," a fountain with sculpture by J. Massey Rhind, was placed in the park by Henry L. King in memory of his father.

3.) The bronze statue of Robert Burns by a local sculptor Charles Calverly with bas reliefs on the pedestal illustrating scenes from Burns's works is located on the old parade ground and was unveiled in 1888.

4.) Marinus Willet, a Revolutionary War hero in the Albany and Mohawk Valley areas is commemorated with a plaque mounted on a boulder.

5.) The Civil War memorial to soldiers of Albany takes the form of a Grecian Altar which is decorated in bas relief with figures of soldiers and figures symbolic of "Victory", "Peace" and "Nation".

A 1600' x 136' lake dominates the hilly southwestern corner of the park. A decorative yellow brick lakehouse (see photograph) built in 1929 overlooks the lake. Its Spanish features include a ceramic tile roof, glazed tiles inset in the exterior walls and a veranda. An iron arch foot bridge spans a narrow portion of the lake.

On a bluff north of the lake are two exceptionally fine residential streets - Thurlow Terrace and Englewood Place. Both are integrally related to the park and show as part of the master plan in 1891. Thurlow Terrace is a boulevard with four residences now owned by the State University of New York. Two imposing Victorian residences and two elaborate carriage houses that once served mansions, now demolished, are located on Englewood Place facing west onto the park (see photograph of Old Pruyn Carriage house).



SEE INSTRUCTIONS

SEE CONTINUATION SHEET

**NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet)

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JUN 19 1972	

(Number all entries)

SECTION 7 DESCRIPTION CONTINUED

Over sixty townhouses on State Street overlook the north edge of the park. The buildings are brick or brownstone, usually three stories, with fine details: iron railings, decorative tiles, terra cotta and stone relief work. The southern exposure these houses enjoy has always made this side of the park highly desirable. Many houses are architect-designed, the most notable being Richardson's "Sard House" at #397 State Street (see photo) and Stanford White's #465 State Street presently the Chancery.

Approximately thirty-three buildings on Willett Street face the eastern edge of the park. The First Presbyterian Church (see photo) on the corner of State and Willett was built in 1883 and has an early twentieth century addition. With the exception of the church, Willett Street is entirely residential. In the block between Hudson Street and Madison Avenue, two larger apartment buildings stand where the earlier townhouses were destroyed by fire in 1906.

Approximately 90 structures line Madison Avenue facing the park on the south. The appearance of this street is divided in half at Robin Street. East of Robin Street are three blocks of late Nineteenth Century rowhouses, and west of Robin Street beginning with the Albany Medical Center building, formerly the Academy of Holy Names, is a long block of detached houses many of which are now used as doctor's offices.

The corner of South Lake and Madison Avenues is distinguished by two pairs of outstanding late Nineteenth Century residences. Twenty-three rowhouses, one modern apartment building and a converted carriage house face the park from South Lake Avenue.

As a whole, the architecture surrounding the park is varied in detail yet homogeneous in proportion, materials, use, and period with virtually no mid-Twentieth Century intrusions.



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(Continuation Sheet)

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APPENDIX TO SECTION 7 DESCRIPTION

Buildings in Washington Park Historic District

South Lake Avenue

No's. 89, 87, 85, 83, 81, 79, 75, 73, 71, 69, 67, 65, 63, 61, 59, 57, 55, 47, 45, 43, 41, 39, 37, 22.

Madison Avenue

No's. 721, 725, 718, 714, 710, 706, 702, 698, 694, 692, 690, 688, 684, 680, 678, 674, 668, 666, 662, 654, 644, 634, 628, 620, 618, 616, 614, 612, 610, 608, 606, 604, 602, 600, 598, 594, 592, 590, 588, 586, 584, 582, 580, 578, 576, 574, 572, 570, 568, 566, 564, 562, 560, 558, 552, 550, 548, 546, 544, 542, 540, 536, 534, 532, 530, 528, 524, 522, 520, 518, 516, 514, 512, 510, 508, 506, 504, 502, 500, 498, 496, 494, 492, 490, 488, 486, 484, 482, 480, 478, 476, 474, 472, 470, 468, 466, 464, 462, 469.

State Street

No's. 375, 377, 379, 381, 383, 385-9, 391, 393, 395, 397, 399, #1 North Boulevard, #405, 407, 409, 411, 415, 423, 425, 427, 429, 433, 434, 435, 436, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 465, 469, 471, 473, 475, 479, 483, 485, 487, 489, 491, 495, 497, 499, 501, 503.

Willett Street

First Presbyterian Church (corner Willett and State), No's. 18, 20, 22, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 54, 58, 60, 62, 64, 64 1/2, 66, 68, 70, 72, 74-5, 78, 80, 84-92, 100, 102, 104.

Thurlow Terrace

No's. 7, 8, 9, 10.

Englewood Place

No's. 1, 2, 5, 7.

Western Avenue

No. 76.



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal	Education	<input type="checkbox"/>	Political	<input type="checkbox"/>	Urban Planning	<input checked="" type="checkbox"/>
Prehistoric	Engineering	<input type="checkbox"/>	Religion/Phi-	<input type="checkbox"/>	Other (Specify)	<input checked="" type="checkbox"/>
Historic	Industry	<input type="checkbox"/>	losophy	<input type="checkbox"/>	Architecture	
Agriculture	Invention	<input type="checkbox"/>	Science	<input type="checkbox"/>		
Art	Landscape	<input type="checkbox"/>	Sculpture	<input checked="" type="checkbox"/>		
Commerce	Architecture	<input checked="" type="checkbox"/>	Social/Human-	<input type="checkbox"/>		
Communications	Literature	<input type="checkbox"/>	itarian	<input type="checkbox"/>		
Conservation	Military	<input checked="" type="checkbox"/>	Theater	<input type="checkbox"/>		
	Music	<input type="checkbox"/>	Transportation	<input type="checkbox"/>		

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

Washington Park "...is the gymnasium and breathing place of the city," remarked an Albany chronicler in the 1880's who also noted, "It is surrounded more and more every year by handsome residences owned and occupied by some of Albany's best citizens".

With the urban crush of the mid-Twentieth Century, the open space and human scale of the Washington Park area is perhaps more important than ever before to the city and its inhabitants. Today the park is acclaimed as "a foremost example of the Nineteenth Century municipal garden still intact" and combined with the continuous facades of Nineteenth Century townhouses fronting the park on all sides, the district as a whole comprises probably "Albany's finest remaining urban environmental asset."²

Although the park itself is only just over 100 years old, most of it is located on land designated for public purposes since 1686 when the city was first chartered during the reign of James II.

Albany's early development clustered down along the Hudson River and in the first decade of the Nineteenth Century, the future Washington Park was in the midst of scattered farmhouses. Within the present park boundaries were the city powder house (1802), the city burial ground (1800), and the Middle Public Square (dedicated in 1806) which was located between Madison Avenue and State Street from Willett to Knox Streets. The public square was renamed Washington Square in 1809 and later Washington Parade Ground.

¹As cited in Morris Gerber, Old Albany. Vol III. , Albany: 1971, p. 91.

²John I. Mesick, "Survey of Historic District on Madison Avenue from Delaware Avenue to South Lake Avenue" February 2, 1972.

SEE CONTINUATION SHEET

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

SEE CONTINUATION SHEET



10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE				
CORNER	LATITUDE				LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	42°	39'	39"	73°	46'	42"			
NE	42°	39'	39"	73°	45'	57"			
SE	42°	39'	10"	73°	45'	57"			
SW	42°	39'	10"	73°	46'	42"			

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Cornelia E. Brooke, Research Assistant

ORGANIZATION: New York State Historic Trust DATE: May 1972

STREET AND NUMBER: Building #2, State Campus

CITY OR TOWN: Albany STATE: New York CODE: 36

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name [Signature]

Title Chairman, NYS Historic Trust

Date 3 2 1972

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
Chief, Office of Archeology and Historic Preservation

Date 6/19/72

ATTEST: [Signature]
Keeper of The National Register

Date _____

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

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STATE		New York
COUNTY		Albany
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SECTION 8 SIGNIFICANCE CONTINUED (1)

The parade ground was originally used as a drill field, but in the second quarter of the Nineteenth Century in spite of protests from the military faction it was often the scene of county fairs in the summer and skating parties on a flooded portion in the winter.

The need for a city park in Albany was evident, but for years the location and details of the park were debated. Finally in 1869 supporters of a scheme to amalgamate the burial ground, the powderhouse grounds and the parade ground secured the passage of a state law allowing for a public park. Several months before, the determined and confident supporters of the park hired Frederick Law Olmsted to make a consultation report. Olmsted, at that time, was establishing his reputation as America's foremost landscape architect with his work with Vaux on Central Park in New York City.

Work on the park began in July 1870 and its development took twenty years of piecemeal acquisition of private land bordering the public property which was the basis of the park. The finished product clearly shows the inspiration if not the actual direction of Frederick Olmsted. The plans adopted by the park's Board of Commissioners were prepared by Bogart and Cuyler, engineers who had worked with Olmsted on Prospect Park in Brooklyn the year before. Like Central Park in New York City, Washington Park combines purely natural scenery in the rolling meadows and lake at the western end with more formal spaces for specific games and activities - croquet lawns, swings, flower gardens and promenades, at the eastern end. Curving roads for through traffic are kept separate from pedestrian paths and depressed below eye level to prevent obstructing the natural vistas.

As the park neared completion throughout the 1870's the residential streets fronting on it became increasingly fashionable. During the eighties and nineties fine brick and brownstone townhouses replaced smaller wooden structures. The most favored location was State Street where houses by nationally known architects, H. H. Richardson and Stanford White as well as prominent local architects became the homes of Albany's bank presidents, industrialists, railroad executives and politicians. The townhouses along State, Willett Streets and lower Madison Avenue were followed by early twentieth century detached houses on upper Madison Avenue, South Lake Avenue, Thurlow Terrace and Englewood Place surrounding the western end of the park, the last section to be completed. The most imposing mansions with elaborate carriage houses behind were built on Thurlow Terrace and Englewood Place.

Today the park is no longer meticulously maintained, many houses are divided into apartments and doctor's offices, a few of the huge houses on Thurlow Terrace and Englewood Place are gone and one or two mid-twentieth century facades break the building line, but the overwhelming basic unity, the solidarity of character and texture of the architecture, and the brilliant subtleties of landscape design make Washington Park Area an outstanding historic environment.

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INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
New York	
COUNTY	
Albany	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUN 19 1972	

(Number all entries)

SECTION 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Fabos, Milde, Weinmayr. Frederick Law Olmsted, Sr. Founder of Landscape Architecture in America. University of Massachusetts Press, 1968.

Gerber, Morris. Old Albany. Vol. III. Albany, 1971.

Mesick, John I. "Survey of Historic District on Madison Avenue from Delaware Avenue to South Lake Avenue." February 2, 1972.

Minutes of the Albany Common Council.

Olmsted, Frederick Law, Jr. ed. Frederick Law Olmsted, Landscape Architect 1822-1903. Vol. I. New York. G. P. Putnam's Sons, 1922.

Proceedings of the Board of Commissioners of the Washington Park of the City of Albany.





Willet Street front (west) facades
April 1972
Neg. filed at N.Y.S. Hist. Trust

NPS Number

June 19, 1972

Title:

Washington Park Historic District

Loc.

Albany County, N.Y.

Front (west) facades of houses at

part of Willett Street as seen

from the park.

PROPERTY OF THE NATIONAL REGISTER



Washington Park Historic District
Front (north) facades of houses at western end of Madison Ave.
Reg. filed at N.Y.S. H.T.
March 1972

NPS Number

June 19, 1972

Title:

Washington Park Historic District

Loc.

Albany County, NY
Front (North) facades of houses at
Western end of Madison Avenue

18

PROPERTY OF THE NATIONAL REGISTER



NPS Number

June 19, 1972

Title:

Washington Park Historic District

Loc.

Albany County, N.Y.
View looking north-west
up State Street

return to
PROPERTY OF THE NATIONAL REGISTER



Sard House #397 State Street, Albany
Washington Park Historic District
April 1972

Neg. at N. Y. State Historic Trust

NPS Number June 19, 1972

Title: Washington Park Historic District

Loc. Albany County, N.Y.

Front (south) facade of

Sard House #397 State Street

38

PROPERTY OF THE NATIONAL REGISTER



Washington Park Historic District
South facade of Lake house in Washington Park
Neg filed at N. Y. S. Hist. Trust
April 1972

NPS Number

June 19, 1972

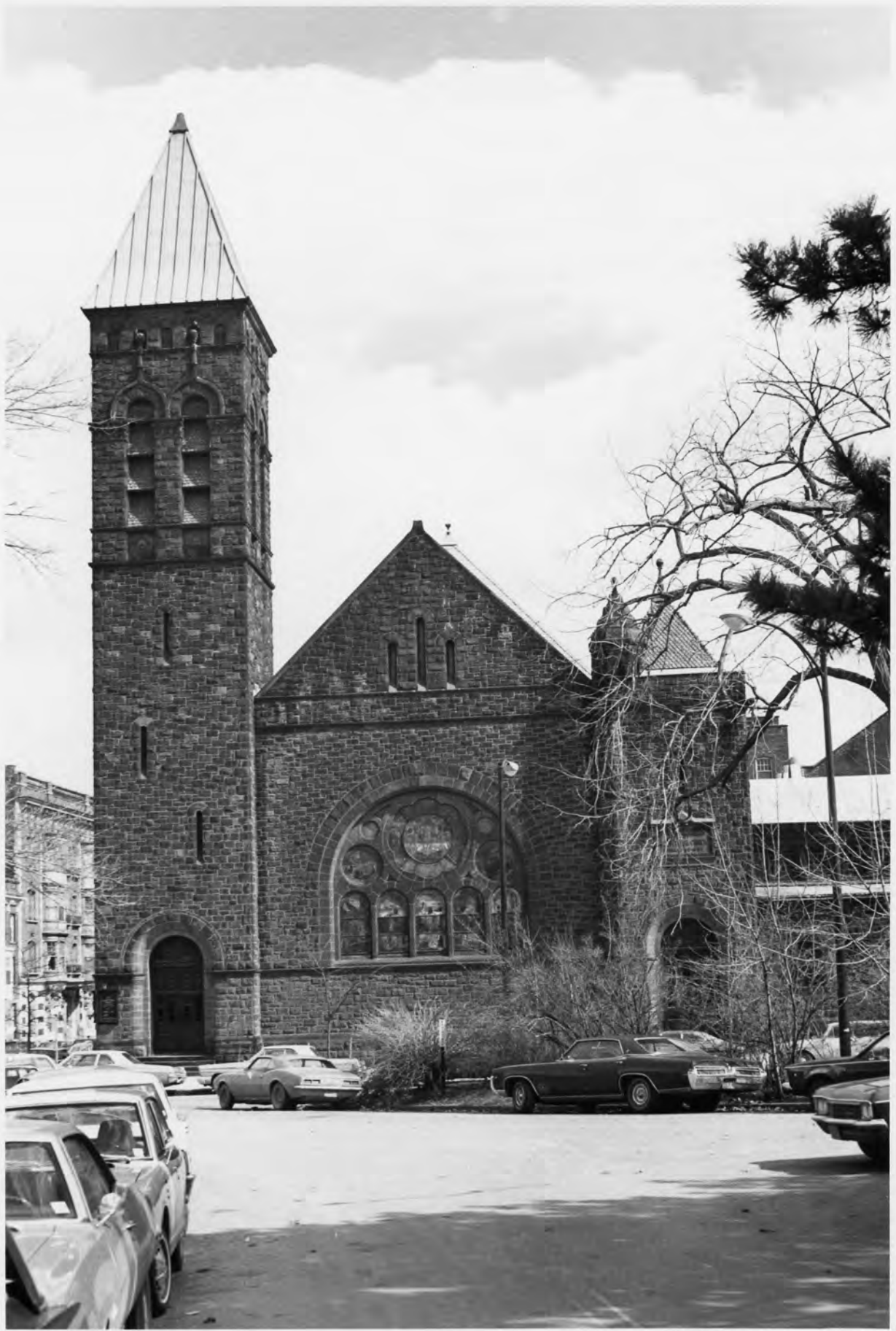
Title:

Washington Park Historic District

Loc.

Albany County N.Y.
South facade of Lake
house in Washington Park

PROPERTY OF THE NATIONAL REGISTER



S Number June 19, 1972

Title: Washington Park Historic District

Loc. Albany County, N.Y.

Front West Facade of First Presbyterian Church at corner of State and Willitt Streets.

Washington Park Historic District
Front West Facade of First Presbyterian Church at the corner of
Willitt and State Streets.
March 1972
Negative held at New York State Historic Trust

PROPERTY OF THE NATIONAL REGISTER



PS Number June 19, 1972

Title: Washington Park Historic District

Loc. Albany County, N.Y.

Front (east) facade of #7 Englewood

Place former Carriage House of

Prueyn House

21

PROPERTY OF THE NATIONAL REGISTER

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE New York	
COUNTY Albany	
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ENTRY NUMBER	DATE
	JUN 19 1972

SEE INSTRUCTIONS

1. NAME

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AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:

Albany

STATE:

New York

CODE

36

COUNTY:

Albany

CODE

001

3. MAP REFERENCE

SOURCE:

U.S.G.S. 7.5 minute series Albany, New York Quadrangle

SCALE:

1:24000

DATE:

1953

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

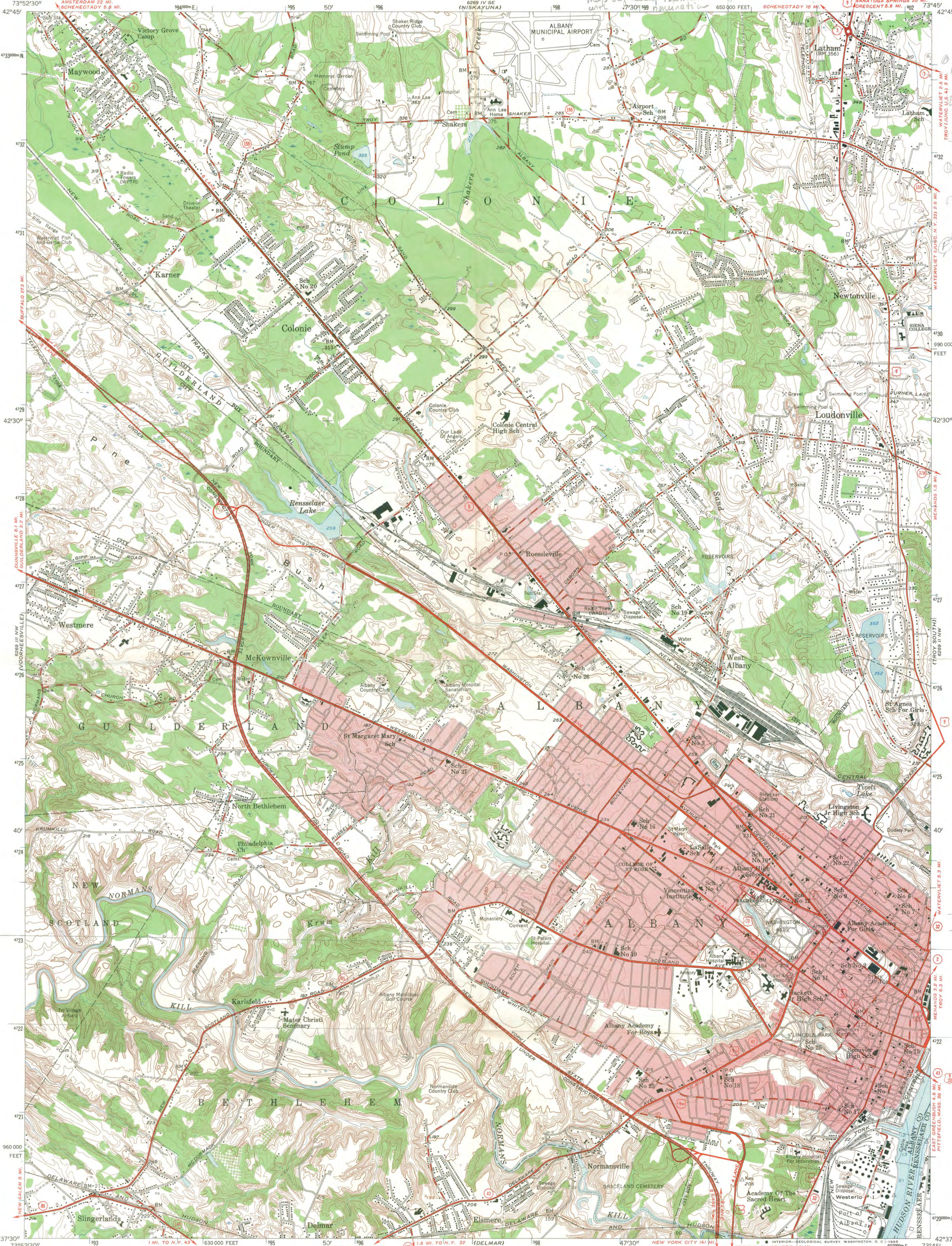
P140009211



=VOID=
per telephone instructions
by Austin O'Brien, SHPO staff
10/1/79. See notes on USGS
map originally submitted
with 7/30/99 nomination

ALBANY QUADRANGLE
NEW YORK
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE 1/4 ALBANY 15' QUADRANGLE
BARA TOSIA SPININGS 25 MI.
CRESCENT 5.6 MI. 102

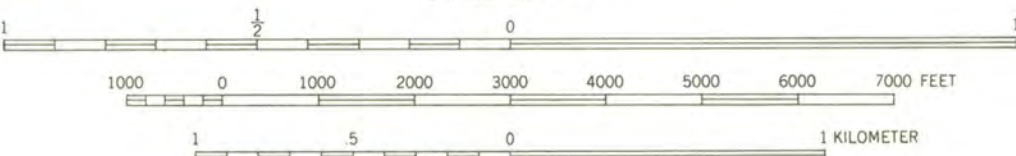
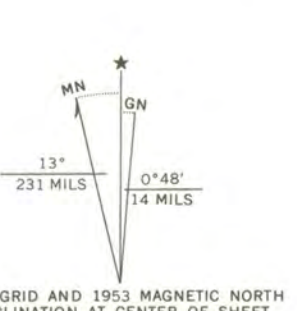
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



UTM PCF km
3 26 76
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4723620
18/601200
4723180
18/600980
4722740
18/600100
4723330
18/600340
4723620
18/600480
4723520

It does not
conform with 7

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by stereophotogrammetric
methods. Aerial photographs taken 1952. Field check 1953
Hydrography from USC&GS chart 284 dated 1942
Polyconic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system,
east zone
Red tint indicates areas in which only
landmark buildings are shown
Unchecked elevations are shown in brown
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS 4.4 FEET



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U. S. Route ——— State Route ———

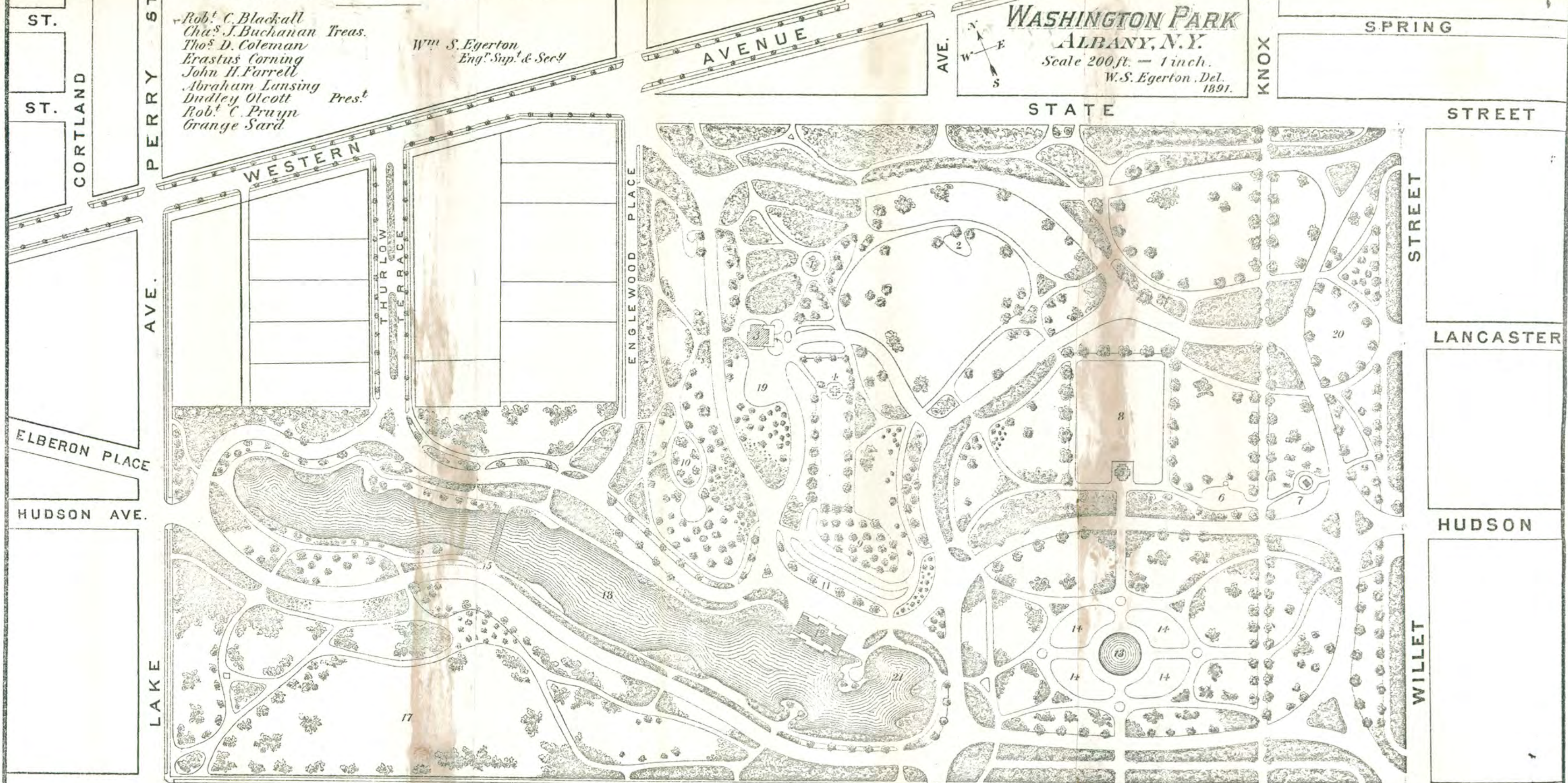
ALBANY, N.Y.
NE 1/4 ALBANY 15' QUADRANGLE
N 42°37'50" - W 73°45'17.5"
1953
AMS 6269 III NE—SERIES V821

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Rob^t C. Blackall
 Chas^s J. Buchanan Treas.
 Tho^s D. Coleman
 Erastus Corning
 John H. Farrell
 Abraham Lansing
 Dudley Olcott
 Rob^t C. Pruyn
 Grange Sard
 Pres^t

W^m S. Egerton
 Eng^r. Sup^t & Sec^y

WASHINGTON PARK
 ALBANY, N.Y.
 Scale 200 ft. = 1 inch.
 W.S. Egerton, Del.
 1891.



- INDEX TO PLAN. —
- | | | |
|-----------------------------------|---------------------------|------------------------|
| 1 Childrens Play Ground | 8 Croquet Ground | 15 Bridge |
| 2 Rustic Shelter outlook | 9 Elm Grove outlook | 16 Maple Grove outlook |
| 3 Refectory | 10 Lake View outlook | 17 Lawn Tennis Grounds |
| 4 Drinking Fountain | 11 Terraces | 18 Lake |
| 5 Croquet House | 12 Skating and Boat House | 19 Carriage Concourse |
| 6 Swings | 13 "King Fountain" Site | 20 Tropical Garden |
| 7 Rob ^t Burns Monument | 14 Flower Garden | 21 Aquatic Garden |

Board organized May 8th 1869.

Arthur Bolt	John H. Van Cutwerp, Pres ^t
John Bridgeford	Dudley Olcott, Treas ^t
William Cassidy	W ^m D. Morange, Sec ^y
George Dawson	W ^m S. Egerton, Eng ^r in charge
John Fair	
Dudley Olcott	
Rufus W. Peckham	
Sam ^l H. Ransom	

1891 — STATISTICS. —

Area	90 acres
Lawn	65 "
Water	6 "
Length Drives	3 miles
" Walks	6 "

Title vested in Park Commission and maintained by them

Western Avenue
 Englewood Place
 Thurlow Terrace

YATES

ROBIN ST.

LEXINGTON

KNOX ST.

STREET

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

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Albany

STATE:

New York

CODE

36

COUNTY:

Albany

CODE

001

3. MAP REFERENCE

SOURCE:

Washington Park, Albany, New York by William S. Egerton

SCALE:

200' = 1"

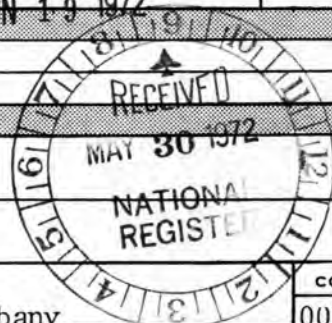
DATE:

1891

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.



National Register of Historic Places

Note to the record

Additional Documentation: 2015

United States Department of the Interior
National Park Service

Washington Park Historic District

National Register of Historic Places

Albany, NY

Continuation Sheet

Section number 11 Page 1

Washington Park Historic District (National Register Listed 1972): Resource List

Summary – The following resource list updates and replaces information provided in the 1972 Washington Park Historic District nomination. At the time of the district’s listing, the nomination only noted building addresses and provided a map for the purposes of establishing the district’s boundary. Additionally, the documentation neglected to note individual features found within the park. In 2014, the New York State Historic Preservation Office and the Historic Albany Foundation (HAF) undertook the process of expanding the boundary of the Washington Park Historic District to include twenty three contiguous historic properties that were not evaluated at the time of the 1972 designation. The nomination for the district’s boundary increase necessitated an evaluation of the existing district and its documentation. With the exception of the loss of two historic row houses on Madison Avenue to fire and a subsequent destabilization, the contributing properties from the 1972 district listing are extant and remarkably intact. The preparation of the new resource list was funded through the Certified Local Government Program and completed by HAF. The foundation is a private, not-for-profit membership organization established in 1974 with the mission of promoting the heritage and architecture of New York’s capital city.

Contributing	Noncontributing	
207	2	buildings
1		sites
1		structures
5	1	objects
214	3	TOTAL

Park Features:

The following descriptions for the park’s features are sourced and in some cases mined directly from Albany Architecture, edited by Diane S. Waite, published 1993, Mount Ida Press., and the Washington Park Conservancy records. There are five objects in the form of monuments and statues, one bridge, one building and the designed landscape that contribute to the park. For the purposes of creating this resource list, park furniture, lighting, fencing, and playgrounds were not counted.

Washington Park Lake House (1929)

The 1929 lake house replaced a 1876 stick style building which served the same function. The current lake house is the design of J. Russell White and is in the Spanish Revival style. Located adjacent to New Scotland Avenue point of entry on the lake, the building is constructed of buff-colored brick and trimmed in Guastavino polychrome tile. A central Spanish tiled roof is crossed by two lower hipped roofs. Two towers – one large and one small – are located to the north. An arcade is located on the waterside and small and highly decorated recessed stage faces the interior of the park.

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Solider and Sailors Monument (1912)

Sited at the head of the Henry Johnson Boulevard, this grand Civil War memorial was unveiled on October 5, 1912. Behind the large bronze figure with arms laden with palm branches is a procession of more than sixty life-sized figures carved in marble low relief. The monument is the work of Hermon Atkins MacNeil, who is best known as medalist and the designer of the Standing Liberty quarter dollar in 1916.

Armsby Memorial (1879)

Located near the Lancaster Street extension into the park, the Memorial is in memory of James H. Armsby MD, cofounder of Albany Medical College and Hospital. The Memorial is a bronze bust set atop a granite column. It was sculpted by Erastus Dow Palmer and was cast in Paris. The memorial was knocked down by a car around Christmas 1967 and reassembled by Parks Department staff.

Robert Burns Statue (1888)

Located on the park's Parade Grounds, the Robert Burns Statue pays tribute to famed Scottish bard Robert Burns. A depiction of Burns is cast in bronze and sits atop a granite plinth. Unveiled September 30, 1888, four tablets: Tam O'Shanter, Auld Lang Syne, The Poet Ploughman and Daisy, and the Cotter's Saturday Night were added April 1891. The design is by George H. Boughton and the sculpture by Charles Calverley, both local artists. The Albany Saint Andrews Society cleaned the statue in August 1978, and in 1999 it was cleaned and waxed again by the same Group. The Parks Department repaired the walk around the monument in 1999.

King Memorial - Moses Smiting the Rock (1893)

Sited between New Scotland Avenue and Knox street on the south side of the park, The King Memorial consists of five hollow bronze statues sited atop rocks that create the illusion of a mountain top. The King Memorial depicts Moses ready to strike the rock of Horeb, and the people of Israel reaching for the water. Each of the four lower statues symbolizes a different stage of life. The mother with her two children is "childhood;" the maiden with the water urn is "Youth;" the man with the sword is "Manhood;" and the old man leaning on his staff is "Old Age." The artist, J. Massy Rhind, was born in Scotland and had immigrated to New York shortly before being selected to make the fountain. The Memorial is surrounded by landscape walkways that encircle and branch off of site.

Footbridge (1875)

Sited over the park's lake toward the northwest, the footbridge is the oldest feature remaining from the early period of park's construction. The iron structure was installed in 1875, two years after the lake was created. The iron trusses span the width of the lake and are supported by granite columns at each end. The bridge was fabricated by T.J. Sullivan, a local brass and iron founder.

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Sergeant Henry Johnson Monument (1991)

The park's most recent installation is a granite base with a bronze bust of Sergeant Henry Johnson, a noted African American World War I veteran and Albanian. Due to the monument's age, it does not currently contribute to historic context of the park.

Colonel Marinus Willet Memorial (1907)

A large boulder with a plaque dedicated to Col. Marinus Willet, 48th mayor of New York City is sited at the northeast corner of the park. It was moved within the park to current location after being struck by several cars through its history.

Buildings Lining Washington Park:

10 Willett Street:

SE/corner of Willett and State Street:

The First Presbyterian Church 1882-1884: Romanesque Revival style. Building is made with Longmeadow sandstone; has a solid wall of with stained glass windows, five arched panels and three medallions. Three sets of Tiffany Windows were installed from 1915 – 1936. Church wraps on State and Willett Streets.

18 Willett Street: (c1886)

Detached two and a half-story, two bay brick side-hall plan row-house, with a raised rusticated stone basement. Basement, 1st and 2nd floor are formed by a tripartite bay configuration. Windows are trimmed with stone lintels and sills. Entry is framed with a flat stone header and wooden double doors. Two gable dormers on the third floor have decorated finials. Slate roof.

20 Willett Street: (c1879)

Semi-attached two and a half-story, two bay row-house, constructed of brick with a brick basement. Basement, 1st and 2nd floor are formed by a tripartite bay configuration. Windows trimmed with brick and stone voussoirs. Entry is framed with a stone simple entablature and brick and stone pediment. Slate mansard patterned roof has two gabled dormers and crests along roof line above.

22 Willett Street: (c1872)

Attached three and a half-story, three bay, Italianate brick row-house, with painted stone basement.

Two-story wood bay windows frame the ornate painted wooden entry. The double-hung windows are surrounded by painted metal lintels and sills.

26 Willett Street: (c 1892)

Attached two and a half-story, four bay row-house of rusticated brownstone with an off-center turret and rounded stone, arched entry. Turret is two and a half-story with curved windows present in conical roof. Porte-cochère entry leads to the backyard with a one-story, two-door parking structure;

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Mansard roof with patterned slate has two hipped windows.

28 Willett Street: (c 1892)

Semi-attached two and a half-story, two bay row-house with rustic stone basement. Romanesque design with two symmetrical arches has a centered bay window on the second floor and a balcony on the third floor. Third floor has a three-part, arched Palladian window with polished stone columns. The patterned slate roof has a center gable.

30 Willett Street: (c 1881)

Attached three and a half-story, two bay row-house is, pressed brick with bluestone trim, terracotta resets. Tripartite window and a balcony with iron railings opens on the second floor. Single bay pedimented front gabled roof has centered double hung windows. Entry is framed with polished stone columns. Windows are framed with banded stone lintels and stone columns.

32 Willett Street: (c 1899)

Attached three-story, three bay Classical Revival row-house of buff Roman bricks .with the first floor tripartite window lined with marble voussoirs, marble keystone and an arched marble entry. Second and third floors have three double-hung windows on each floor with stone lintels. Stone balustrade. Ornate stone entablature and the stone belt course are unique details of building.

34 Willett Street (c.1910)

Semi-attached three-story, five bay brick row-house with pressed stone basement. Center entry framed with simple stone entablature. One-story oriel window located above entry. Six-over-one wood windows are arches have brick voussoirs and stone keystone. Brick pilasters at corners.

36 Willett Street (1875)

Semi-attached two and a half-story brick, corner of Willett Street and Lancaster Street fronting on Lancaster.. Willett Street elevation : Side elevation consists of a arched tripartite window on the first floor below a tripartite oriel window with a mansard slate roof . First floor also has a flush four- part window with stained glass transom. The windows are have brick voussoirs and stone sills. Stone belt course separates the basement and first floor; a brick-belt course separates first and second floors. Patterned slate roof has two gabled dormer windows with a Queen Anne-style brick chimney. Lancaster Street elevation: marked with a brick arched entry and a one-story wooden bay window which spans entire elevation with arched window opening and single bay front gable intersecting with the mansard roof line.

38 Willett Street (c 1877)

Semi-attached two and a half-story brick and bluestone row-house corner of Willett Street and Lancaster Street, fronts on Willett. Willett Street elevation: Brick and bluestone arched entry surrounds wooden double door entries. Brick arches and stone sills surround windows. Belt courses demarcated in bluestone and brick turned 45 degrees. Front gabled roof with finial at tip and

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vergeboard has patterned wood shingles and a row of ribbon windows. The Lancaster Street elevation: all architectural features constructed of wood-- a two story bay window with gable and vergeboard ; curved corner enclosed porch with leaded windows and pilasters.

40 Willett Street: (c 1877-1883)

Queen Anne-style attached three and a half story, two bay row-house. Two-story bay window with mansard in south bay. Basement, first and second floors are formed by a tripartite window configuration; third floor tripartite windows are flush. The door has brick and stone arch with front gable. Red slate mansard with wide three window ornate central gabled dormer.

42 Willett Street: (c 1877-1883)

Queen Anne-style attached three and a half story, two bay row-house. Two-story bay window with mansard in south bay. Basement, first and second floors are formed by a tripartite window configuration; third floor tripartite windows are flush. The door has brick and stone arch with front gable. Red slate mansard with two gabled dormers.

44 Willett Street : (c 1879)

Attached four- story, three bay brick row-house with stone foundation has a grade level entry, first floor stone pediment entry to a small balcony with iron railings above the entrance. Has three-ribboned twelve-over-one double hung wood windows below a three-bay rounded oriel window with copper roof and copper base. Top floor has three centered stone Richardsonian Romanesque arched windows with transoms and stone pilasters.

46 Willett Street: (c1879)

Queen Anne-style attached three and a half story, two bay row-house. Two-story bay window with mansard in south bay. Basement, first and second floors are formed by a tripartite window configuration. The door has brick and stone arch with brick and stone balcony above.. Red slate mansard with two gabled dormers. First floor windows are trimmed with brick voussoirs, highlighted with stone keystones. Windows on the fourth story are double hung with stone lintels and sills.

48 Willett Street: (c 1878)

Attached three and a half-story, single bay row-house of limestone stone. The first story has inlaid wood windows with transom lights surrounded by stone classical pilasters. Second story five bay semi-hexagonal bay window has a copper standing seam roof and base. Third floor has three-ribboned, double-hung wood windows separated by pilasters. Roof is a metal standing seam mansard with a central gabled dormer.

54 Willett Street: (c 1877)

Semi-attached wide, three and a half-story, three bay, Georgian Revival row-house with Flemish bond brickwork, marble foundation, sills and flat arch lintels. Marble steps rise in a sweeping curve

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and lead to a Neoclassical entry with rounded fanlight with sidelights surrounded by marble voussoir and a marble keystone.

58 Willett Street: (c 1877)

Semi-attached three-story, three bay Flemish bond brick row-house with stone foundation First floor has tripartite wooden window configuration, separated by wood pilasters. The windows are marked with stone keystones and brick voussoirs on the first and third floors. Entry is highlighted with a stone surround with fully glazed paired entry doors, and a stained glass transom. Second story has a wide semi-decagonal five-window oriel, windows are separated by wood pilasters consisting of five nine-over-1 wood, double-hung windows.

60 Willett Street: (c 1877)

Semi-attached three story, three bay, Italianate row-house of brick with stone foundation. Entry is highlighted by an overhanging wooden bay window supported by wood columns that frame the wooden double doors. Windows are highlighted with decorative stone lintels and stone sills. Each story has stone belt course. Cornice is wooden and bracketed.

62 Willett Street: (c 1878)

Semi-attached three story, three bay, Italianate row-house of brick with stone foundation. Entry is highlighted by an overhanging wooden oriel window above the arched wooden double doors. Windows are highlighted with decorative stone lintels and stone sills. Each story has stone belt course. Cornice is wooden and bracketed.

64 Willett Street: (c1878)

Semi-attached two and a half-story, three bay brownstone row-house. Leading to the central entry, wrought iron newels take the form of fan-shaped finials; the railing consists of large scrolls terminated in pieced ornaments. Two story bay with a tall hipped roof with a dormer and weathervane. Slate mansard roof with two pedimented gabled dormers. Iron balustrades on main mansard and taller bay hipped roof. Iron gate to the south leads to rear of property.

66 Willett Street: (1927)

Attached- three story, two bay Spanish Mission style row-house with a garage; built with reinforced concrete walls faced with cast stone. Grade level pedimented entry with Italianate columns and terracotta tile on the roof. Second story has a ribbon of three full width and two narrow windows with a visor roof line of terracotta tile. Two double-hung windows on the third story placed equidistant from the corners. Dominant decorated chimney towers over the rest of the structure. The roof consists of rounded red terracotta tile.

68 Willett Street: (1927)

Attached three and a half, two bay-story Spanish Mission style row-house with a garage; built with reinforced concrete faced with cast stone. First floor has two symmetrical arches surrounded by

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decorative scrolling with a recessed entry and tripartite, leaded-glass window configuration at street level. Second story has two identical windows with balconies. Third floor has three windows and it is topped with a single arched opening with a double-hung window. Roof is front gabled and has moderate Classical Revival profile lined with rounded red terracotta tiles. Smaller dominate chimney profile visible from the street.

70 Willett Street: (c 1873-1878)

Attached three-story, three bay brick row-house. Basement window with stone lintel bricked in. One story, semi-recessed, three-part bay window with wood pilasters and ornate garland floral ornament inlaid in the wooden panels. Windows are surrounded by stone lintels and sills. Bracketed cornice

72 Willett Street: (c.1900)

Semi- attached, two-story, three bay brown brick row-house at the corner of Hudson Avenue and Willett Street. Entrance on Willett Street. Stone sills and brick voussoirs frame double-hung, wooden windows.

75 Willett Street (1924-1927)

Phillip Schuyler Apartments

Seven story, fourteen bay apartment building with stone base on first two floor and pressed brick above. The Willett Street façade is divided into thirds by stone quoins including the corners. The central entry has a Moorish stone arch and is flanked with two pilasters on each side within the center section of the façade. French balcony the width of the center section sits at the top of the second story Windows are surrounded by stone lintels and stone sills. Ornate entablature with bracketed cornice. Top floor is a partial floor that does not span the whole width of building.

78 Willett Street: (1878) Two and a half-story, four bay, free standing Queen Anne style brick house. Carved brownstone ornaments, tooled belt courses. Entry has a rounded Richardsonian Romanesque arch with a glass transom above the entry; molded brick around the windows. Straight mansard roof has shed dormer windows. Partially hipped front gable roof with a row of double hung ribbon window to the north. 78 Willett Street and 80 Willett Street are a pair.

80 Willett Street: (1878)

Two and a half-story, four bay, free standing Queen Anne style brick house. Carved brownstone ornaments, tooled belt courses. Entry has a rounded Richardsonian Romanesque arch with a glass transom above the entry; molded brick around the windows. Straight mansard roof has shed dormer windows. Partially hipped front gable roof with a row of double hung ribbon window to the south.

84 - 92 Willett Street: (1909)

The Willett

Five-story, sixteen bay, Flemish-bondbrick apartment building with a stone foundation. The building is divided into thirds with stone quoins at the corners of each section. Each section also has a separate

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arched entrance. Center entrance is pedimented and flanked by Corinthian columns. Starting on the second story are two three story, stone faced, semi-hexagonal oriels with French balconies above, in the farthest north and south bays overlook Washington Park. Between the oriels are stone belt courses at the bottom of the second and fifth stories. Twelve-over-one double-hung, wood windows are framed with brick voussoirs with stone keystones and stone sills.

98 Willett Street: (c1878-1879)

Attached three and a half-story brownstone row-house. First floor consists of three part windows. Two-story, tripartite square half timbered oriel window. Half-story has three rectangular lights. Shallow bracketed cornice.

100 Willett Street: (1884-1885)

Attached three-story brick, three bay row-house with rusticated stone foundation. Elevation reads as two sections. First floor has three varying sized arches. Center arch frames double-door entry. Each floor above the first floor has ornate brick belt courses and floral terracotta inlaid. Windows are surrounded by brick voussoirs and stone sills.

102 Willett Street: (c1881)

Attached three-story, three story painted brick row-house with painted stone foundation. Elevation reads as two sections. Entry marked with an ornamental arch lined with painted stone belt course inlaid with terracotta tiles. Windows are lined with stone lintels and painted stone sills with rotated brick belt courses. Protruding south bay has false gabled roof. Bracketed shallow brick cornice; roof has iron cresting.

104 Willett Street: (1868-1869)

Attached two-story, three bay brick row-house with pedimented entry. Windows are lined with stone lintels and stone sills. Bracketed cornice.

375 State Street: (1911)

Attached three-story, pressed brick row-house with pressed stone sunken basement. The first floor has a recessed, one-story bay window. The entry and the three-part windows are surrounded by pressed stone. The door is framed by two wooden pilasters. Centered on the second floor is a semi-hexagonal bay window with wooden pilasters separating the tripartite window. The bay window is capped with a copper roof. The third floor has two symmetrical, double-hung six-over-six windows. The windows have stone sills and are surrounded by ornate stone keystones and brick voussoirs. The building is capped with a shallow bracketed cornice with stone dentils below. The parapet alternates between brick and stone balusters.

377 State Street: (1905)

Attached three and a half-story, orange pressed brick and stone row-house. The covered porch has Corinthian columns that frame the entry door and transom. There are two French windows with

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two pilasters above the covered porch. The second floor features a semi-circular bay window that is recessed into the brick walls at the edges. Above it stands a one-story, semi-circular bay window with double hung windows and pilasters separating the windows with a French balcony above. The windows on the third floor are framed with stone sills and surrounded by stone voussoirs and stone keystones. The half story is demarcated by an ornate stone belt course, and has three eyebrow six-over-six double hung windows with stone voussoirs and keystones. The building is capped with a shallow and bracketed cornice with stone dentils below.

379 State Street: (c1890)

Attached three-story red brick row-house with stone basement. The entry is framed with an arched entry with terracotta swag and a keystone above. Linear stone lintels and sills above the doors and windows. The floors are delineated with a terracotta belt course. The second floor has a tripartite, polygonal bay window. Gable pediment over the third floor window with terracotta tile swag insert.

381 State Street: (c1890)

Attached three-story red brick row-house with stone basement. The entry is framed with an arched entry with terracotta swag and a keystone above. Linear stone lintels and sills above the doors and windows. The floors are delineated with a terracotta belt course. The second floor has a tripartite polygonal bay window. The third floor window has terracotta tile swag insert.

383 State Street: (c1890)

Attached three and a half-story brick with stone basement. The first floor is of rusticated white stone. Second floor features a semi-hexagonal bay window with iron balustrade above. Two double hung windows on the third floor are symmetrical and have stone lintels and sills. The half floor has stone across the elevation with two rectangular lights. The parapet is lined with stone and stone balusters in an alternating pattern.

385-389 State Street: (c1897)

Attached three-story row-house made of a combination of pressed stone, brick and carved limestone. The first floor has six identical arched openings- three are entries with stoops, three are French windows with transoms and French balconies. The second and third floor is made of pressed yellow brick with six identical arched window openings with red stone pilasters flanked by two narrow rectangular windows. The third floor has six identical rectangular windows surrounded by an ornate stone cornice. (1 building, 3 tax lots)

391 State Street: (c1890)

Attached three-story brick row-house with pink stone basement and first floor. Two-story bay windows with transoms is topped with a stone balustrade. The third floor has pressed red brick with three arched hooded windows flanked with Corinthian stone pilasters. The entry is surrounded by two pilasters with an etched floral motif.

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393 State Street: (c 1890)

Attached three and a half-story row-house with basement made of rusticated brownstone. Three-story, three-bay window extends from the basement to the third floor. The entry is marked with a rustic arched opening with double doors and a transom. The windows above the arched entry are six-over-one double-hung windows with stone lintels and stone sills. The building has a gabled standing seam metal roof. The rusticated stone masonry flue is visible from the street.

395 State Street (1890)

Attached four story Roman brick row-house with brownstone basement. Three story circular bay window extending from basement to second floor. The double hung windows have ornate stained glass in the upper sash of the first and third floors. All windows are capped with brick flat arches. The entry has wooden half glazed double doors with leaded glass and a leaded glass transom above. The roof is a side facing gable with a stepped parapet in front creating the illusion of a front facing gable.

397 State Street: (1885)

Attached two and a half story, four bay rusticated brownstone row-house. Polygonal three story tower extends from the basement to a third floor. The central entry has a small arched opening leading to a recessed entry stair running parallel to the street. Gabled roof. Has a central tripartite bay dormer.

399 State Street (corner of State Street & HJ): (date)

Semi attached nine story apartment building with pressed stone on the first two floors and brick above. There is ornate scroll work over the entry door and iron grillwork over the front entrance. The three over one double hung windows have stone sills.

1 Henry Johnson Blvd (corner of State Street & HJ): (1925)

Semi-attached three and a half story row-house of pressed brick and brownstone foundation, watertable and belt courses. The building has brick quoins along the perimeters. The State Street elevation has a one story semi-hexagonal bay window on the second floor with patina copper roof. The first floor has a three part window separated by stone pilasters. There are two stone belt courses that wrap on the State Street elevation to the HJ elevation. The front entry is located on Henry Johnson and is demarcated by stone arches with double doors next to an identical stone arch with a three part window with a transom above. The east elevation has a semi recessed bay window with stone pilasters on the first floor. There is a shallow bracketed cornice.

405 State Street: (c 1891)

Attached three and a half story row-house with rusticated brownstone on the basement and first floor and pressed Roman brick above. First floor has a three part window with polished stone pilasters. Second floor has a three bay window with a pedimented and copper roof. Double door entry is

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framed with flat brownstone arch double wood door entry. Gabled dormer with two double hung windows centered on the slate roof. Windows are surrounded by brick voussoirs and stone sills.

407 State Street: (1890)

Attached three story rough brownstone row-house. Entry is flanked by two polished stone pilasters and a stone arch. Large double hung window surrounded by rusticated stone arch. One story three bay window on the second floor with metal balustrade. The cornice is lined with a regular rectangular stones.

409 State Street: (1890)

Attached three story rusticated brown stone row-house. Three story three bay polygonal bay window with conical terracotta tiled roof. Entry has been modified to enter below grade.

411-413 State Street: (date)

Attached four and a half story with pressed brick and pressed white stone row-house. Gated entry has a segmental arched stone with bracketed cornice for the balcony above. The second floor has three identical arched four part windows with French balconies and segmental pediments. Pressed stone quoins extending to the pedimented topped. Lined with a stone belt course. Windows are surrounded by stone quoins, stone sills and alternating brick and stone voussoirs. Roof is a stepped gable with elaborate stone finals.

415 State Street: (1902)

Semi-attached three and a half story row-house of pressed yellow brick with pressed stone basement and quoins with red stone entry with broken pediment and flanking Ionic columns. Arched window with oversized keystones are on third floor. Frieze under roofline with carved garlands below deep bracketed cornice.

423 State Street: (1902)

Semi-attached three and half story three bay pressed yellow brick with brownstone foundation. The pedimented entry is supported by brownstone ionic columns. Ionic pilasters separate the bays and two story brick ionic pediment. Windows are capped by pressed yellow brick voussoirs and red sandstone sills. Rectangular lights on half floor. There is a tall parapet above a deep bracketed cornice.

425 State Street: (c1890)

Attached three story pressed red brick row-house with pressed stone basement. Entry is framed with pressed stone voussoirs flanked by stone ionic pilaster. Semi circular copper bay window with two identical oval windows with ornate keystone above it. Windows are fully surrounded by brick pilasters and stone sills. Below the deep bracketed cornice is a diamond motif of inlaid brick.

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427 State Street: (c 1890)

Attached three story, three bay row-house of Flemish bond brick with stone basement. Double hung nine – over – one- windows are capped with white marble lintels on the first floor and limestone flat arches s. Cornice is bracketed with a tall brick parapet above.

429 State Street: (c 1885)

Attached two and a half story row-house, two bay yellow pressed brick with limestone foundation and stair. Second story has a single wide three window bay above an intricately carved belt course. Windows are surrounded framed with limestone. The building is capped with a stone balustrade.

433 State Street: (c 1885)

Attached three story, five bay brick row-house with stone lintels and sills. A brownstone stoop leads to the central entry bay. A single bay oriel projects to the east of the entry bay on the first floor. Cornice is carved and bracketed.

434 State Street ,435 State Street, 436 State Street, 437 State Street: (c 1890)

Attached four identical three story row-houses; two bay attached brownstones with shared, but divided brownstone stoops flanked with heavy cast iron railings that lead to paired wooden doors. Window and door pediments are famed with flower and tendril motif. Decorative frieze and brackets at roofline. (One building, four tax lots)

439 State Street: (c 1890)

Attached three story, two bay brick row-house with rough brownstone foundation and belt coursing at each floor. Double wood doors framed by a rough rounded stone arch with a semi-circle transom. Windows have rough brownstone quoins and lintels Triple Romanesque windows on third story. Flat roof with mansard and short front facing gable at the front of the house.

441 State Street: (c1890)

Attached four story, three bay red brick row-house. Second floor has three bay oriel window supported by four step brick supports. Double wood doors have semi-circular transom framed by a rounded arch opening. Windows are have brownstone lintels and sills. The flat roofed building has a pedimented copper cornice and brick and stone balustrade.

443 State Street: (c 1890)

Attached three story, three bay rough brownstone row-house. Entry has flattened arch opening above stone pilasters frame double wooden doors. First floor three part window has a flattened arch openings. Semi circular bay window with floral ornaments in the wooden panels. The flat roof has a bracketed brownstone cornice with decorated and fenestrated panels

445 State Street: (c 1890)

Attached three story, three bay pressed brick row-house with rough brownstone foundation. Double

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door entry framed with blind arched opening. Three bay polygonal window on second floor. Decorative pediment above roof line with various tile inserts with leaf designs.

447 State Street: (c 1890)

Attached three story, three bay pressed brick row-house with rough brownstone foundation. Double door entry framed with blind arched opening. Three bay polygonal window on second floor. Decorative pediment above roof line with various tile inserts with leaf designs.

449 State Street: (c 1890)

Attached three story, three bay pressed brick row-house with brownstone foundation. Blue and white tiles are inset above basement windows. First floor has triple window. Second floor polygonal bay window. Windows surrounded by unbroken limestone lintels and sills. Bracketed and pedimented cornice cap flat roof.

451 State Street: (c 1890)

Attached three story, three bay pressed brick row-house with brownstone foundation. Blue and white tiles are inset above basement windows. First floor has triple window. Second floor polygonal bay window. Windows surrounded by unbroken limestone lintels and sills. Bracketed and pedimented cornice cap flat roof.

453 State Street: (c 1890)

Attached three story, three bay pressed brick row-house with brownstone foundation. Blue and white tiles are inset above basement windows. First floor has triple window. Second floor polygonal bay window. Windows surrounded by unbroken limestone lintels and sills. Bracketed and pedimented cornice cap flat roof.

455 State Street: (c 1890)

Attached three story, three bay pressed brick row-house with brownstone foundation. Blue and white tiles are inset above basement windows. First floor has triple window. Second floor polygonal bay window with mansard and iron balustrade. Windows surrounded by unbroken limestone lintels and sills. Bracketed and pedimented cornice cap flat roof.

457 State Street: (c 1890)

Attached three story, three bay brick row-house with stone foundation. First floor windows and entry have segmental arches with stone keystone. Simple cornice with diamond patterned parapet.

459 State Street: (c 1890)

Attached three story, three bay stuccoed row-house brownstone foundation. Second story oriel window with mansard. Pedimented, bracketed cornice.

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461 State Street (corner of State and Sprague): (c 1890)

Three story, three bay stuccoed row-house brownstone foundation. Second story oriel window. Bracketed cornice on State Street and Sprage Place facades.

465 State Street (corner of State and Sprague) (c 1901)

Semi-attached three story brick row-house with s white marble foundation. Entry on Sprague framed with classical portico and marble columns. First floor windows have elaborate bracketed stone lintels. Second and third floor windows have stone flat arches. Corners have brick quoins. Roof framed with stone balustrade.

469 State Street: (c 1885)

Attached three story, three bay red brick row-house with rough brownstone foundation. Arched entry and segmental arched paired window on first floor. Second and third floor windows are topped with flat arches an decorative terracotta keystone. Brick pilasters extend from second to third floors. Brick parapet.

471 State Street: (c 1880)

Attached four story, four bay brick row-house. Three bay polygonal bay window extends from ground floor to roof. Wooden double doors framed with stone lintels and brick and stone arches. Windows have stone lintels. Cornice and roofline balustrade.

473 State Street: (c 1880)

Attached four story, four bay brick row-house. Two three bay polygonal bay window extend from ground floor to roof. Below grade entry. Windows have stone lintels. Cornice and roofline balustrade.

475 State Street: (c 1920)

Attached three story, seven bay brick building with Tudor arched limestone central entry at grade. Windows have stone lintels and sills. Leaded ribbon windows above entry on both second and third floor with limestone quoins. Brick parapet.

479 State Street: (c 1893)

Attached two and a half story, four bay red pressed brick row-house with rustic brownstone foundation and stoop. Segmental arched doorway with brownstone voussoirs. Windows have brownstone lintels and sills. Two gables in the front with finals and a tower. Roof made of slate.

483 State Street: (c 1885)

Attached three story, three bay rough brownstone row-house. Second floor has one story three bay polygonal window with garland motif. Roof is framed with stone parapet.

485 State Street: (c 1885)

Attached three story, three bay pressed brick row-house with brownstone foundation. Arched entry

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frames entablature entry. Three bay one story polygonal window above entry. Brick parapet with frieze.

487 State Street: (c 1885)

Attached three story, three bay rough brownstone row-house. Second floor has one story curved bay window. Double hung windows have stained glass transom.

489 State Street: (c 1905)

Attached three and a half story, two bay alternating Flemish bond brick row-house with a green slate mansard. The residence was built in a Georgian Revival style with some French influence. The foundation is faced with tooled pale grey granite to the water table as are the steps leading to the entry. The first floor is similarly tooled limestone. The entry is arched symmetrical door with an oak leaf and acorn swag and keystone above. Three double hung windows are grouped to the right of the entry bay within a single wide elliptical arch. The second floor windows have a decorative rail to create French balconies. The iron motif is continued as a balustrade across the parapet at the bottom of the mansard.

499 State Street: (c 1890)

Three and a half story, three bay brick row-house with rough faced brownstone foundation and water table. Romanesque style. The entry bay has a wide terracotta Romanesque arch with brick voussoirs leading to the recessed entry. Within the entry bay are two small stained glass lights. The second floor three window bay is surrounded by double fluted corinthian composite pilasters. The second and third floors are separated by a terra cotta belt course with another between the third floor and attic space. The top half story has three round lights surrounded by brick voussoirs. The cornice is brick and terra cotta with foilage motified brackets.

501 State Street: (c 1890)

Two and a half story, two bay red brick row-house with red tinted mortar, rough faced brownstone foundation. Gabled slate roof with perpendicular gable over west bay. First floor has double windows topped with symmetrical arched transoms with sunburst motif. Entry bay retains exterior glazed doors and side light leading to vestibule. The entry has a carved brownstone lintel. The second floor has double ten over one wood windows above the arched window and a single ten over one above the entry. A wide brick fascia steps slightly projects above the second story windows to the top of the half story gable. The dormer is also slated. Gable end has decorative floral patterned terra cotta tiles flanking eyebrow window.

503 State Street: (c 1890)

Two and a half story, four bay brick row-house in an eclectic style with French and Arts and Crafts influence. Brick has a distinct diamond pattern throughout. The front facade is not symmetrical with a wide entry bay. The stoop, foundation, quoining and belt course between the first and second floor are all rough faced brownstone. The windows have brick voussoirs with rough faced brownstone

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keystones and end voussoirs. Each facade has a central shallow balcony. Hipped roof with eyebrow dormers.

76 Western Avenue: (date unknown)

Detached and set back two story brick house with overlapping gables and decorative half timbers. Visible Tudor style chimney celebrated in the roof line.

462 Madison Ave: (c.1880)

Attached, three, story, four bay painted brick row-house. The first floor has a commercial store front. Windows have stone lintels and sills. There is an additional row of small windows and a door with stone lintels and sills as well. Bracketed wood cornice with detailed scroll.

464 Madison Avenue: (c.1900)

Two story, four bay blond brick carriage house with bracketed wood cornice and standing seam metal roof. Overhead door on first floor.

466 Madison Avenue: (c 1873)

Semi-attached two and a half story, four bay blond brick mixed use building with a storefront on the first floor. First floor storefront entry has stone pilasters framing each edge. Second floor has a semi-circular wooden bay window with three double hung windows. Half story has four rectangular lights framed with stone lintels and sills. Brick quoins at the corners of second and top half story. Cornice is shallow and bracketed.

468 Madison Ave: (c 1852)

Semi-attached three story, three bay painted brick row-house with a brownstone foundation, stone sill and stone lintels. Second story oriel window above the wooden double entry doors.

470 Madison Ave: (1867-1868)

Two story, three bay brick row-house with stone lintels and stone sills. Bracketed wood cornice with detailed scroll.

472 Madison Ave: (1876)

Three story, three bay brick mixed use building. The first floor store front has a bracketed wooden cornice and columns framing the entry. The residential entry is to the west of the storefront. The second and third floor double hung windows are capped with pedimented lintels and sills. Bracketed wooden cornice with central pediment.

474 Madison Ave: (1859)

Three story, three bay painted brick row-house with stone lintels and stone sills. Has a bracketed wooden cornice.

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476 Madison Ave: (1854)

Three story, three bay brick row-house with painted flat stone lintels and sills. Bracketed wooden cornice.

478 Madison Ave: (1855-6)

Two story brick, three bay row-house with double hung windows with stone lintels. The entry has a stone stoop with wooden double doors. Bracketed wooden cornice.

480 Madison Avenue: (1874)

Three story, three bay painted brick row-house with bracketed metal cornice and sills. Oriel window above the double entry doors. The cornice consists of an ornamental bracketed cornice.

482 Madison Avenue: (c 1874)

Three story, three bay painted brick row-house with bracketed metal lintels and sills. Oriel window above the double entry doors. Cornice is ornamental and bracketed.

484 Madison Avenue: (1874)

Two story, three bay painted brick row-house with metal lintels and sills. Oriel window above the double entry doors. Cornice is ornamental and bracketed.

486 Madison Avenue: (1875)

Two story, three bay painted brick row-house with metal lintels and sills. Oriel window above the double entry doors. Cornice is ornamental and bracketed.

488 Madison Avenue: (1875- two story brick, 1881-1882- third story added)

Three story, three bay painted brick row-house with metal lintels and sills. Oriel window above the entry double doors. Cornice is bracketed and ornamental.

490 Madison Avenue: (1875- two story brick, 1881-1882- third story added)

Three story, three bay painted brick row-house with oriel window above the entry. Windows are surrounded by stone lintels and sills. Ornamental terra cotta tile belt course on the second and third floors. Roof line is pedimented with terracotta tile inserts.

492 Madison Avenue: (1875)

Two story, three bay painted brick with painted metal lintels and sills. Oriel window above the double door entry. Ornamental bracketed cornice

494 Madison Avenue (corner of Knox and Madison) (c 1875)

Three story row-house, three bay painted brick with painted metal lintels and sills. Ornamental bracketed cornice. The side elevation on Knox has a wooden half hexagonal oriel window on the first floor.

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496 Madison Avenue (corner of Knox and Madison) (1876)

Two story row-house ; three bay pressed brick with metal cornice and sills. Knox elevation has a one story wooden oriel window on the first floor with a metal roof. Has a three bay rectangular oriel window on the second story. Wooden cornice is ornate and bracketed.

498 Madison Avenue: (c 1876)

Two story, three bay painted brick row-house with metal lintels and sills. Oriel window above wooden double entry doors. Painted bracketed cornice.

500 Madison Avenue: (c 1876)

Two story, three bay painted brick row-house with metal lintels and sills. Oriel window above wooden double entry doors. Painted bracketed cornice.

502 Madison Avenue: (c 1876)

Two story, three bay painted brick row-house with metal lintels and sills. Oriel window above wooden double entry doors. Painted bracketed cornice.

504 Madison Avenue: (c 1876)

Two story, three bay painted brick row-house with metal lintels and sills. Ground level entry. Cornice is painted and bracketed.

506 Madison Avenue: (c 1876)

Two story, three bay brick row-house with painted metal lintels and sills. Second floor has a circular bay window. Cornice is elaborate and bracketed.

508 Madison Avenue: (1905)

Three story symmetrically aligned pressed brick and pressed stone row-house has a centered arched entry surrounded by stone. Additional wooden door that is recessed adjacent to the arched door that has a stone lintel. First floor has pressed stone quoins along the edges that die into a stone frieze. Second floor has a centrally lined balcony highlighted with a stone entablature with a French balcony above it. Double doors on the second floor have a transom window above it. Double hung windows are surrounded by stone lintels and stone sills. Building is capped with a stone cornice and stone balustrade.

510 Madison Avenue: (c 1902)

Two story, two bay yellow brick row-house with pressed red brick foundation, quoins and belt course. Double hung windows have stone lintels and stone sills. Wooden fully glazed double entry doors. Three part window on the first floor is below a bay window on the second floor. Capped with ornate bracketed cornice.

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512 Madison Avenue: (c 1902)

Two story, two bay yellow brick row-house with pressed red brick foundation, quoins and belt course. Double hung windows have stone lintels and stone sills. Wooden half glazed double entry doors. Three part window on the first floor is below a bay window on the second floor. Capped with ornate bracketed cornice.

514 Madison Avenue: (c 1903)

Two and a half story, two bay pressed yellow brick row-house has a stone stoop and an arched brick entry with a recessed wooden door. Three part window on the first floor is below a bay window on the second floor. Half story has three light windows. Capped with a bracketed cornice.

516 Madison Ave (c 1902)

Two story, two bay yellow brick row-house with pressed red brick foundation, quoins and belt course. Double hung windows have stone lintels and stone sills. Wooden half glazed double entry doors. Three part window on the first floor is below a bay window on the second floor. Capped with a bracketed cornice.

518 Madison Avenue: (c 1902)

Two story, two bay yellow brick row-house with pressed red brick foundation, quoins and belt course. Double hung windows have stone lintels and stone sills. Wooden half glazed double entry doors. Three part window on the first floor is below a bay window on the second floor. Capped with a bracketed cornice.

520 Madison Avenue: (c 1902)

Two story, two bay yellow brick row-house with pressed red brick foundation, quoins and belt course. Double hung windows have stone lintels and stone sills. Wooden half glazed double entry doors. Three part window on the first floor is below a bay window on the second floor. Capped with a bracketed cornice.

522 Madison Avenue: (c 1903-1904)

Three and a half story, two bay yellow brick row-house with rough brownstone foundation. The double hung windows have stone sills and yellow brick flat arch lintels. Wooden double doors. Shallow three window oriel on the first story with two story deeper and more decorative oriel. Small circular lights in half story. Capped with a small bracketed cornice.

524 Madison Avenue: (c.1902)

Two and a half story, two bay yellow brick row-house with a rusticated brownstone foundation. There is a two story bay window extending from the second and third floor. Windows have stone sills and brick flat arches. The ½ story has small lights and is capped with a bracketed cornice. The property is open along the side and has bay windows on the second floor.

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528 Madison Avenue: (c 1878)

Two story, three bay brownstone row-house with alternating horizontal rows of wide flat and narrow rough brownstone and a wide water table. Has a two story bay window extending from the first floor to the second floor. Capped with a pedimented, bracketed cornice.

530 Madison Avenue: (c 1878)

Two story, three bay yellow brick row-house a rough brownstone foundation, belt course, and lintels. There is a rounded oriel window on the second floor. The cornice is bracketed and pedimented.

532 Madison Avenue: (c 1878)

Two story, three bay brick row-house. .Windows and entry have stone lintels and sills. Oriel window on the second floor. Cornice is bracketed and pedimented.

534 Madison Avenue: (c 1878)

Two story, three bay brick row-house. Windows and door have stone lintels and sills. Cornice is bracketed and pedimented.

536 Madison Avenue: (c 1878)

Two story, three bay brick row-house.. Windows and door have stone lintels and stone sills. Semicircular one story oriel window on the second floor. Basement windows have been modified as a storefront window. Cornice is bracketed and pedimented.

538 Madison Avenue: (c 1908) (c 1878)

Two story, three bay brick row-house. Windows and door have stone lintels and sills. Cornice is bracketed and pedimented.

540 Madison Avenue: (c 1903 two story) (c 1909 three story)- possible additions

Attached three and a half story, two bay yellow brick row-house with a rusticated stone basement. Two story half circular bay window . Double door entry doors have a brownstone hood mold and half circular transom. Second floor window has a brownstone hood mold lintel above the half circular transom window. Third floor window has brownstone voussoirs and keystone. Half story has three rectangular lights with intricate carved leaves patterns. Cornice is bracketed.

542 Madison Avenue (c 1904)

Three story, two bay yellow brick row-house with pressed stone foundation, built a twin to 544 despite the subtle differences. Stone belt course. First floor has triple window separated by pilasters with segmental arch transom. Second floor has a two story painted bay window with bracketed cornice and balustrade. Windows have stone sills and brick and stone flat arches. Cornice is lined with a wooden balustrade.

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544 Madison Avenue: (c 1904)

Three story, two bay yellow brick row-house with pressed stone foundation, built a twin to 544 despite the subtle differences. Stone belt course. First floor has triple window separated by pilasters with leaded transom. Second floor has a two story painted bay window with bracketed cornices. Windows have stone sills and brick and stone flat arches. Cornice is lined with a balustrade.

546 Madison Avenue: (c 1905)

Detached two and a half story, three bay pressed buffbrick with a rustic brownstone foundation. Door is framed with a rounded arch entry made of bricks. First story has a semi protruding bay window. Second story has a one story half hexagonal bay window. Second story double hung window has a stone lintel and stone sill with a half rounded transom window. Half story is highlighted with a brick belt course and has three circular lights. Bracketed cornice.

548 Madison Avenue: (c 1905)

Detached two and a half story, three bay row-house with pressed brick with a stone foundation. First story has a semi protruding bay window. Second story has a one story half hexagonal bay window. Door is framed with a flat lintel made of stone. Half story is highlighted with a brick belt course and has three rectangular lights with stone lintels. Bracketed cornice.

550 Madison Avenue: (c 1905)

Two and a half story, three bay row-house with pressed yellow brick with a rustic stone foundation. Front door is framed with a rounded arch entry made of rustic stones. First story has a semi protruding bay window. Second floor has a one story half hexagonal bay window. Second story double hung window has a stone lintel and stone sill with a half rounded transom window. Half floor is highlighted with a stone belt course and has three half circular lights. Bracketed cornice.

552 Madison Avenue: (c 1905)

Two and a half story, three bay detached row-house with pressed brick and stone foundation. Door is capped with a pressed stone voussoirs and a stone keystone. First story has a semi protruding bay window. Second story has a one story half hexagonal bay window with ornate garlands on the panels. Second floor double hung window is also framed with pressed stone voussoirs and a stone keystone. Half floor is highlighted with a stone belt course and has three square lights. Bracketed cornice.

558 Madison Avenue (corner of New Scotland Avenue and Madison Avenue) (c 1890)

Mixed use three and a half story, two bay brick and stone corner building wraps both Madison and New Scotland Avenue. Entry is nested at the intersection between the two streets at a bevel. One story oriel window that above entry. Half story window above the entry is arched and has a stone keystone. First story is comprised of a storefront facade. Second and third stories have double hung windows with stone lintels and sills. Stone belt courses on the second and third floors that wrap from

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the Madison Avenue to the New Scotland Avenue side. Cornice is bracketed and has a pediment profile on Madison Avenue side.

560 Madison Avenue (corner of New Scotland Avenue and Madison Avenue) (c 1876)

Mixed use three story, three bay brick building that is on the corner of Madison Avenue and New Scotland Avenue. First story is a commercial store front. Second and third story double hung windows are surrounded metal lintels and sills. Oriel above residential entry at grade to west of Madison Avenue façade. Cornice is bracketed on the Madison Avenue side.

562/564 Madison Avenue: (c 1902)

These attached two structures are mirrored twins. Two and a half story, three bay brick row-houses. First story has a semi protruding bay window below the second floor semi hexagonal bay window. Ornate floral garland designs in the panels above the windows in the bay window. Windows and door openings have flat brick arches with an ornate terra cotta keystone.

566 Madison Avenue: (1877 2 ½ Story 1880 addition to present)

Three story, two bay brick row-house. Polychrome brick belt coursing at each story at top and bottom of window. Stone stoop with iron railing. Raised entry has polychrome brick arch and infill above a ¾ glazed double door and transom. Protruding east bay has false gable with terra cotta inset. Brick and terra cotta parapet above simple cornice.

568 Madison Avenue ((1877 2 ½ Story 1880 addition to present)

Three story, two bay brick row-house. Stone stoop with iron railing. Raised entry has polychrome brick arch and infill above a ¾ glazed double door. East bay has a two story pedimented bay window with a hipped roof. Protruding east bay has false gable with terra cotta inset. Brick and terra cotta parapet above simple cornice.

570 Madison Avenue: (1877 2 ½ Story 1880 addition to present)

Three story, two bay brick row-house. Stone stoop with iron railing. Raised entry has polychrome brick arch and infill above a ¾ glazed double door. Polychrome brick belt coursing at each story at top and bottom of window. East bay has a bay window on first story with iron railing above. Protruding east bay has false gable with terra cotta inset. Brick and terra cotta parapet above simple cornice.

572 Madison Avenue: (1877 2 ½ Story 1880 addition to present)

Three story, two bay brick row-house. Stone stoop with iron railing. Raised entry has polychrome brick arch and infill above a ¾ glazed double door. Polychrome brick belt coursing at each story at top and bottom of window. East bay has a two story very decorative half timbered bay window with a shed roof. Protruding east bay has false gable with terra cotta inset. Brick and terra cotta parapet above simple cornice.

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574 Madison Avenue: (1877 2 ½ Story 1880 addition to present)

Three story, two bay brick row-house. Stone stoop with iron railing. Raised entry has polychrome brick arch and infill above a ¾ glazed double door. Polychrome brick belt coursing at each story at top and bottom of window. East bay has a two story very decorative half timbered bay window with a shed roof. Protruding east bay has false gable with terra cotta inset. Brick and terra cotta parapet above simple cornice.

576 Madison Avenue: (1877 2 ½ Story 1880 addition to present)

Three story, two bay brick row-house. Stone stoop with iron railing. Raised entry has brick arch and infill above a ¾ glazed double door. East bay has a single story very decorative half timbered bay window. Protruding east bay has false gable with terra cotta inset. Brick and terra cotta parapet above simple cornice.

578 Madison Avenue: (1877 2 ½ Story 1880 addition to present)

Three story, two bay brick row-house. Stone stoop with iron railing. Raised entry has brick arch and infill above a ¾ glazed double door. East bay has a single story very decorative half timbered bay window. Protruding east bay has false gable with terra cotta inset. Brick and terra cotta parapet above simple cornice.

580/582 Madison Avenue: (c 1902)

Built as a mirrored pair, two and a half story, three bay semi-attached pressed brick row-house with a rustic brownstone foundation. They both have a semi-hexagonal one story bay window. First floor has triple windows with wooden pilasters separating the windows. Half story consists of diamond shaped vents surrounded by bricks in a rowlock coursing. Windows are surrounded by rustic stone lintels and sills. Double glass doors are highlighted with a stone lintel. The cornice is shallow and bracketed.

584/586 Madison Avenue: (c 1902)

Built as a mirrored pair, two and a half story, three bay semi-attached pressed brick row-house with a rustic brownstone foundation. They both have a semi-hexagonal one story bay window. First floor has triple windows with wooden pilasters separating the windows. Half story consists of diamond shaped vents surrounded by bricks in a rowlock coursing. Windows are surrounded by rustic stone lintels and sills. Double glass doors are highlighted with a stone lintel. Cornice is shallow and bracketed.

588/590 Madison Avenue: (1903-1904)

Built as a mirrored pair, two and a half story, three bay semi-attached row-house with pressed brick and a rustic brownstone foundation. They both have a semi-hexagonal one story bay window. First floor has triple windows with wooden pilasters separating the windows. Half story consists of half moon eyebrow windows surrounded by bricks in a rowlock coursing. Windows are surrounded by

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rustic stone lintels and sills. Double glass doors are highlighted with a stone lintel. Cornice is shallow and bracketed.

592/594 Madison Avenue: (1903-1904)

Built as a mirrored pair, two and a half story row-house with three bay semi-attached pressed brick with a rustic brownstone foundation. They both have a semi-hexagonal one story bay windows. First floor has triple windows with wooden pilasters separating the windows. Half story consists of half moon eyebrow windows surrounded by bricks in a rowlock coursing. Windows are surrounded by rustic stone lintels and sills. Double glass doors are highlighted with a stone lintel. Cornice is shallow and bracketed.

598 Madison Avenue: (2010)

Three story detached brick with a garden level. Windows and door have lintels and sills. Two story semi hexagonal oriel window. The cornice is bracketed.

****This building is new construction& non-contributing due to age.**

600 Madison Avenue (collapsed 2009 due to fire damage at 598 Madison)

602 Madison Avenue: (c 1875)

Two story, three bay painted brick row-house. The windows have metal lintels and sills. The painted wood double doors are framed with two wooden pilasters that rest below the bay window. The building is framed with a bracketed cornice.

604 Madison Avenue: (c 1875)

Two story attached, three bay brick row-house. The windows have metal lintels and sills. The painted wood double doors are framed with two wooden pilasters and capped with an overhanging roof. The building is framed with a bracketed cornice.

606 Madison Avenue: (c 1875-1876)

Two story attached, three bay brick row-house. The windows have metal lintels and sills. The painted wood double doors are framed with two wooden pilasters and capped with an overhanging roof. The building is framed with a bracketed cornice.

608 Madison Avenue: (c 1880)

Three story, three bay brick row-house with brownstone foundation. The windows are framed with brownstone lintels and stone sills. The glass double doors are framed with a stone lintel. The cornice is bracketed.

610 Madison Avenue: (c 1880)

Attached three story, three bay brick row-house with brownstone foundation. The windows are

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framed with stone lintels and stone sills. The glass double doors are framed with a stone lintel. The cornice is bracketed.

612 Madison Avenue: (c 1880)

Attached three story, three bay painted brick row-house with painted stone foundation. The double hung windows are framed with a stone lintels and sills. The entry is framed with a painted stone lintel. The cornice is bracketed.

614 Madison Avenue: (c 1880)

Attached three story, three bay painted brick row-house with painted stone foundation. The double hung windows are framed with a stone lintels and sills. The second story has a one story oriel window. The entry is framed with a pedimented shaped stone lintel. The cornice is bracketed.

616 Madison Avenue: (c 1889)

Three and a half story, four bay rusticated brownstone row-house. There is a one story semi hexagonal bay window on the second story. The double doors are framed with an arched stone entry. The half floor at the top has three rectangular openings. The apertures are framed with stone lintels and stone sills.

618 Madison Avenue: (c 1883)

Attached three and a half story, wide two bay brick row-house with brownstone foundation. Arched entry with brick pilasters with pedimented bay window above. Three part window on first floor surrounded by segmental arch. Third story has arched window ribbon windows. Mansard terra cotta roof with a hipped gable in the center.

620 Madison Avenue (Corner of Madison Ave and Robin): (c 1885)

Attached two and a half story brick with rustic stone row-house. Bay window on the first two story with a tower. Madison Ave: Two story with hipped dormer. Double windows on first and second stories capped with brick arch. Robin Street: Entry on Robin surrounded by large brick arch opened with recessed door surrounded by by Palladian windows and gabled dormer. Two tall chimneys flank the entry on the Robin Street façade.

628 Madison (Albany Med Building) (c 1884)

Three and a half story bluestone Gothic Revival building (formerly a residence). This building is non symmetrical and was built in two wings. The main wing, with the entry, is to the east with an arched porte cochere with limestone quoins. The entry bay itself is central to the building with a long stair leading to the street. All openings have limestone lintels, sills, and quoins. The roof is steeply gabled with intersecting slate with dark metal, bronze potentially, coping along the roofline. The west wing has leaded fenestration of the first floor. Limestone crosses are at the top of the west wing and the porte cochere indicating the building's religious origins.

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634 Madison: (c 1880-1885)

Two and a half story, three bay brick Queen Anne free standing house. The first floor porch has fluted columns and symmetrical three window projecting bays flanking the central entry. The second floor has three window bays as well. The windows are capped with flat brick arches on the first floor and elliptical brick arches on the second. A brick belt course runs at the top of the second floor windows marking the top half story. The half story has a front gabled dormer with vergeboard over the east bay and an octagonal tower rises above the west bay with a conical roof. The main roof is hipped grey slate with a short central monitor.

644 Madison: (c 1900-1905)

Two and a half story, four bay brick Georgian Revival free standing house. The house has a brownstone foundation and stone steps leading to the half circle porch in the wide double width entry bay. The rounded porch is created by double height Corinthian composite columns. The entry itself is a wide arch of white marble voussoirs leading to a heavy wood panel in the center and mirrored double single light doors to the left and right. Rounded three window bays with iron balustrades at the roofline flank the entry on both the first and second story. White marble quoining at the corners and double belt course above second story windows lead to a grey slate hipped roof. Two hipped roof dormers project from the roof in the entry bay also with a matching iron balustrade.

654 Madison: (c 1895-1900)

Two story, three bay non symmetrical brownstone and blond brick Renaissance Revival villa with recessed first floor loggia. The foundation, first story and heavy square columns are rough brownstone. The porch also has a granite fascia. On the first floor, the east bay is the porte cochere with the entrance angled on the corner of the central bay and an irregular fenestration pattern in the west bay. The second story is blond brick with courses of alternating depths creating a striped look. The central bay is a small recessed porch partially covered by a shed roof, flanked by a two window rounded bay and single window mirrored on either side. The roof is red slate with terracotta ridge caps. A wide central chimney rises from the middle of the house.

662 Madison Avenue: (1900-1905, 1931 garage built)

Two and a half story, three bay Georgian Revival free standing house. The house is brick Flemish bond with clinker brick headers. Wide white marble steps lead to the porch, covered by a slight squared projection of the porch roof in the central entry bay. The single story porch has a deep fascia and wide eaves. On the second story, three window bays with blind panels below flank a central double window ensconced in a small arch. Another deep fascia and dentils and wide eaves mark the top of the second story. A short brick parapet extends above the cornice with three small rounded dormers project from the hipped roof. A wood balustrade sits at the top, flat portion of the hipped roof.

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Continuation Sheet

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666 Madison Avenue: (c 1910)

Three story, two bay Queen Anne free standing house with a front facing gabled roof. The house is Flemish bond brick with clinker brick headers. The porch has a wide pediment and stairs in the entry bay, the west bay, with a three window bay in the east bay. The bay is continued on the second story. A deep fascia with small brackets sits at the bottom of the gable and continues along the roofline of the front gable. The third floor has a short paladin window with a tall wood lintel on the front and transverse dormers to the north and south.

668 Madison Avenue: (c 1911)

Three story, two bay Queen Anne free standing house with a front facing gabled roof. The house is Flemish bond brick with clinker brick headers. The now enclosed porch has a wide pediment and stairs in the entry bay, the east bay. The entry is recessed within the porch enclosure with a partially glazed door and side lights. A three window picture window is in the west bay filling nearly the entirety of the enclosed porch. A three window bay window continues on the second story. A deep fascia with small brackets sits at the bottom of the gable and continues along the roofline of the front gable. The third floor has a short paladin window with a tall wood lintel on the front and transverse dormers to the north and south.

674 Madison Avenue: (c 1895-1900)

Three story, two bay Queen Anne free standing house with a front facing gabled grey slate roof. The house sided masking the original construction. The porch has a wide pediment and stairs in the entry bay, the west bay, with a four window bay in the east bay. The bay is continued on the second story. The third floor has a short double window on the front and transverse dormers to the north and south.

676/678 Madison Avenue: (c 1895- 1900)

A single two and a half story wood Georgian Revival two family house split down the center with mirrored sides. The façade is four bays with the outer bays having a three window bay window projecting onto the first floor porch and separate double door entries in the center. Ionic columns support the porch roof. The bays continue onto the second floor with hexagonal peaked roofs topped with metal finials. Two small round windows sit above the entries on the second floor. A tall fascia cornice with cove runs along the roofline. Gabled dormers project from the hipped slate roof within the entry bay and are separated by a parapet down the center of the building.

686 Madison Avenue (c.1900)

Three story three bay wood Queen Anne free standing house with front facing gable. A wide pediment sits over the stairs leading to the central entry bay. A three window bay window sits to the west of the central entry. Three window bays flank a single double hung window on the second story. A palladian window sits within the gable on the third story.

*connected to 688 Madison at the rear with a two story connector

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688 Madison Avenue: (c before 1900)

Two and a half story, five bay red brick Queen Anne free standing house with grey slate mansard roof. The foundation is rough brownstone. A pedimented porch covers the central entry bay and two east bays. The west bay projects forward from the east and central bay. A belt coursing of brick runs between the four double hung windows on the first floor at the top of the fill, bottom of the lintel across the front facade and above at the roofline of the porch along the west two bays. A five window pedimented oriel window projects from the entry bay above the porch. A small single bay balcony extends to the east of the oriel with fretwork. Four arched top double hung windows with brick arches and rusticated brick belt course between sills and above the brick arches flank the oriel on the second story. A brick cornice leads to the roofline at the east and west bay. A gabled dormer projects from the east mansard. A single bay single story brick tower with brick cornice and peaked roof rises above the entry bay at the third story. The west bay mansard is interrupted by a front gabled projection with two windows.

*connected to 686 Madison by a two story addition to the rear and to 690 Madison by a flyway at the second story at the rear

690 Madison Avenue: (1885-1900)

Two and a half story three bay buff brick Queen Anne free standing house with Colonial Revival details and hipped grey slate roof. The porch has fluted columns and a paneled fascia with a wreath motif. The entry bay, or west bay, has a single partially glazed door with side lights and transom leaded in elliptical patterns. Three opening bay windows flank a blind center bay on the second story. The west bay has a narrow door in the bay indicated the porch was also used as a balcony at one point. A central gabled former projects forward from the roof with pilasters around two double hung windows

692 Madison Avenue: (c 1875-1880)

Two and a half, two bay story brick Victorian free standing house with Gothic and Colonial Revival details and a red slate mansard roof. The entry is to the west with single bay stairs leading to the porch and projecting glazed multi-light vestibule. The porch has paired columns and a tall fascia. The east bay of the second story has a wide three window bay and projects slightly from the façade. A small fascia cornice caps the second story with brackets to the roofline. A Gothic angled front gable projects from the mansard in the west bay on the top half story.

694 Madison Avenue: (c 1890-1895)

Two story, two bay wood Italianate free standing house with Queen Anne details and a flat roof. The house has a larger setback than those around it suggesting it predates them. The entry is to the west with an arched transom above the double doors. A projecting three opening bay is to the east with tall glazed doors or casements. The porch follows the curve of the bay creating a half hexagonal footprint in the east bay and has a wood rail with foliage-like spaces between the balusters. A bracketed bay of three windows continues above on the second story. The west bay window is

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slightly arched and has a small mansard above. A paneled and bracketed cornice is along the roofline with a pediment above the east bay.

698 Madison Avenue: (c 1895)

Two and a half story, three bay brick Queen Anne free standing house with hipped grey slate roof and rough brownstone lintels and sills. The east bay is a cylindrical three story tower capped with a bell shaped slate roof and double hung windows at each story. The central, entry bay is parallel to the street with a front gabled single story porch. A tall elliptical window sits above the peak of the gable on the second story. The west façade is shaded by the porch on the first floor and is a smaller cylindrical two story tower with a conical roof and finial. A tall brick cornice runs along the top of the central and west bay, wrapping around the building to the west. A gabled dormer projects in the central bay. Metal ridge cresting runs along the main roof ridge and the transverse dormers.

702 Madison Avenue: (c 1873)

Two and a half story, three bay wood Victorian free standing house with Georgian Revival details and a grey slate mansard roof. The first story pedimented and dentiled porch has been enclosed with three window picture windows flanking the central entry. The east bay of the second story has a four window bay with shallow brackets and a hexagonal peaked roof. The brackets continue across the top of the second story at the roofline to the west above three 12/1 double hung windows. Dormers project from the roof above each bay. A single gabled dormer juts out from the hexagonal roof to the east, a shed roofed dormer in the central bay, and a double window in the pedimented dormer to the west.

706 Madison Avenue: (c 1874)

Two story, three bay brick Victorian free standing house with a hipped grey slate roof. The first floor is shaded by an elliptically curved porch with wide central stair and turned balusters. The windows are capped with wood carved lintels. The second story is capped with a deep fascia inset with rectangular eyebrow windows, a central pediment and heavy carved brackets.

710 Madison Avenue: (c 1873)

Two and a half story, five bay Queen Anne free standing house with grey slate hipped roof. A stoop leads to the central entry with flanking three window bay windows. There is evidence of a missing porch at the top of the first story. The second story has double hung windows with wood pedimented lintels. A paneled and bracketed cornice adorns the roofline. Large gabled dormers project from each side of the hipped roof containing a pair of mirrored arched windows. The rear half of the building is wider than the front, projecting further to the west with its own hipped roof.

714 Madison Avenue (corner of Madison Avenue and South Lake): (c.1890)

Three story, four bay detached brick Queen Anne era with cupola at bevel with s-curve roof topped with finial. Two story oriel window with third floor tower capped with finial. Hipped slate roof.

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718 Madison Avenue: (c.1890)

Three story, four bay detached brick Queen Anne with hipped roof and rusticated stone basement. Three story bay window extending from basement. Two different sized gabled roofs frame the front facade.

721 Madison Avenue (corner of Madison Ave and South Lake): (1895)

Detached two and a half story, three bay yellow pressed brick Prairie style with deep front porch capped with centered shallow gable. Edges are lined with brick and stone quoins. Frieze is highlighted by patterned red and yellow motif pattern. Hipped Dormer centered above entry on roof. Windows are framed with stone lintels and sills.

725 Madison Avenue (1895)

Detached two and a half story, three bay brick Prairie style with deep front porch with shallow gabled roof held up by a series of double columns. Brick and stone quoins line the edges. Roof line is wide without brackets. Double windows in the hipped dormer window. Dominant decorated brick chimney flue visible from front elevation.

1 Englewood Place: (c 1880)

Two and a half story, three bay red brick Queen Anne with bluestone foundation and, a grey slate hipped roof. The central entry is slightly recessed with a stone stoop iron railings leading to double glazed wood doors. Above the entry is a small balcony and two narrow double hung windows. The south bay has three double hung windows on each story. A diagonal laid brick belt course runs between the sills, top, and bottom of the windows. This pattern skips the projecting three window brick bay on the first story or the north side, but continues again on the second story. A blind brick half moon inlaid with a herringbone pattern is above the second story windows to the south, while the north bay has a the half moon contains three double hung windows. The north bay has a third story consisting of a small shingled enclosure surrounded by a balustrade and is capped with a tall hipped roof.

2 Englewood Place: (c 1890)

One and a half story, five bay brick building with grey/green slate mansard roof. The two south bays of the first story encompass a single large opening for the garage. The central entry is Colonial Revival in style with an elliptical fan light and leaded side lights. To the north of the entry is a bank of grouped casements separated by pilasters. Casement dormers with a rounded pediment project from the mansard in each bay. The center bay has a small balcony with ironwork.

5 Englewood Place: (c 1885)

Two and a half story, three bay Richardsonian house with a gabled grey slate roof. The house is rough red sandstone with brownstone arches, lintels, quoins, etc. The main entry is on the north side

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and does not face the street. The first floor has wide arched window openings. Second floor is capped with egg and dart course, windows are set off with brownstone and pilasters.

7 Englewood Place: (c 1890)

One and a half story, six French eclectic style red brick building with a terracotta hipped roof. The south bay of the house is a blind arched panel containing a fountain. The south center bay projects forward with a front facing gable containing casements. The center bay is the entry bay, which is recessed with an overhanging roof.

The two south bays are a set back two car garage. A standing seam shed dormer sits above with three paired casements.

7 Thurlow Terrace: (1926)

One and a half story, three bay white painted brick house in the French Revival style with a side gabled grey slate roof. The central entry bay has an arched heavy wood door flanked by four casement windows within a single arched opening. A stepped brick cornice runs along the roofline.

Three slated dormers project from the roof. A parapet stands above the roofline along the gable with a chimney to the north. A single story wing set back from the front is attached to the rear on the south side. The wing is three bays with a bank of casements. There is an additional arched entry to the north which is accessible via path from the street.

8 Thurlow Terrace: (1920)

Two and half story, five bay brick French Revival house with a polychrome hipped slate roof. The north and south bays are one and a half stories and have shed roofs sloping away from the main house. The north and south central bays are banks of four narrow casement windows on each floor.

The central bay has a low entry with a heavy wood door flanked by stone pilasters and arch. Three dormers project from the roof.

9 Thurlow Terrace: (1910)

Two and a half story, five bay brick Georgian Revival house with multiple grey slate hipped roofs. A central wing, two bays, projects the depth of a full room with the single bay entry porch atop a tall stair. The north bay is recessed with a heavy overhanging five window bay supported by brackets and ornamented with dentils. The two south bays contain two double hung windows on each floor.

The south facade of the building has a double porch the length of the house with dormers overlooking Washington Park.

10 Thurlow Terrace: (c 1891)

Two and a half story, three bay stone Richardsonian house with a hipped slate roof. The gabled central entry bay projects slightly with heavy glazed double half arched doors. A rounded four window bay projects above the entry. The top story windows in this bay are separated by stylistic pilasters and topped with a half moon light. The south bay is made of up of a single story cylindrical tower capped with a conical roof projects from the house and a three story cylindrical flat roofed

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Continuation Sheet**

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tower that is in plane with the main body of the house. To the north, is a four window oriel over a large arched window on the first floor. A porte cochere projects from the north facade.

22 South Lake: (c.1890)

Three story, three bay free standing Queen Anne style with a pedimented entry with wooden Ionic columns with Georgian lined details for the dentils and wooden balustrade. Second floor has triangular bay window with stone quoins leading to the third floor gable roof.

37 South Lake: (1880)

Attached three story, three bay brick row-house with rusticated stone foundation. Arched entry and arched double hung window is surrounded by rustic stone on the first floor. Second floor has a three oriel semi-hexagonal bay window. Windows on third floor have stone lintels and stone sills. Cornice is bracketed

39 South Lake: (1888)

Attached three story, three bay brick row-house with rusticated stone foundation. Arched entry and arched double hung window is surrounded by rustic stone on the first floor. Second floor has a three oriel semi-hexagonal bay window. Windows on third floor have stone lintels and stone sills. Cornice is bracketed

41 South Lake: (1888)

Attached two story, two bay brick row-house with rusticated foundation. Rustic stone arched entry with wood door. Three part bay window on second floor. Capped with brick parapet.

43 South Lake: (1888)

Attached two story, two bay brick row-house with rusticated foundation. Rustic stone arched entry with wood door. Three part bay window on second floor. Capped with brick parapet.

45 South Lake: (1888)

Semi-Attached two story, two bay brick row-house with rusticated foundation. Rustic stone arched entry with wood door. Three part bay window on second floor. Capped with brick parapet.

47 South Lake: (c.1910)

Detached three story brick with pressed stone basement apartment building. Wraps South Lake Ave and Elberon Pl. Entry on South Lake surrounded by doric stone pilasters. Three part windows are highlighted with brick voussoirs and stone keystone. Corner intersection has a two story brick dormer with three part window. Stone belt course wraps the building above the first floor.

55 South Lake: (1940)

Three story Art Deco corner apartment building. Has receding bays on the north facade. Has

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contrasting bands of concrete and brick . Glass block is used at the entrance which is sheltered by the symmetrical curve of the porch.

57-87 South Lake: (1896-1897)

Expansive line of three story row-houses, two bay attached yellow brick facades with one story porches, gables and slight indentations in the brickwork at the second stories. The windows have stone sills and brick lintels. The variation occurs at the roof lines. Most are front gabled, but a few are side gabled with a dormer. 57 South Lake is semi-attached, 81 South Lake is semi-attached, 83 South Lake is semi-attached, 87 South Lake is semi attached. (16 Buildings)

89 South Lake (c.1970)

Two story apartment building constructed directly prior to the listing of the district. The building is setback from the streetscape and is not contributing due to age.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Washington Park Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Albany

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

REFERENCE NUMBER: 72000818

NOMINATOR: STATE

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE

DATE 2-23-15

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.

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

Duplicate

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

72000618

Washington Park H.D.,
Albany Co. NY

Working No. _____
Fed. Reg. Date: _____
Date Due: _____
Action: ACCEPT 6-19-84
 RETURN _____
 REJECT _____
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

5/27

Louis C. Jones
Chairman
Conrad L. Wirth
Vice-Chairman
Ewald B. Nyquist
Seymour H. Knox
John H. G. Pell
Laurance S. Rockefeller
Mildred F. Taylor
C. Mark Lawton
Director

May 26, 1972



Dr. William Murtagh
Keeper of the National Register
Room 3209
1100 L Street, N. W.
Washington, D. C. 20005

Dear Dr. Murtagh:

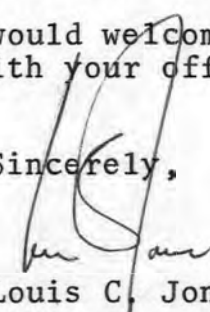
As Chairman of the New York State Historic Trust, the officially designated State Preservation Agency, and as the State Liason Officer, I am forwarding the enclosed nomination to the National Register of Historic Places:

WASHINGTON PARK HISTORIC DISTRICT, ALBANY, ALBANY COUNTY

The above nomination has been reviewed and approved by the Governor's Advisory Committee on Historic Preservation, in accordance with the criteria outlined in Section 2.2 of the Grants Guide.

The staff of the Trust would welcome the oppurtunity to discuss this submission with your office.

Sincerely,


Louis C. Jones

Chairman



Louis C. Jones
Chairman
Conrad L. Wirth
Vice-Chairman
Ewald B. Nyquist
Seymour H. Knox
John H. G. Pell
Laurance S. Rockefeller
Mildred F. Taylor
C. Mark Lawton
Director

May 26, 1972

Dr. William J. Murtagh
Keeper of the National Register
1100 L Street, N. W.
Washington, D. C. 20005

Dear Dr. Murgagh:

Please find attached the nomination form for WASHINGTON PARK HISTORIC DISTRICT, in Albany, Albany County. We would greatly appreciate it if your staff could expedite the entry of this district on the National Register. Washington Park faces the serious threat of dismemberment by a proposed highway system, and other development schemes.

Thank you for your consideration.

Sincerely yours,

Lewis C. Rubenstein
Lewis C. Rubenstein
Senior Historian

LCR/crw
Enc.



ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered JUN 19 1972

6/13/72

NRowland:mmm

HR

Hon. Alexander Pirnie
Hon. Carleton J. King
Director, Northeast Region

<u>Name</u>	<u>Location</u>
Morgan (J.P.) and Company Building	New York New York County
Trevor (John Bond) House	Yonkers Westchester County
Old Lutheran Parsonage	Schoharie Schoharie County
Saint Mark's-in-the-Bowery	New York New York County
Brown (John) FARM	Lake Placid Essex County
Quackenbush House	Albany Albany County
Washington Park Historic District	Albany Albany County
Salisbury Center Covered Bridge	Salisbury Center Herkimer County
Union Hotel	Sackets Harbor Jefferson County
Casino-Congress Park-Circular Street Historic District <u>Also Notified</u>	Saratoga Saratoga County
Hon. James L. Buckley	State Liaison Officer
Hon. Bella Abzug	Dr. Louis C. Jones
Hon. Peter A. Peysar	Chairman
Hon. Hamilton Fish, Jr.	New York State Historic Trust
Hon. Edward I. Koch	Parks and Recreation
Hon. Robert C. McEwen	Building 2 - State Campus
Hon. Samuel S. Stratton	Albany, New York 12226

listed
Washington Park Hist Dist.

Albany County 10/11/78

July 9/27
Franklin
Kobovick
9/27
Blow
Horn
9/28
Gardner
Horn
9-29
Cannally

Honorable Jacob K. Javits
United States Senate
Washington, D.C. 20510

Dear Senator Javits:

Sept 30

Thank you for your letter of ~~August 30~~ 1978, on behalf of Daniel and Lorraine Hoose concerning their home within the Washington Park Historic District of Albany, New York. We have also received letters on behalf of Mr. and Mrs. Hoose which were addressed to the Heritage Conservation and Recreation Service and to the National Register of Historic Places.

Many of the concerns voiced in the letter such as those regarding purchase agreements, deed restrictions, and zoning are local matters and outside the purview of the National Register. If the Hoose's believe that violations of local laws have occurred, they may wish to seek local redress.

Mr. and Mrs. Hoose state clearly, however, that their primary concern is the alleged misuse of Federal funds, specifically the use of Community Development monies by the Department of Housing and Urban Development (HUD), to construct a large senior citizens' residence adjacent to property listed on the National Register.

Under the procedures of the Advisory Council on Historic Preservation (36 CFR 800), properties listed on the National Register must be considered early in the planning of a Federal project, and the Advisory Council on Historic Preservation must be given an opportunity to comment upon the plans. Mr. and Mrs. Hoose's house on Thurlow Terrace, as part of the Washington Park Historic District, was considered in the planning of the senior citizens residence. The Advisory Council on Historic Preservation, the New York State Historic Preservation Officer, and HUD concurred that the senior citizen residence would not have an adverse affect upon the character and significance of the Washington Park Historic District. Therefore HUD has complied with the Federal regulations protecting historic properties and, in this respect, is free to continue with its project.

A/S F.W.P. 10/2/78

Further comment upon the project is now the purview of the Advisory Council. If Mr. and Mrs. Hoose believe that the decision that the senior citizen residence would have no adverse affect upon the historic district was incorrect or that the project plans were changed after the decision had been reached, they may wish to consult John Cullinane at the Advisory Council on Historic Preservation, 1522 K Street NW., Suite 430, Washington, D.C. 20005 (202-254-3967).

Mr. and Mrs. Hoose may have misunderstood the protections offered to properties on the National Register as described in the copy of National Park Service literature attached to their letter. According to the sentence which they had underlined, HUD is not required to notify individuals and organizations of proposed projects. Rather HUD is legally required to notify the Advisory Council, but individuals and organizations may also notify the Advisory Council.

The National Register will remove a property from the Register if it is drastically altered and has lost the qualities which made it significant. From the information we have received this does not appear to be the case with the Washington Park Historic District, and the listing of Mr. and Mrs. Hoose's house is not affected.

We appreciate Mr. and Mrs. Hoose's concern for the preservation of the historic character of their neighborhood and will be happy to provide any additional information you think would be useful.

Sincerely,
(SGD) GARY R. CATRON

Gary R. Catron
Assistant to the Secretary
and Director of Congressional
and Legislative Affairs

cc: Mr. Orin Lehman
Commissioner
Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, New York 12238

Mr. Robert Embry
Department of Housing
and Urban Development
Washington, D.C. 20410

Advisory Council on Historic Preservation
1522 K Street NW., Suite 430
Washington, D.C. 20005

bcc: Secretary's File
Secretary's Reading File (2)

FW

Director's Reading File

Associate Director, Connally

Chief, OAHP

FHR-Lumpkin

FHR-CL

CL

NR

POR - 5161

FHR:M Orelup:lw?9/27/78

BASIC FILE RETAINED IN NR

DATE: 9/19/78		NUMBER: POR- 5161	
FROM: JAVITS, Jacob K. Sen. 9/13/78		REMARKS: Reply For Sig Of GARY CATRON Of CL	
DESIGNATION: CATRON			
RFRD: OARP	RFRD:	RFRD:	RFRD:
DATE: 9/19	DATE:	DATE:	DATE:
SUBJECT: Ltr from ROOSE, Daniel & Lorraine 8/30/78 RE: NHP Act 1966			ACK'D:
			DATE REPLY DUE: 9/26/78
			SIGNED:
BOR 8-12a DEC. 1971		BUREAU OF OUTDOOR RECREATION	

C 9/19
30

OFFICE OF THE DIRECTOR
CONGRESSIONAL AND LEGISLATIVE AFFAIRS
RECEIVED
SEP 14 1978

United States Senate

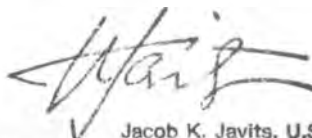
SEN. JAVITS

Respectfully referred to:

SEP 13 1978

CONGRESSIONAL LIAISON OFFICE
DEPARTMENT OF THE INTERIOR
WASHINGTON, D. C. 20240

Because of the desire of this office to be responsive to all inquiries and communications, your consideration of the attached is requested. Your findings and views, in duplicate form, along with return of the enclosure, will be appreciated by



Jacob K. Javits, U.S.S.

ATTN: LINDA MONTEFUSCO
MARION CAMPBELL
U.S.S.
(202) 224-6542

OFFICE OF CONGRESSIONAL
AND LEGISLATIVE AFFAIRS

9/15/78

BUREAU HCRS

Please prepare response for signature of Gary R. Catron, Assistant
to the Secretary and Director of Congressional and Legislative Affairs.

Include a copy of your final response for CL files.

DUE DATE Sept. 26, 1978

CL-rm. 6253
x6667

Alb. Ofc

Hoose, D

HUD/Monahan

COPY

Monahan

*Suggest look
to Interior
Historic Register*

9/5/78

MEMORANDUM

TO: ANNE MONAHAN
FR: KAYE PHILIPS
RE: MR. & MRS. D. HOOSE
10 Thurlow Terr.
Albany, NY 12203

Att'd FYA.

Thanks.

X

BOR Mail Control No. POA 5161

Hand delivered
10 Thurlow Terrace
Albany, New York 12203
August 30, 1978

The Honorable Jacob Javitts
United States Senator from the State of New York
Room 302
Leo W. O'Brien Building
Albany, New York 12207

Dear Senator Javitts,

Enclosed are complaints directed to various federal, state, and local government agencies concerning the misuse of federal funds and the illegal and irresponsible acts committed by HUD.

We have tried to proceed through proper channels with our complaints. It may seem that our chief opponent is the government of the City of Albany; but our chief complaint is the misuse of Federal funds and HUD's neglect of their legal responsibilities.

We wish to acquaint your office with this situation.

Your review and any possible assistance you can give us is most appreciated.

Thank you,

Daniel & Lorraine Hoose

Daniel & Lorraine Hoose

REC'D AUG 30 1978

OFFICE OF SENATOR J. K. JAVITS
ROOM 420
LEO W. O'BRIEN BUILDING
BROADWAY AND CLINTON AVE.
ALBANY, NEW YORK 12207

10 Thurlow Terrace
Albany, N.Y. 12203
August 29, 1978

The Office of the President of the United States
The White House
Washington D.C. 20500

Dear President Carter,

Enclosed copies of complaints directed to HUD and local governments about the misuse of Federal funds to destroy National Register property, a neighborhood environment, and subsidize a contractor.

We have received the run-a-round from HUD. HUD failed to survey the neighborhood in question. Indeed did not know the actual address of the project and as stated in one of their letters do not care where it is built. HUD also failed to notify resident owners of the proposed construction and destruction.

The contractor is at present running new huge storm drains from the construction site into Washington Park Lake. The drains are subsidized with Federal funds. These drains will pour dirt, oil, welding metal, and other construction debris into a lake that the Environmental Protection Agency allocated Federal funds for the clean-up, restoration, and restocking in the Spring of '77.

Because of the freedom granted this construction project, our small street is suffering a domino effect. Two of the four National Register buildings have had zoning changes from residential to commercial. Their planned construction is for the destruction of land and landmark buildings to erect parking areas and free access to buildings.

We petition your office and you personally, President Carter, to intervene in this dilemma. And, if possible implement some control over this misuse of Government funds to destroy American homes and dreams.

Sincerely,

Daniel & Lorraine Hoose
Daniel & Lorraine Hoose

Protections

Properties included in the Register may be afforded some protection from adverse effects of any federally funded or licensed project. Section 106 of the National Historic Preservation Act of 1966, 16 USC Secs. 470-470m, requires federal agency heads to allow the Advisory Council on Historic Preservation opportunity to comment when undertakings to be licensed, funded, or executed by their agencies will affect properties listed in the National Register. No restriction is placed upon a private owner or upon a state or local government acting without federal involvement. If a federal agency is involved in an undertaking concerning the property, the Advisory Council on Historic Preservation, 1522 K Street, N.W., Suite 430, Washington, D.C. 20005, should be informed. While it is the legal responsibility of the federal agency involved to inform the Advisory Council, individuals and organizations concerned about potential adverse effects of federal action may likewise bring them to the attention of the Council.

HUD did not do so!

Heritage Conservation and Recreation Service

On January 25, 1978, the Office of Archeology and Historic Preservation was transferred from the National Park Service to the newly created Heritage Conservation and Recreation Service (HCRS) as part of a reorganization within the Department of the Interior. The HCRS will provide a single point of contact within the federal government for planning, evaluating and coordinating the protection and preservation of our nation's cultural and natural heritage as called for by President Carter's National Heritage Program. The Office of Archeology and Historic Preservation programs include the National Register, Historic Preservation Grants-In-Aid, National Historic Landmarks, Historic American Buildings Survey, Historic American Engineering Record, Technical Preservation Services and Interagency Archeological Services. Please note that some of the enclosures provided in this mailing pre-date the establishment of the HCRS. Requests for most information previously handled by the National Park Service should now be addressed to: Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20240.

Many state historic preservation offices provide technical advice and assistance to interested individuals and organizations within the state. Further information on your state historic preservation program is contained in A Guide to State Programs, published by the National Trust and available from the Preservation Bookstore at 740 Jackson Place, N.W., Washington, D.C. 20006 for \$5.00 plus 50c postage and handling.

Removal of Listed Properties

Properties may be removed from the National Register only when they have ceased to meet the criteria for the National Register; that is, when the qualities which caused them originally to be nominated have been lost or destroyed.

We are threatened!

Moving a registered property may cause it to be dropped from the Register. This depends on the specific property and situation. Should it be determined that the move will not cause removal from the Register, then in rare cases funding available through the program may be applied toward the cost of resiting. Inquiries in regard to this situation should be directed to the State Historic Preservation Office.

Conclusion

The National Trust is not an official party in the process of nominating properties to the National Register. The Trust participated in an advisory and review capacity in the preparation of the criteria, guidelines and forms used in the nomination process. We view our role as providing information to our preservation constituency on the National Register program. Because of the large number of nominations being made, and because of the professional competence of both state review committees and the state and national staffs charged with National Register responsibility, the Trust does not become involved on a case-by-case basis in considering individual nominations to the Register.

STATE OF NEW YORK, EXECUTIVE DEPARTMENT OFFICE OF GENERAL SERVICES, SALE OF LAND Pursuant to Section 21 of the Public Lands Law and Findings of the Executive Deputy Commissioner of General Services in the Executive Department of the State of New York dated September 11, 1976, I shall offer for sale, at public auction at 10:00 A.M. October 19, 1976 at the front entrance of No. 8 Thurlow Terrace, of such other place and time to which the same may be adjourned, all the right, title and interest of The People of the State of New York, in and to the following five parcels of real property: Parcel A No. 7 Thurlow Terrace. All that parcel of land together with the buildings thereon situated on the easterly side of Thurlow Terrace in the City of Albany, County of Albany, State of New York, bounded and described as follows:

Commencing at the intersection of the southerly line of State Street with the southerly line of Western Avenue; thence northwesterly and along said southerly line of Western Avenue 297.50 feet to its intersection with the easterly line of Thurlow Terrace; thence southwesterly and along the said easterly line of Thurlow Terrace making an interior angle of $104^{\circ}42'40''$ with the said southerly line of Western Avenue 251.17 feet to the point of beginning; thence southwesterly making an interior angle of $90^{\circ}04'45''$ with the easterly line of Thurlow Terrace, 140.00 feet to the northwesterly corner of lands now or formerly of Charles A. Simmons, Jr. & Helen C. Simmons; thence southwesterly and along the division line between said lands of Simmons and The People of the State of New York making an interior angle of $90^{\circ}04'45''$ with the last described course, 109.72 feet; thence northwesterly making an interior angle of $87^{\circ}42'22''$ with the last described course, 140.000 feet to the beforementioned easterly line of Thurlow Terrace; thence northeasterly and along said easterly line making an interior angle of $90^{\circ}17'38''$ with the last described course 108.50 feet to the point of beginning; making an interior angle of $87^{\circ}55'15''$ with the first described course from the point of beginning, containing 15,277 square feet plus or minus or 0.350 Acre plus or minus. The upset price is \$25,000.

Parcel B No. 9 Thurlow Terrace. All that parcel of land together with the buildings thereon situated on the easterly side of Thurlow Terrace, City of Albany, County of Albany, State of New York bounded and described as follows: Commencing at the intersection of the southerly line of State Street with the southerly line of Western Avenue; thence northwesterly and along the said southerly line of Western Avenue 297.50 feet to its intersection with the easterly line of Thurlow Terrace; thence southwesterly and along the said easterly line of Thurlow Terrace making an interior angle of $104^{\circ}42'29''$ with the said southerly line of Western Avenue, 432.67 feet to the point of beginning; thence southwesterly making an interior angle of $90^{\circ}17'38''$ with the easterly line of Thurlow Terrace and partially along the division line between the lands now or formerly of Charles A. Simmons, Jr. & Helen C. Simmons and The People of the State of New York, 230.33 feet; thence southwesterly and continuing along said division line and the division line between the lands of the City of Albany (Washington Park) and The People of the State of New York making an interior angle of $90^{\circ}17'38''$ with the last described course, 110.00 feet; thence northwesterly and along the said division line between lands of the City of Albany (Washington Park) and The People of the State of New York making an interior angle of $87^{\circ}42'22''$ with the last described course, 290.000 feet to the beforementioned easterly line of Thurlow Terrace; thence northeasterly and along said easterly line making an interior angle of $90^{\circ}17'38''$ with the last described course, 110.00 feet to the point of beginning; making an interior angle of $87^{\circ}42'22''$ with the first described course from the point of beginning, and containing 22,000 square feet plus or minus or 0.503 Acre plus minus. The upset price is \$25,000.

Parcel C No. 8 Thurlow Terrace. All that parcel of land situated on the westerly side of Thurlow Terrace, City of Albany, County of Albany, State of New York, bounded and described as follows: Commencing at the intersection of the westerly line of State Street with the westerly line of Western Avenue; thence northwesterly and along the southerly line of Western Avenue 236.75 feet to its intersection with the westerly line of Thurlow Terrace; thence southwesterly along the westerly line of Thurlow Terrace making an interior angle of $104^{\circ}42'29''$ with the southerly line of Western Avenue, 306.60 feet to the point of beginning; thence northwesterly making an interior angle of $89^{\circ}56'29''$ with the westerly side of Thurlow Terrace, 270.00 feet to the lands now or formerly of Loretta D. Tierney; thence southwesterly and along said lands and along the lands now or formerly of Family and Childrens Service of Albany; Edward P. Keeler & Lucy J. Osemerhaus; Frederick A. & Barbara J. Brecher and the Faculty Student Association of The New York State College for Teachers, Albany, Inc. making an interior angle of $89^{\circ}56'29''$ with the last described course, 136.25 feet; thence southwesterly making an interior angle of $90^{\circ}17'38''$ with the last described course, 270.00 feet to the said westerly line of Thurlow Terrace; thence northeasterly and along said westerly line making an interior angle of $87^{\circ}42'22''$ with the last described course 137.28 feet to the point of beginning; making an interior angle of $90^{\circ}02'31''$ with the first described course from the point of beginning, containing 36,944 square feet plus or minus or 0.848 Acre plus or minus. The upset price is \$45,000.

Parcel E, 116 Western Avenue. A corner lot located at the southwest corner of Thurlow Terrace and Western Avenue. All that parcel of land situated in the City of Albany, County of Albany, State of New York, bounded and described as follows: Beginning at the intersection of the westerly line of Thurlow Terrace with the southerly line of Western Avenue, said point being 296.75 feet northwesterly as measured along the southerly line of Western Avenue from its intersection with the southerly line of State Street thence continuing along the southerly line of Western Avenue, 270.14 feet to the lands now or formerly of Francis T. & Elizabeth T. Ryan; thence southwesterly and along said lands and the lands now or formerly of Harkoff Bros., Inc. and the lands now or formerly of Loretta D. Tierney making an interior angle of $104^{\circ}42'29''$ with the southerly line of Western Avenue, 235.45 feet; thence southwesterly with an interior angle of $90^{\circ}02'31''$ with the last described course, 270.00 feet to the said westerly line of Thurlow Terrace; thence northeasterly and along said westerly line making an interior angle of $89^{\circ}56'29''$ with the last described course, 306.60 feet to the point of beginning; making an interior angle of $75^{\circ}17'40''$ with the first described course, containing 7,178 square feet plus or minus or 0.160 Acres plus or minus. The Upset Price is \$42,000.

The parcels will be offered for sale individually. The terms of the sale require the purchaser to pay a deposit of \$5,000 for each Parcel at the price of sale when his bid is acknowledged as the high bid and to pay the balance of the purchase price at the Office of General Services, South Mall Tower, Empire State Plaza, Albany, New York, 12242 within 60 days after the acceptance by the State of the successful bid. Both payments must be certified by certified check payable to the State of New York - Commissioner of General Services. In the event the purchaser fails to pay the balance of the purchase price within 60 days after the acceptance of the successful bid by the State of New York, the \$5,000 so deposited, shall be retained by the State of New York as liquidated damages. Letters Patent will be issued pursuant to the sale upon payment of the consideration in full together with a recording fee of \$5.00. The State of New York reserves the right to reject any and all bids prior to acceptance.

Letters Patent will be issued by the Commissioner subject to: 1. The prior approval of the State Comptroller and the Attorney General as to form; 2. Restrictive covenants by which the patentee covenants and agrees that the buildings presently existing on the site will not be intentionally demolished; that their exteriors will be preserved in conformity with adjoining buildings; that new construction will be complementary in exterior design to those buildings existing at the time of such construction; and similar provisions, details of which are available on request. For the specific conditions or other information concerning the sale, call or write: N.Y.S. Office of General Services, Bureau of Land Disposition, 34th Floor, South Mall Tower, Albany, New York 12242, Telephone: (518) 474-8331.

No representation as to the future permitted use, occupancy, or zoning of the sites herein described is to be inferred from this publication. It is the responsibility of any prospective bidder or purchaser to investigate and ascertain the local planning and zoning requirements as they may affect an intended future use and occupancy of the sites herein described prior to the date of the auction.

DATED: September 12, 1976
ROGER P. QUINBY,
Deputy Commissioner
Office of General Services
TU-Sept. 18, 25; Oct. 2, 9-11

Speculators

All properties will be shown to interested parties between 10:00 a.m. and 2:00 p.m. on the following dates:

September 29th and 30th
October 6, 7, 13 and 14th

On October 19, all buildings will be open at 9:00 a.m.

Construction City

These Letters Patent are issued and this grant is made and accepted subject to the following restrictive terms, which shall be considered covenants running with the land, in perpetuity except as herein explicitly provided, binding upon Patentee, and his or her successors and assigns, and, together with this paragraph, shall be inserted in all instruments which dispose of any interest or all interests in the premises, but whether or not so inserted shall be deemed by all persons to have been so inserted:

1. All structures now on the premises shall be kept and maintained in reasonably good order, condition and repair.

2. No construction, reconstruction, remodeling, improvement, addition, renovation, modification, alteration, refinishing or painting, or any other act shall be done or permitted which would alter the land herein conveyed or the exterior of any structure now on such land (including, without limitation, the set-back of such structure from any property line, or the appearance of the front or any other facade of such structure) except upon the prior approval of the design and plan thereof in writing by the City of Albany (Conservator), as provided in subparagraph 5 below, which approval shall be conditioned upon a finding that the exterior appearance of the structure will not be materially changed, that all materials to be used will be in all respects equal to or better than those presently incorporated in any structure now on such land, including with respect to form and color, that all such work or acts shall be made in such a manner as not to interfere either with the view of the main building from Thurlow Terrace or the view of the main building to Thurlow Terrace, and such other findings as the said Conservator may require.

3. Patentee agrees that representatives of the Conservator shall be permitted at reasonable times, to come upon the premises to inspect for violations of any of the covenants of this deed, if the said Conservator has reason to believe that violations are occurring or have occurred.

4. In the event of a violation of any provision herein, Conservator may, following reasonable notice to Patentee, institute suit to enjoin such violation and to require the restoration of the premises to their prior condition, or, in the alternative, representatives of the Conservator may enter upon the premises, correct any such violation, and hold Patentee and any successor in interest responsible for the cost thereof. The Conservator shall have all legal and equitable remedies to enforce Patentee's obligations hereunder.

5. The Patentee and any successor grantee may at any time request the approvals required under subparagraph 2 above, or request temporary or permanent relief from any of the covenants herein contained by delivering such request in writing to the Conservator. Approval of such requests shall not be unreasonably withheld, and Patentee and his or her successors and assigns may cause the reasonableness of any such denial to be reviewed by any appropriate proceeding instituted in the Supreme Court, Albany County.

6. A waiver of any breach of any covenant, term, condition or limitation herein shall not constitute a waiver of any other or later breach of such or any other covenant, term, condition or limitation, nor shall it otherwise prevent the enforcement thereof.

ADDING TO THE BENEFITS OF LIVING IN CAPITALAND.

On Union Avenue In Saratoga Springs



The George D. Widener addition to the National Museum of Racing — expanding this outstanding cultural resource to include an auditorium, gallery, exhibit facilities, and ancillary services.

To be open Summer 1978

Hamilton Hill



Schenectady

This new apartment building overlooking Pulaski Park should bring a new vitality to the rehabilitation of the Hamilton Hill area.

Construction underway. Occupancy is expected early summer 1978.

Thurlow Terrace



Albany

A new senior citizens residence in the exclusive Washington Park area.

Planned construction to start in the spring of 1978 and to be ready for occupancy in the spring of 1979.

L.A. SWYER COMPANY

Builders and Construction Managers Albany, New York

*over 157
club
Library Times Union - Sunday Feb. 26, 1978*

United States Department of Housing and Urban Development
Albany Office
Leo W. O'Brien Federal Building
Albany, New York 12201

Dear Director,

We have been informed that HUD funds are being applied to the construction of a senior citizens high rise on Thurlow Terrace. We wish to request that you rescind this funding or at least delay your appropriation until you review the project and recognize that said construction would be detrimental to the existing environment and historical landmarks-and is possibly illegal and fraudulent.

Thurlow Terrace is a dead end street with four beautiful landmark buildings. These buildings were previously owned by the State University of New York. But because of gross misuse and neglect, the State was required to sell these properties in 1976 for private residence and reclamation. We were proud to obtain one of these fine homes. We have invested over \$80,000.00 in purchasing and beginning restoration of our home. We reside here with two children. We enjoy some degree of seclusion despite a large number of sightseers in the summer time. The city of Albany has imposed the enclosed copy of restrictions on the home owners on this street. In purchasing this property, these covenants actually pleased us because they gave us a sense of security for our investment and our dream-our neighborhood would be reclaimed and maintained.

At the time of our purchase, a corner lot bordering Thurlow Terrace and listed as 116 Western Avenue was sold to the L.A. Swyer Company. Although on Western Avenue, this lot is also bound by covenants. We were not greatly disturbed by the sale to Swyer; we felt the Western Avenue address offered some protection. We heard Swyer purchased the lot to erect a senior citizens highrise. This was frightening but we allayed our fears with the thoughts that at least all the traffic would be routed onto Western Avenue. But, as you can see Swyer does not intend to do this. They chose to ignore their purchase agreement and deed covenants. Somehow they have managed to have residential zoning restrictions and historical protection disregarded. Now property they purchased on Western Avenue has mysteriously moved to Thurlow Terrace. This lot does not offer a more aesthetic view from Thurlow than from Western Avenue. So it becomes obvious from the inclosed advertisement, that they intend to trade on our investment in privacy and beauty in order to increase the desirability of their apartments and therefore obtain higher rentals and bilk the senior citizens.

Also we draw your attention to the fact that the proposed plans do not allow or consider the needs for parking space for the tenants, employees, or visitors. Swyer maintains that the residents will not be permitted to have cars! They may prohibit parking on the premises, but can they forbid people to have visitors or own cars? Western Avenue has free parking; Thurlow has absolutely no parking and is posted as such. As stated, Thurlow Terrace is a dead-end street and has one way traffic on each side of a center island. Therefore, traffic entering the street travels down the complete length around a circle and up the complete length of the other side of the island to regain access to the main road. You can imagine the volume of cars on our quiet park street the Swyer project will cause and the subsequent hazards created for the



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, D. C. 20410

OFFICE OF THE ASSISTANT SECRETARY FOR
NEIGHBORHOODS, VOLUNTARY ASSOCIATIONS
AND CONSUMER PROTECTION

25 APR 1978

IN REPLY REFER TO:
VCC #3003

Mr. and Mrs. Daniel Hoose
10 Thurlow Terrace
Albany, New York 12203

Dear Mr. and Mrs. Hoose:

Your letter of March 30, 1978 to this agency regarding funding of a senior citizens high rise apartment complex has been received in the Office of Consumer Affairs of the U.S. Department of Housing and Urban Development.

In an effort to assist you, I have referred your case to the Office of Management in the Washington HUD Office, as they are better able to respond directly to your situation. If you do not receive a reply within two weeks, please contact Mr. Paul Williams, Acting Director, Department of Housing and Urban Development, his telephone number is (202) 755-6614.

Sincerely,

George Brown
Associate Deputy Assistant Secretary
Neighborhood and Consumer Affairs

MR Williams never called - I called his office - And was informed that the Gov. didn't care where the project was built - and our complaints were with the local government (Our complaint is the misuse of Federal Funds!)

-2-

pedestrians who walk on this street to the park.

This official letter-of-complaint censures the use of government funds to:

1. disregard existing zoning restrictions.
2. defame historical landmark properties.
3. destroy the beauty and tranquility of a neighborhood.
4. deny citizens and homeowners protection of their private property.
5. ignore poor planning that fails to meet the needs of the proposed occupants.
6. subsidizes a developer who would alter an address to obtain higher rents, which will be again subsidized by government funds and thus needlessly increase the cost to the taxpayers.

We must censure you and your department for failure to uphold the public trust implicit in your appointment: that the rights and welfare of citizens will be safeguarded, and that government funds will be applied to improve areas and protect the existing environment.

Having stated the facts and expressed our opinions, we petition you to correct this misappropriation of funds.

Sincerely,



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HEARING OFFICE
LEO W. O'BRIEN FEDERAL BUILDING
NORTH PEARL STREET AND CLINTON AVENUE
ALBANY, NEW YORK 12207

April 25, 1978

REGION II
26 Federal Plaza
New York, New York 10007

IN REPLY REFER TO:

2.6U (Davis)
518-472-3600

Mr. and Mrs. Daniel Hoose
10 Thurlow Terrace
Albany, New York 12203

Dear Mr. and Mrs. Hoose:

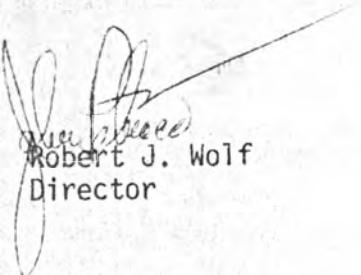
This will acknowledge receipt of your letter regarding the Senior Citizens Housing Project to be located in the Washington Park area.

✓ The concerns that you express are the responsibility of your local government and are under their jurisdiction and control. *NHP act 1966?*

All zoning, permits, and historical clearances must be approved before this Department can issue a commitment for the project.

We hope that this information will be helpful.

Sincerely,


Robert J. Wolf
Director



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

JUN 12 1978

OFFICE OF THE ASSISTANT SECRETARY FOR
HOUSING-FEDERAL HOUSING COMMISSIONER

IN REPLY REFER TO:
HADS

Mr. and Mrs. Daniel Hoose
10 Thurlow Terrace
Albany, New York 12203

Dear Mr. and Mrs. Hoose:

This is in response to your March 30 letter to the Department, forwarding a copy of your letter to the Director of our Albany Insuring Office, concerning the proposed development of Thurlow Terrace, a 136-unit housing project for lower-income elderly in the Washington Park area of Albany, under the Section 8 Housing Assistance Payments Program.

Proposals for such development are generally competitively selected based on established Department criteria and are required to comply with local Housing Assistance Plans (HAPs). A HAP is generally part of the community's application for Community Development Block Grant funds. Where there is an approved HAP, it is the local government, not HUD, that determines the general locations and mix of assisted housing that will best fulfill its housing needs.

We have been advised by our Albany office that this proposal was selected from among 20 received in response to a May 1977 published invitation for the submission of proposals. No objections to the proposal were received from the State and areawide Clearinghouse or the Mayor of Albany. An approved zoning variance and local and State historical preservation clearances, as required by HUD policy, were received by our field office. Since this proposal does meet all of the Section 8 program criteria including off street parking availability, the Department does not have the authority to reject it and would not make any independent interpretation regarding locally controlled issues.

Our Albany office further advises us that a letter addressing your concerns was sent to you on April 25. We regret that we can add no further comments to that reply.

Thank you for making your views known to us.

Sincerely,

Gerald J. Benoit
Gerald J. Benoit
Acting Director
Section 8 and Leased Housing
Division

Federal?
State SHPO.
6 stories -
(No not aware
of Thurlow
address

12/12/78

10 Thurlow Terrace
Albany, New York 12203
March 6, 1978

Commissioners Office
Buildings Department
Albany City Hall
Albany, New York 12207

Gentlemen:

We submit this letter of complaint against the proposed plans of the L.A. Swyer Company to construct a senior citizens high rise on Thurlow Terrace.

If such plans have been approved, we request that you reconsider the proposal and rescind your approval.

As home owners and residents on Thurlow Terrace, we strongly object to and protest this project for the following reasons:

1. That the proposed site was sold to L.A. Swyer Company as property at 116 Western Avenue.
2. That the restrictions and covenants enclosed are binding on that property as well as others on Thurlow Terrace.
3. That the protection guaranteed by these covenants to home owners on Thurlow Terrace is being disregarded.
4. That the address of a piece of land has been changed at the whim of a developer.
5. That an R1 residential zoning restriction has been set aside for no other reason than to give Swyer Company an exclusive address for their project.
6. That such a project is not in keeping with the historical character of the neighborhood.
7. That this project flagrantly destroys the beauty of the Washington Park area.
8. That the increase in traffic on Thurlow Terrace will be prohibitive.
9. That the plans are inadequate in meeting the needs of the desired tenants. Specifically, no allowance or consideration for tenant, employee, or visitor parking have been made.

We censure you and your department for failure to uphold the public trust implicit in your appointment-to protect the environment of our city-to honor the codes and zoning laws-to access and insure that building plans are adequate and efficient and not hazardous and detrimental to the locale.

We petition you to review this project and prevent the further destruction of Albany's beauty in the name of progress.

Sincerely,

no answer

MAY 19, 1978 Friday

As citizens of the City of Albany, New York, we publicly censure you, Mayor Corning, for failure to uphold our trust and failure to effectively execute the duties and responsibilities implicit in your position as the Conservator of the City of Albany.

We find you in direct violation of the restrictive covenants in the letters patent issued for our homes and all property on Thurlow Terrace; especially as stated in paragraph 2.

We urge you, Mayor Corning, to at once begin to do your job and correct this desecration of Thurlow Terrace, Washington Park, and the City of Albany by taking actions you are granted and obliged to perform as stated in paragraph 4 of those covenants.

Capitol PO Box 7293
Albany, NY 12224
April 27, 1978

Honorable Mayor Corning
City Hall
Albany, New York

Dear Mayor Corning:

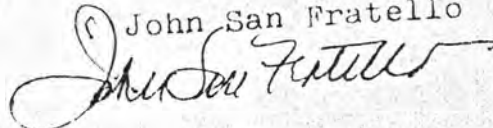
Thank you for receiving my telephone call today, and listening to my concerns regarding the physical condition and derelict appearance of the driveway that was cut into the parkside of 9 Thurlow Terrace.

As a follow up of that conversation and a resident on the street, I am formally expressing my complaint, and desire, to have the driveway removed and the hillside restored to the original state of a grassy knoll. It is inconceivable that some basis was found in city ordinances, and enforced, to restore to grass a walkway that was cut at the same time the drive was, and yet this same ordinance does not appear to apply to the drive. Not only is the destruction of the land proportionately larger but the ugliness of it, to this resident, looks disturbingly similar to a back alley entrance. Either the present owner has chosen to ignore completing the restoration or the City officials have chosen to turn their heads and allow the destruction to remain without any real concern for the park or the city residents.

City Hall records will reveal that the present owner has incipiently undertaken, at personal whim, several alterations and adaptations to the covenants signed that have warranted two stop work orders. It is increasingly obvious that as an absentee landlord the present owner has only a monetary interest in the properties. It is the accumulation of these incipient infractions, without decisive corrective action on behalf of the City, that encourages the deterioration of neighborhoods and causes the alienation of citizens from the City government.

I would appreciate being informed if the City feels that this matter is not in the realm of their authority, or interest, to resolve in order that I may pursue other alternatives.

Again, thank you for your interest. Sincerely

John San Fratello


ERASTUS CORNING, 2ND
MAYOR
WILLIAM L. KEEFE
EXECUTIVE ASSISTANT

CITY OF ALBANY
STATE OF NEW YORK
OFFICE OF THE MAYOR
12207

June 2, 1978

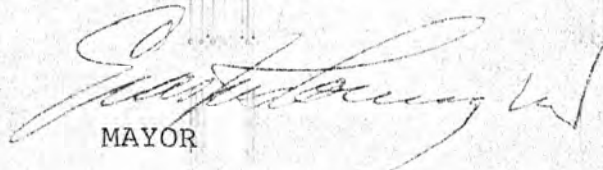
Mrs. Daniel Hoose
10 Thurlow Terrace
Albany, New York 12203

Dear Mrs. Hoose:

In regard to the letter signed by you and Mr. Hoose on May 19th, I am enclosing a photostat of a memo from our Corporation Counsel.

If there is anything further that I can do, please let me know.

Sincerely yours,



MAYOR

EC:rm
Enc.

City of Albany, N. Y.

DEPARTMENT OF LAW

100 STATE STREET

ALBANY, N. Y. 12207

May 31, 1978

Hon. Erastus Corning, 2nd
Office of the Mayor
City Hall
Albany, New York

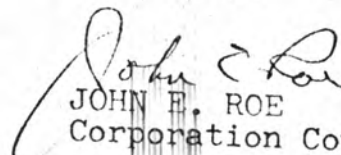
Re: Thurlow Terrace

Dear Mayor:

I have reviewed the correspondence you have received concerning the City's action in regard to Thurlow Terrace, particularly as reflected by a rezoning in favor of the L. A. Swyer Company. You will recall that the letters patent set forth a number of very restrictive provisions regarding changes to be made in the Thurlow Terrace area. My reading of them leaves me with the conviction that they were intended primarily to preserve the character of the existing structures on that street and the appearance they present.

The L. A. Swyer Company purchased land only in the area and intends to construct a senior citizen residence. I do not feel this to be violative. In any event, under the letters patent the conservator may grant temporary or permanent relief from any of the covenants and, in fact, is directed not to unreasonably withhold such relief. I think it can be said that the intentions of the Swyer Company are the best use to which the particular land in question can be put under all circumstances.

Sincerely,


JOHN E. ROE
Corporation Counsel

JER/jz

L.A. SWYER'S ACTS OF BAD FAITH

failure to show covenants to SHPO ^{or} HUD
failure to produce letters patent (deed) to land (which lists
the restrictive covenants) did SHPO ask to see deed?
seeking approval for project before zoning changes and then ^{and}~~then~~
using this approval to obtain such changes
HUD approval July 77 (address Washington Park)
zoning change November 77
address change January 77
pile driving which is detrimental to other buildings and
not contemplated or authorized by SHP
parking construction trailers on Thurlow (moved to Western Mon.)
no consult with residences except on phone (all but one ^{call} originated
from us)
many times to Lew and to Jack Foley our feelings about use of
Thurlow Terrace were expressed
new plans-ripping up center mall for storm drains (with HUD funds)
to locate a lake EPA funded clean-up in Spring of 77
Running ads in the newspapers informing the public of the plans
for what you are building knowing full well that the published
schematic (and plans) for that building were rejected by SHPO
no consult with senior citizens re project
flagrant destruction of nonobstructive trees -
workmen speeding in and out of private drives forcing owners
to erect a barricade
failure to accept the advice of SHPO upon which their no adverse
effect decision was based *18 6 stories*

What we object to

traffic on Thurlow

address

egress and exit

Disregard of covenants

no parking for tenants

the misuse of the center mall

failure to accept SHPs and residence recommendations

the massive size of the building

What we will accept

Western Avenue address egress and exit

site-position compatible with Thurlow Terrace environment

6 stories with exterior comparable to existing structures

storm drains not on Thurlow *v into Washington Park lake*

parking allotment for each unit and anticipated staff

no further destruction of Thurlow- all construction and

equipment placement conducted from Western Avenue

Constant supervision of construction

ERASTUS CORNING, 2ND
MAYOR
WILLIAM L. KEEFE
EXECUTIVE ASSISTANT

CITY OF ALBANY
STATE OF NEW YORK
OFFICE OF THE MAYOR
12207

May 29, 1980

Ms. Carol D. Shull
Acting Keeper of the National
Register
United States Dept. of the
Interior
Heritage Conservation and Recreation
Service
Washington, D.C. 20240

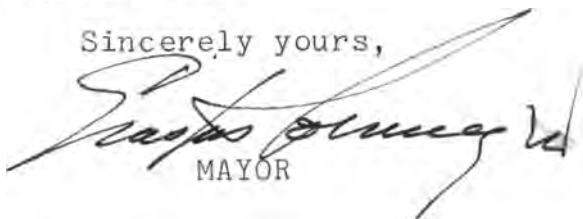
Att: Sally G. Olden

Dear Ms. Shull:

Thank you for your letter of May 23rd. in regard
to the Washington Park Historic District.

This information is much appreciated.

Sincerely yours,


MAYOR

EC:rm

THE NATIONAL REGISTER OF HISTORIC PLACES

JUN 5 1980

DATE REC'D _____

_____ INDIVIDUAL RESPONSE (ATTACHED)

_____ INFORMATIVE MATERIAL _____

_____ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN _____

INITIALS _____

0861 9 NHC

REVIEWED BY _____

Stephen J. Raiche

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: WPA Park HD (Thurlow Terrace) Albany NY

TO/FROM: Stephen Raiche

DATE: 9/20/78

ADDRESS: NY SHPO

PHONE: (518) 474 3176
~~(518) 474 3176~~

STAFF MEMBER: Orelup

DIVISION: NR

REPORT:

people are nuts

106 case about 1 1/2 yrs. ago.

worked w/ Sect 8 HUD ; contracts ; assisted
w/ design. Designed to be compatible
20th C. bldg.

ACHP concurred no adverse affect

drifting w/ according plan

did not therefore get Memorandum of Agreement.
the ACHP should have file w/ documentation

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: WA Park H. D. (Thurlo w Terrace)

TO/FROM: Jordan Tannenbaum

DATE: 9/20

ADDRESS: ACHP

PHONE: 254-3967

STAFF MEMBER: Orelup

DIVISION: NR

REPORT:

Suggests: knows nothing of Hud "high rise" (as letter states)

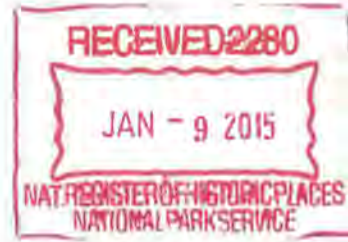
1. call NY SHPO

2. forward copy of letter, ; call back.
to ACHP



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:

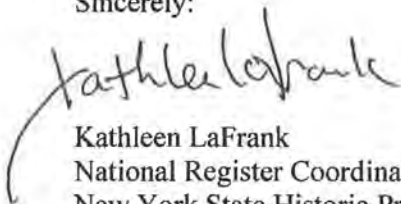
I am pleased to enclose the following five nominations, all on disc, to be considered for listing by the Keeper of the National Register:

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. 72000818

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