

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Schuyler Mansion National Historic Landmark
other names/site number The Pastures (not used in the historical period)

2. Location

street & number 32 Catharine Street (corner of Schuyler Street) not for publication
city, town Albany vicinity
state New York code 36 county Albany code 001 zip code 12202

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>2</u> buildings
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>1</u>	<u>2</u> objects
			<u>2</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) NHL boundary study

Signature of the Keeper

9/29/91
Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single dwelling

Current Functions (enter categories from instructions)

Recreation and Culture/ Museum

7. Description

Architectural Classification

(enter categories from instructions)

Georgian

Materials (enter categories from instructions)

foundation Stone

walls Brick

roof Metal

other Wood

Describe present and historic physical appearance.

See Section 7, attached, and continuation sheets

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally National Historic Landmark

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Military
Politics/Government

Period of Significance

1761-1765

Significant Dates

Cultural Affiliation

N/A

Significant Person

Schuyler, Gen. Philip

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See Section 8 (attached) and continuation sheets

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # NY-6256
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency Mid-Atlantic Reg Off NPS
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 1.56

UTM References

A

1	8	6	0	1	7	0	0	4	7	2	1	5	3	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Constance M. Greiff/President/Architectural Historian
organization Heritage Studies date July 26 1985
street & number RD 5 Box 864 Mapleton Road telephone (609) 452-1745
city or town Princeton state New Jersey zip code 08540

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Schuyler Mansion is a large (67.5 feet wide by 47.5 feet deep), 2 1/2 story Georgian house, built for General Philip Schuyler between 1761 and 1764. It occupies a sloping site in southern Albany, facing east toward the Hudson River. The walls are brick, laid in English bond with tooled joints, over a stone foundation. Horizontal divisions are marked by a molded brick watertable with cyma recta curve, and a belt course, consisting of two courses of stretchers. The latter runs between the first and second floors on all but the west facade. The building is covered by a double-pitched hip roof, originally wood shingled, but now of standing seam metal. A wooden balustrade with Chinese fret panels and posts topped by urns surrounds the roof directly above the cornice. This feature was an addition, installed in the first few years of the 19th century, but remains an early example of the use of the Chinese motif. The present balustrade is a replica, which replaced the badly deteriorated original in 1973. The plain block cornice with built-in gutter is probably a mid-19th century alteration. The three small gabled dormers on the east and west sides of the roof are, however, probably original. Two brick interior chimneys rise above the roof.

The east facade is seven bays wide and symmetrically disposed, although the openings are not all of the same size. On the second floor, the two outer windows and the central window are of a size to accommodate 12/12 sash, while the two windows flanking the center are narrower, with 9/9 sash. This forms what could be called a pseudo-Palladian arrangement. The first floor undoubtedly had a similar configuration, with the narrower windows flanking a pedimented doorway, as is the case in Johnson Hall National Historical Landmark. The latter building, erected in 1763, bears a considerable resemblance to the Schuyler Mansion, although it is frame rather than brick. The original configuration of the eastern entrance to the Schuyler Mansion was altered c. 1815 by the addition of a 1-story octagonal vestibule. Reached by a flight of brownstone steps with a fine wrought-iron railing, this vestibule is entered through double-leafed doors topped by a rectangular transom, which is ornamented by a leaded fan. The vestibule has a block cornice and is topped by a balustrade with vase-shaped balusters.

The north and south facades are four bays in depth. The windows are not evenly spaced, reflecting the plan, which provides larger rooms along the eastern front.

The west facade has been the most altered. Presently restored to its original configuration, it has three symmetrically placed doors on the first floor, and three irregularly disposed windows, which light the hall on the first and second floors and the stair landing. An arched opening (now closed), which once provided access to a bulkhead entrance to the cellar, is beneath the landing window.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1761–1765 **Builder Architect** Various (see below)

Statement of Significance (in one paragraph)

Significance:

The Schuyler Mansion is a fine example of the fully developed Georgian mansion as it appeared in the American colonies. It served for over 40 years as the home of General Philip Schuyler, who played an important political and military role in the affairs of his colony and of the new nation.

Schuyler evidently began planning the house in 1760. Construction was underway by March 1761, when Schuyler sailed for England, leaving a friend to supervise the ongoing work. In England he purchased wallpapers, window glass, and fabrics for the house. Schuyler returned from England in 1762, and appears to have supervised the interior finishings, not completed until 1764.

When completed, the mansion is believed to have been the first full-scale Georgian house in the upper Hudson River Valley. Distinguished by ample proportions and felicitous setting, it was commented on by the many distinguished visitors who were entertained there during Schuyler's long tenure.

Stylistic features of the house, as well as the written documentation, reveal that gentlemen like Schuyler were well aware of architectural developments in England and in other locations within the colonies. Schuyler not only bought fittings for the house during his trip to England; he also sought out master craftsmen in those colonial cities that were the most advanced artistically. Brick for the house was made in Albany by Lucas Hooghkerk, and laid by a local mason, William Waldron. However, the staircase and other fine interior woodwork were made by John Gaborial, a master carpenter from Boston. Door and window frames, doors, and shutters were fabricated by Wert Banta and Andrew Gautier of New York City. The marble facings for the fireplaces, and marble hearths as well were ordered from David Chambers of Philadelphia. The house is thus a product of the increasing cosmopolitanism of the American colonies.

Philip Schuyler was a descendant of one of New York State's leading landowning families. Although descended from a baker, the Schuylers had intermarried with the great patroon families. Philip's mother was a Van Cortlandt, and he married Catharine Van Rensselaer, whose dowry is thought to have supplied the funds for the Schuyler Mansion. Schuyler held various relatively minor political posts in the 1750s, and served in the French and Indian War, attaining the rank of major in the militia.

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The two outer doors relate to 1-story flanking buildings that once stood to either side of the main house. The building to the south housed an office, while that to the north accommodated a nursery. These flankers, each measuring 20 by 24 feet, were connected by an enclosed passage. There were also originally other outbuildings, described below, west of the house.

By 1818 the south flanker had been taken down, and the north flanker, converted to kitchen use, had been rebuilt or enlarged. This too was removed c. 1860, and a 2-story wing was built across the west facade, with the two upper windows converted to doors providing access to the wing. In the late 19th century, when the house was used as an orphanage, a large dormitory section was added to the west. After the property was acquired by the State of New York in 1912, a major restoration effort was undertaken in 1916, with the object of displaying the property as a museum, a function it has served ever since. The western appendages were removed, and an open porch built across the west facade. This in turn was removed c. 1950. These various alterations, as well as misguided early restoration and preservation efforts, which included sandblasting, repointing with portland cement, and the application of silicone waterproofing, have left the west wall in somewhat deteriorated condition.

The interior, although largely intact, has also been subject to alteration and restoration. The original plan is the conventional Georgian arrangement of two rooms on either side of a central hallway. The placement of these rooms is not entirely symmetrical. Those to the east are larger than those to the west, with the southeast room being larger than the northeast room. The most striking feature of the plan is the spacious hall, which measures 20 feet in width. On the first floor, the hall is divided by a transverse partition, forming an entry and stairhall. The latter is occupied by an elaborate staircase, with three balusters to a tread, each with a different spiral turning. On the second floor, the hall runs uninterrupted the full depth of the house. In Philip Schuyler's day, this space was evidently used for formal entertaining; he referred to it as the "saloon." Above the paneled dado the walls were papered with scenes of the "Ruins of Rome," framed in wallpaper borders simulating stucco scrollwork. Presently the upper hall is hung with a reproduction of a mid-19th century scenic paper. The walls of other major rooms, now painted, were also originally hung with brilliantly colored papers.

Woodwork throughout the house is an amalgam of original detailing, alteration, and "restoration." Throughout the house, the window jambs house original paneled interior shutters. The Adamesque detailing of

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the octagonal vestibule remains intact. In the hall the paneled dado and cornice are original; the arched opening in the partition has been altered more than once. On the first floor, the woodwork of the southeast room is largely original, with the exception of alteration to the chimney breast. In 1916 the overmantel panel was lowered and inverted, and a scroll pediment, bolection molding and mantel shelf added. The northeast parlor was considerably reworked in 1916, with the addition of the present cornice and paneling south of the fireplace. The chimneypiece was also elaborated, so that only the architrave surrounding the fireplace is original. The cornice and paneled fireplace wall of the northwest room are a product of the 1916 restoration. The southwest room is now smaller than it was in the 18th century because of the insertion of a back stair and closet between it and the hallway. It is the simplest of the first floor rooms, with a plain early 19th-century mantel.

The second floor, unlike the first, retains its original flooring. Again the southeast room was always the largest and most elaborate. It retains its original paneled fireplace wall and chimneypiece, although the latter was altered in the 19th century by the addition of reeded pilasters and a mantel shelf. The cornice is probably also 19th century. The other rooms on the second floor have simple early 19th-century mantels. However, these, like most of the mantels in the house, retain their original Schuylkill marble facings.

The Schuyler Mansion was the centerpiece of a large property that served Schuyler as both gentleman's seat and working farm. Thus besides the mansion house and its two flankers, there were in Schuyler's day, on the property presently owned by the state, a kitchen west of the south flanker, and a gardener's shed and a large barn further to the west. Portions of the brick drains of the latter were revealed during excavations made in 1977. Further from the mansion were a coach house and ice house. There was an orchard north of the house. The area south of the house was laid out as a formal garden with parterres. These plots were surrounded by trees, among which was the Schuyler Gage plum, which was grafted and sold as a standard after the middle of the 19th century. The slope south of the house was also bordered by trees. These areas were enclosed by post and rail fencing, which also bordered the drive that led up along the northern side of the house. The yard behind the house and, the south side of the orchard, and the drive in the immediate vicinity of the house were demarcated by board fencing.

After Schuyler's death in 1804 the property was subdivided as he had directed. Following this subdivision, the house stood on a lot measuring 112 feet on Clinton [then Church] Street and 396 feet on the new Catherine Street. It was acquired in 1815 by John Bryan, who

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subsequently added the adjoining lot to the south, which measured 60 feet by 396 feet. A watercolor drawing of the property, made by Philip Hooker in 1818, shows a gazebo south of the house. There is a picket fence with urn topped posts, and evergreens planted by Bryan.

By the third quarter of the 19th century, all of the Schuyler outbuildings had been removed. There was still a garden south of the house, now planted in the romantic style. There was also a greenhouse west of the house. Starting in about 1860, the rear half of the property was sold off and houses on narrow lots were built along the south side of Catherine Street. In 1912 the State of New York acquired the remaining property and began a restoration program for the mansion and its grounds. Surviving from this period is the Dutch Colonial caretaker's cottage, designed in the office of the State Architect. Although a good example of the style, and thus potentially eligible for the National Register of Historic Places because of local significance, it does not contribute to the national significance for which the property was designated as a National Historic Landmark.

A major restoration was carried out by the state, under the guidance of a Board of Trustees in 1916. This included removal of some 19th-century features, structural repairs, and "improvement" of some 18th-century features, such as overmantels. In 1948-1950 research on paint colors was carried out, and the window sash was returned to its 18th-century configuration. In 1973-1974 further structural work was undertaken; the brickwork was repaired and repointed with lime and sand mortar, and the roofs and balustrades were replaced.

During the 19th century the configuration of the hill on which the Schuyler Mansion stands had been altered to accommodate such changes as the construction of streets and of additions to the building's rear. To prevent erosion of the steep slopes formed by cutting for Clinton and Catherine Streets, the state erected stone retaining walls along these street fronts in 1916. The wall along Clinton Street, topped by an iron fence, is presently severely out of plumb due to pressure from the hill above it. Probably at the same time, steps of matching stone were built leading from Clinton Street to the front of the house. These steps also are now in bad repair and are no longer used. In addition to the changes in contour related to the cutting through of streets, changes in grade have occurred around the perimeter of the house itself. This is particularly the case around the west wall, where the grade may be as much as two to three feet higher than it was in the 18th century. This condition is probably exacerbating the deterioration of the west wall through the action of rising damp.

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In 1971 the grounds west of the mansion were landscaped. Raised flowerbeds surrounded by dry-laid stone walls were established at the approximate locations of the 18th-century flankers. An orchard to the south is a reminder of Schuyler's interest in pomology. In 1974 the state acquired additional land to the west, on which five houses, numbers 22-38 Catherine Street had been built. Three of these closest to the mansion have now been razed and a new entrance created. One, 34 Catherine Street, is included within the Landmark boundaries, but is not a contributing feature of the Landmark, although it does contribute to the National Register (1984) South End/Groesbeckville Historic District. Stone piers now flank a driveway leading from Catherine Street into a concrete parking lot. A garage on the original state property was removed and the caretaker's house was adapted to serve as a visitor center in the mid-1970s.

Preliminary archeological testing has identified 18th-century sites, including the location of Schuyler's barn, on the eastern portion of the recently acquired land under the present parking lot. Despite development in this area, other 18th-century features may remain undisturbed. Archeological potential may also exist on the western portion of the lot, but testing has identified only sites related to the lot's 19th-century usage here.

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In 1768 Schuyler began the first of several terms in the New York Provincial Assembly, where he grew critical of the tax burdens the British were imposing on the colonies. In 1775-1777 and again in 1778-1781, he served as a delegate to the Continental Congress. In 1775 he was also appointed as one of four Major Generals in the Continental Army and placed in command of the northern army in New York. He held command in the expedition against Quebec in 1775-1776 and in the defense of New York against invasion in 1777. However, when one of his subordinates surrendered Fort Ticonderoga without firing a shot, Schuyler was accused of negligence, and replaced in command by Horatio Gates. Schuyler demanded a court-martial and was exonerated, but resigned from the army in April 1779.

Although they had been enemies, Schuyler offered his home as a place of detainment for General John "Gentleman Johnny" Burgoyne and his retinue, after the latter's defeat at the Battle of Saratoga. Burgoyne is believed to have occupied the southeast bedroom. Another room in the house with important historical associations is the southeast parlor, in which Alexander Hamilton was married to Elizabeth Schuyler in 1780.

Schuyler became a political ally of his son-in-law, and played a key role in securing New York State's ratification of the Constitution. He served as a United States Senator in 1789-1791 and 1797-1798. He died at the Schuyler Mansion in 1804.

During most of the 19th century the Schuyler Mansion continued to serve as the home of prominent local families. Its first occupant after Schuyler was John Bryan, a furrier and close friend of the politically powerful Mayor Erastus Corning. Bryan bought the house in 1815 and is believed to have installed the octagonal vestibule and early 19th-century mantels. He lived in the house until his increasing financial difficulties caused its sale to Ezekiel C. McIntosh in 1846. McIntosh was president of the Delaware and Hudson Railroad Company. On his death in 1855, life rights in the mansion passed to his widow. In 1858 she remarried, with the nuptials celebrated in the same room in which Alexander Hamilton had wed Betsy Schuyler. The groom was former President of the United States Millard Fillmore. She then conveyed her life estate in the house to John Tracey, a distiller who was considered to be the sixth wealthiest man in Albany in 1863. Tracey added the large extension to the rear of the house, which included a kitchen, bathroom and other rooms. When Mrs. Fillmore died in 1881, the Tracey occupancy perforce ended. The fate of the house became a source of concern because the neighborhood had become industrial. However, by 1886 the property had been sold to the St. Vincent's Orphan Asylum Society, which occupied it under the

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name of St. Francis de Sales Orphan Asylum until 1913. Sold to the State of New York in 1912, the house was restored after it was vacated by the orphanage, and has been operated as a historic house museum since that time.

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Bibliography :

- Bullock, Orin M, Jr. "The Pastures." Master Plan Study, 1969.
- Contract Archaeology, Inc. "Preliminary Archaeological Testing. Schuyler House," n.d.
- Division for Historic Preservation, Bureau of Historic Sites, State of New York. Schuyler Mansion. Historic Structure Report, 1977.
- Huey, Paul. Memorandum to Bill Byrnes, February 14, 1977.
- Kimball, Fiske. Domestic Architecture of the American Colonies and the Early Republic. New York: Bobbs-Merrill, 1928.
- Morrison, Hugh. Early American Architecture. New York: Oxford University Press, 1952.

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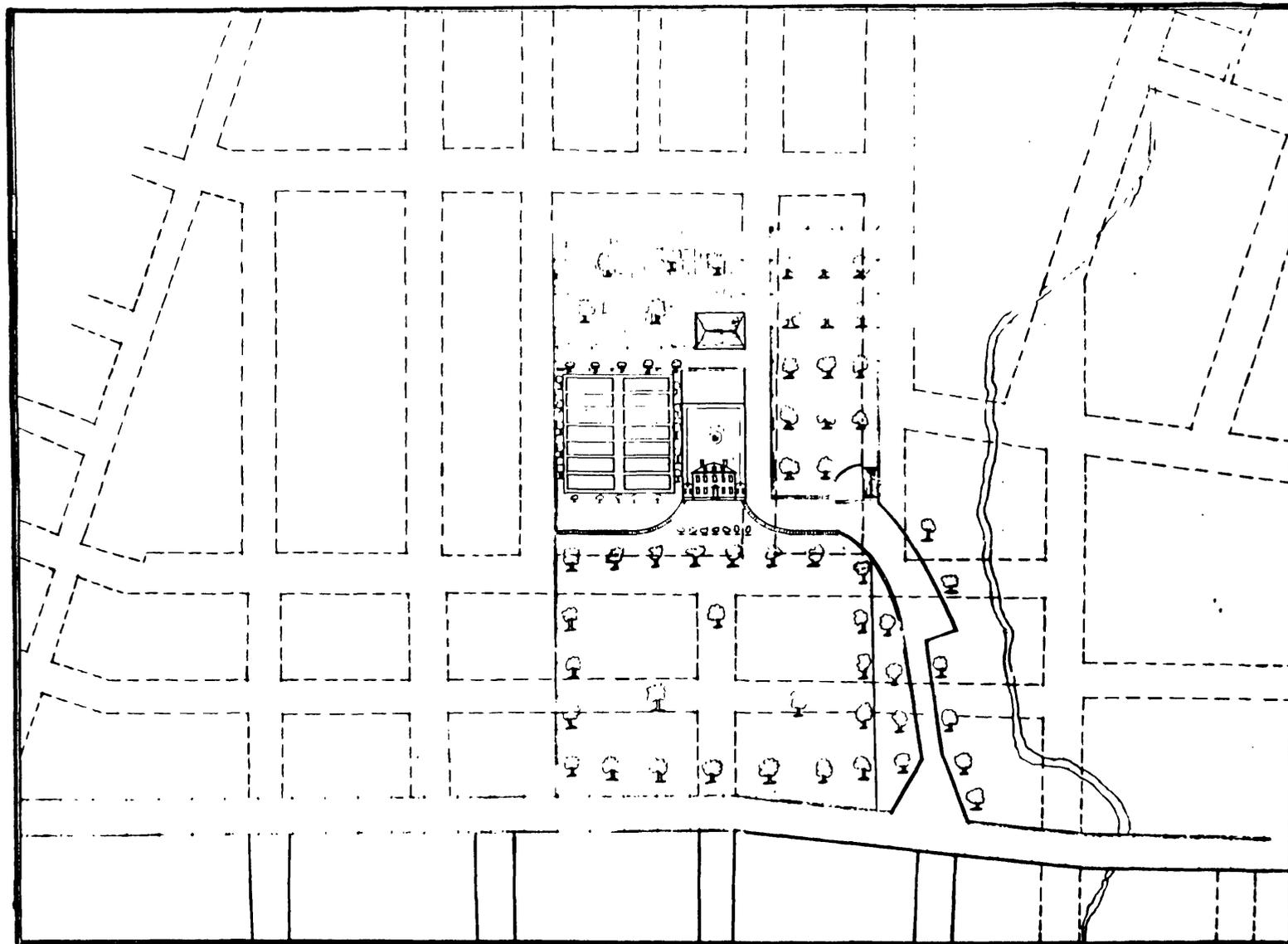
Boundary Description:

Beginning at the northeast corner of the stone boundary wall, which lies just southwest of the intersection of Catherine and Clinton Streets, and proceeding west along the wall parallel to Catherine Street approximately 396 feet, thence south along a line perpendicular to Catherine Street 172 feet to the southern line of the state's property, then east along that line to the stone wall paralleling Clinton Street, then north along the wall to the place of beginning.

Boundary Justification:

The boundary coincides with historic boundaries as they existed following the division ordered by Schuyler's will, and incorporates land closely associated with Schuyler's domestic use of the property. It includes the mansion lot of 112 feet by 396 feet and the adjoining 60 foot by 396 foot southern lot on which the garden was located. This represents the property as it existed following John Bryan's purchases of 1815, and as it is shown in the earliest known historic view, the Hooker watercolor of 1818.

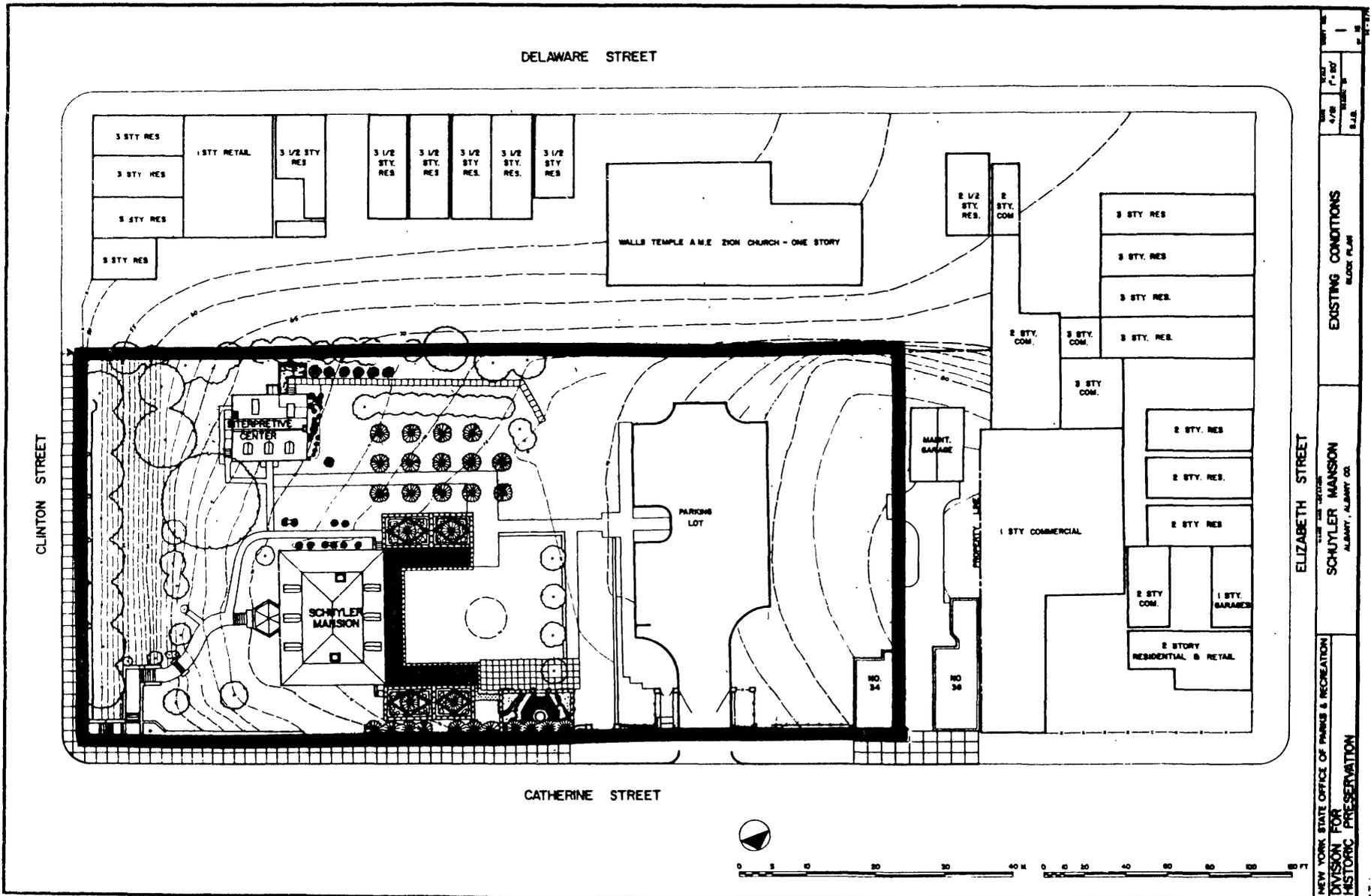
It includes land owned by the State of New York since 1912 and about half the parcel of land added to the state's holdings in 1974. When a previous National Historic Landmark Study was prepared for this site (1976), it did not include the additional land recently purchased by the State of New York. Since that time the State has developed the eastern portion of its additional holdings as an intrinsic part of the Schuyler Mansion site. In addition, preliminary archaeological testing has identified 18th-century sites, including the location of Schuyler's barn, on the eastern portion of the recently acquired land under the present parking lot. Despite development in this area, other 18th-century features may remain undisturbed. Archaeological potential may also exist on the western portion of the lot, but testing has identified only sites related to the lot's 19th-century usage. Because these sites, although part of the property's subsequent history, do not pertain to the period determined to be of national significance for this property, the western part of the state's more recently acquired property (approximately 120 feet west of the boundary line) has not been included within the National Historic Landmark boundary. The excluded part of the property is partially vacant and partially still occupied by 19th-century row houses.



SCHUYLER MANSION NATIONAL HISTORIC LANDMARK
Albany, New York.
DeWitt Map, 1794 superimposed on modern street grid.
(Source: Bullock, 1969.)

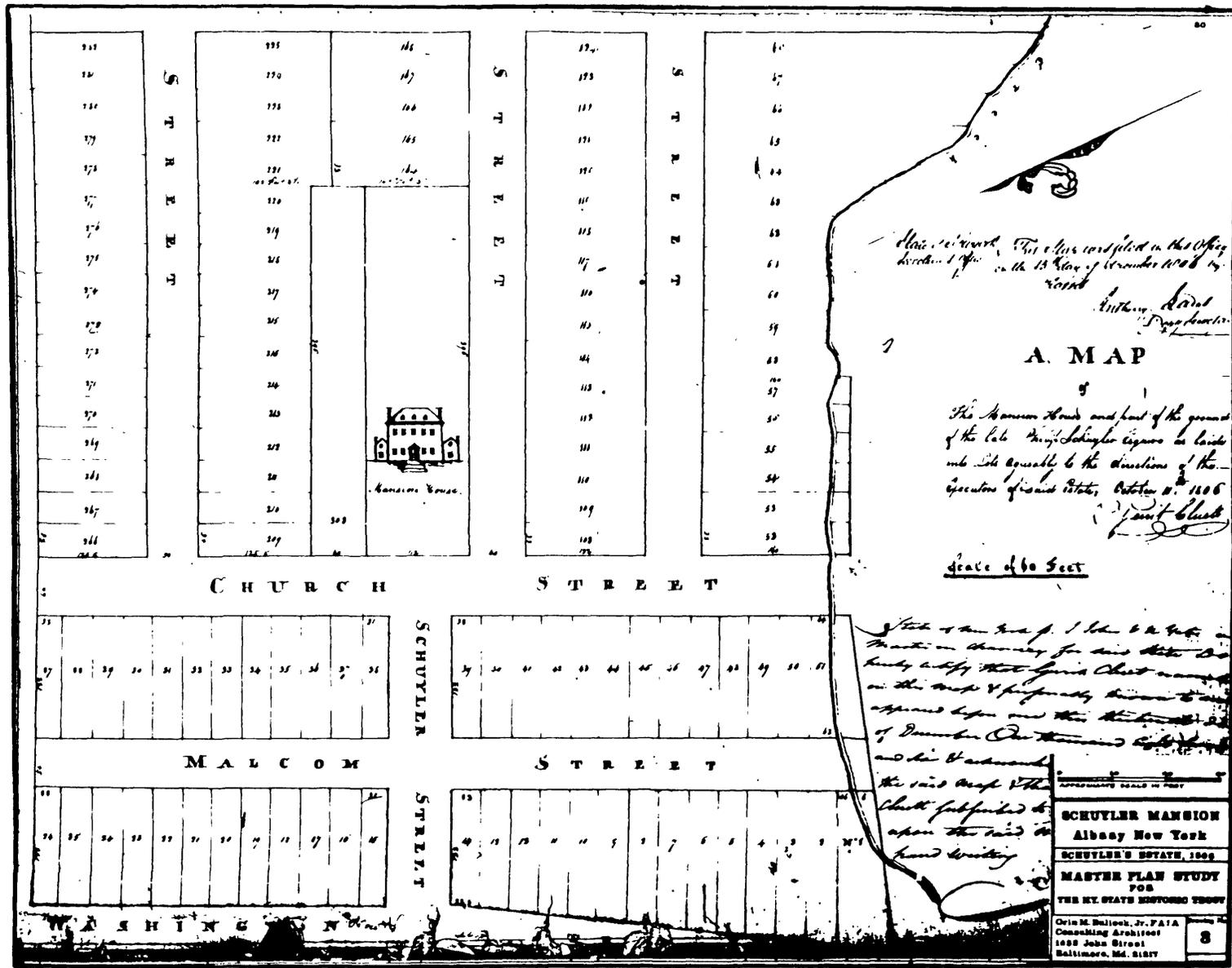


SCHUYLER MANSION NATIONAL HISTORIC LANDMARK
Albany, New York
Map showing extent of New York State's property, 1969.
(Source: Bullock, 1969)

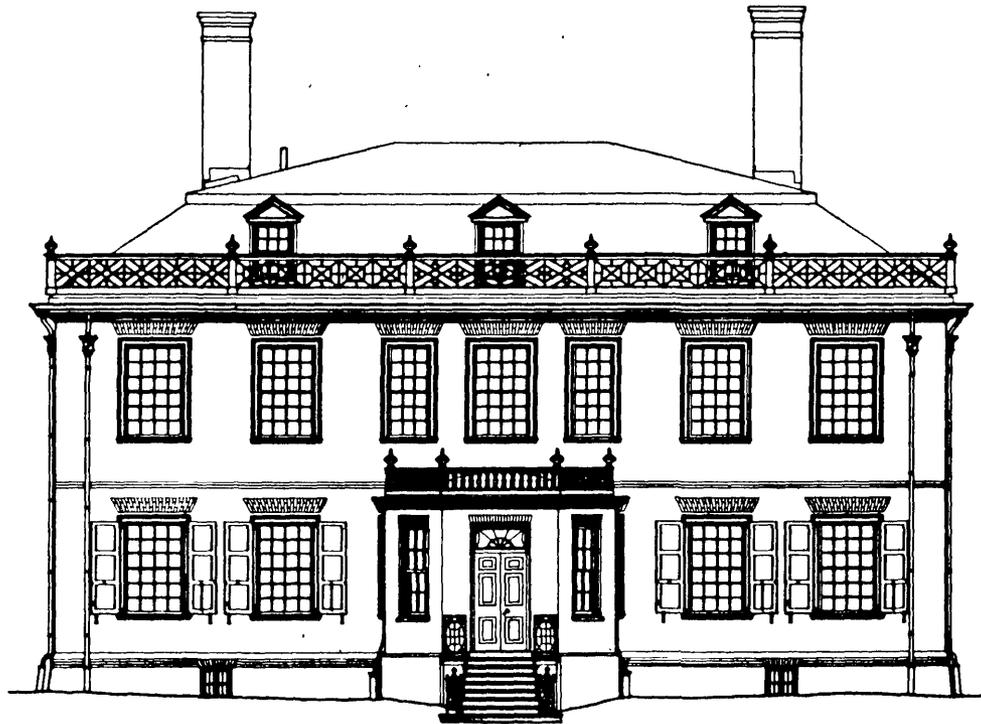


SCHUYLER MANSION NATIONAL HISTORIC LANDMARK
Landmark boundary shown as heavy solid line.

Albany, New York



SCHUYLER MANSION NATIONAL HISTORIC LANDMARK
 Albany, New York
 Property division made for Philip Schuyler's estate, 1806.
 (Source: Bullock, 1969.)



EAST ELEVATION

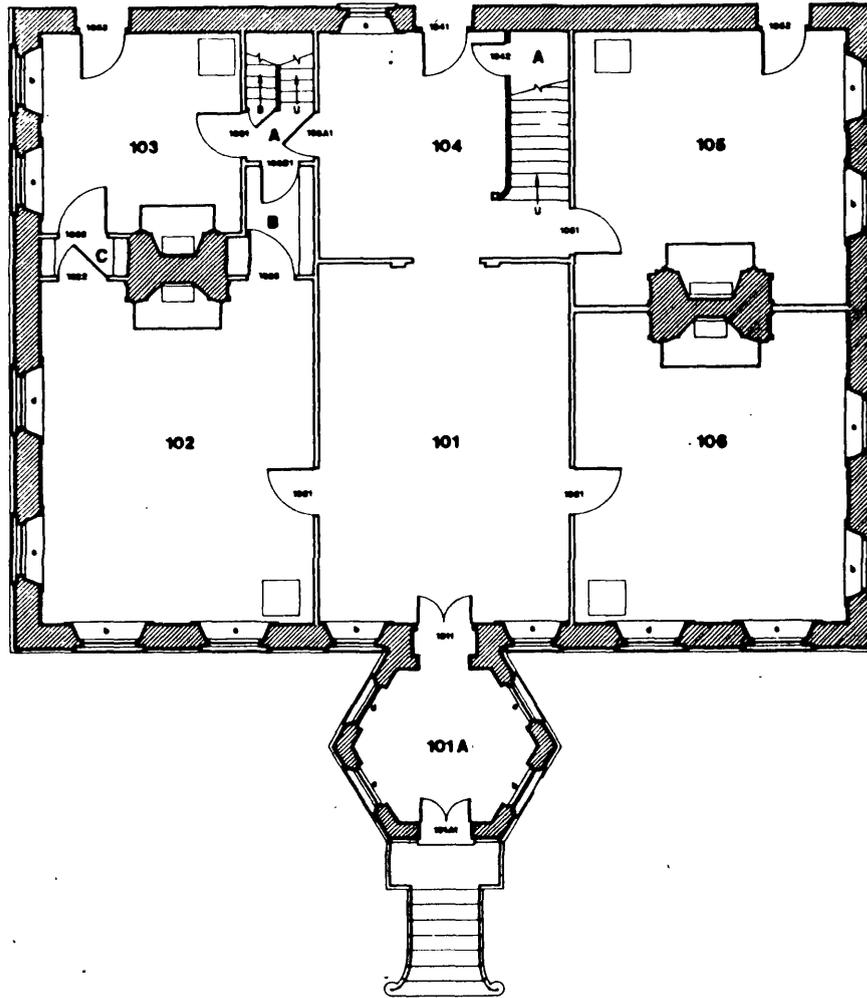


NEW YORK STATE OFFICE OF PARKS & RECREATION
DIVISION FOR HISTORIC PRESERVATION

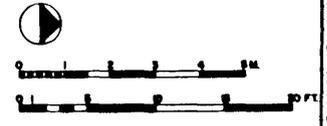
FOR THE STATE OF ALABAMA
SCHUTLER MANSION
ALABAMA, ALABAMA CO

EXISTING CONDITIONS
EAST ELEVATION

DATE: 10/10/00
DRAWN BY: J. J. HARRIS, JR.
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

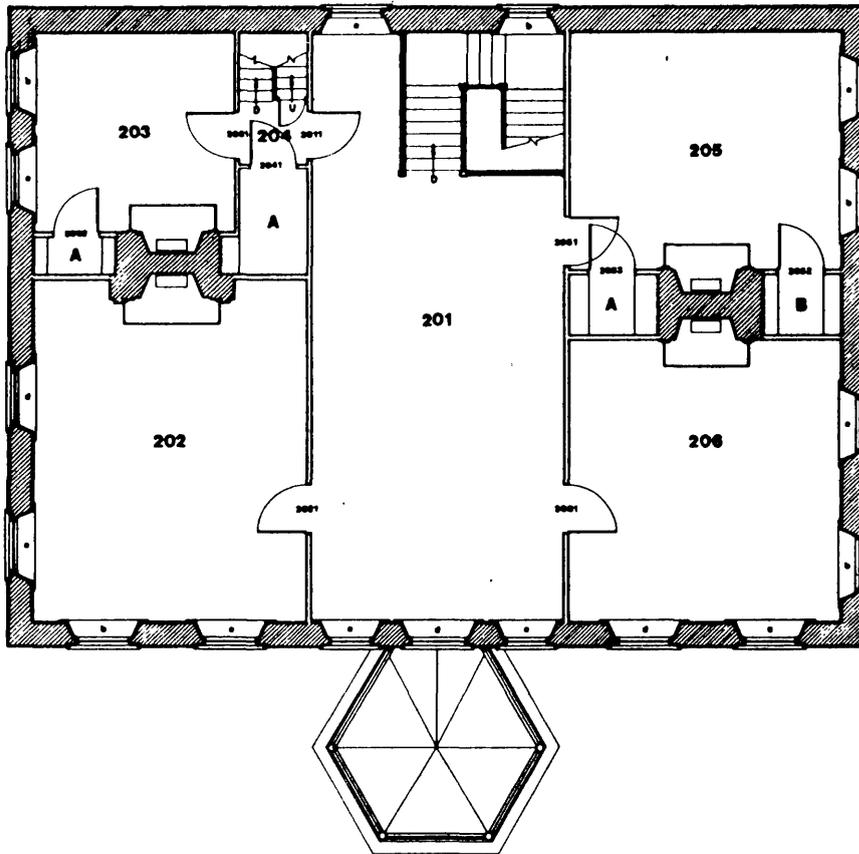


NEW YORK STATE OFFICE OF PARKS & RECREATION
 DIVISION FOR
 HISTORIC PRESERVATION

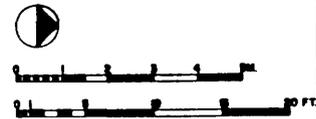
SCHUYLER MANSION
 ALBANY, ALBANY CO

EXISTING CONDITIONS
 FIRST FLOOR PLAN

DATE: 10/1/80
 DRAWN BY: J.C. BARTHE
 SHEET NO. 4



SECOND FLOOR PLAN



NEW YORK STATE OFFICE OF PARKS & RECREATION DIVISION FOR HISTORIC PRESERVATION	DATE OF THE PLAN SCHUYLER MANSON ALBANY, ALBANY CO.	EXISTING CONDITIONS	DATE 5
		SECOND FLOOR PLAN	C.E. BARTHE