

TAP takes part in Troy's renaissance



Downtown Troy's ongoing renewal includes two groceries, two restaurants, a deli and a brewery in mostly landmark buildings – all being built with TAP's design assistance.

Entrepreneurs Heather LaVine and Vic Christopher in October opened the "Grocery" in the first floor of the Tavern Building around the corner from their 12 Second Street wine bar, "The Confectionery."

TAP provided building-permit drawings and is expected to prepare a code review, schematic plans and building permit drawings for the remaining space, proposed for residential use.

Its history deeply rooted in the early American hostelry trade, the Tavern Building at 207-215

Broadway came perilously close to demolition after years of changing ownership, vacancy and deterioration. While the interior had been gutted long ago, the building retains its elegant exterior, with prominent window hoods and cast iron storefront. The new owners have renamed it the "Clark House."

See Renaissance, Pg. 4

Residential, small business development, remain TAP mainstays

Planned deli to add flavor to Broadway

A New York City businessman is planning to open a NYC-style deli in a vacant Broadway building that once housed a luncheonette and nail salon.

A TAP design will allow him to gut the space, enlarge the basement and increase the first-floor ceiling height to better accommodate his vision of the deli.

TAP also prepared renderings for the Historic Review Board to turn what is now considered a non-contributing building in the historic district into an asset for downtown. The work is currently underway. He hopes to begin serving customers this summer.

Coffee Tyme gets a facelift for re-occupancy

The former Coffee Tyme building at 72-76 Congress St.

in 2013 was bought by a local developer of small projects. The building, containing three commercial spaces and six apartments, was vacant and the apartments un-rentable until safe egress from the upper stories could be worked out with the city Code Department.

TAP prepared plans to enable the client to get a building permit. The client chose to provide a sprinkler system in

the exit hall. This allowed for removal of the exterior fire escape. The building is in the downtown historic district. TAP also assisted by creating renderings and choosing exterior paint colors for review by the Historic Review Board and the Planning Commission. The work is done and the owner is now carefully choosing his tenants.

See Mainstays, Pg. 2

TAP raises awareness about imperiled Sacred sites

TAP in October hosted 78 participants and panelists at the conference "Everyone's Architecture: A Call to Save Sacred Sites."

The conference was an extension of TAP's continued work to

call attention to the factors leading to the closure of houses of worship and ways to save and reuse buildings that symbolize the shared cultural heritage of a community.

TAP in 2009 responded to the preservation emergency of the shuttering of six churches in Troy by suggesting a "watchdog" stance in monitoring the maintenance and resale of the buildings.

See Sacred Sites, Pg. 4

Mainstays ...

Second Phase of Habitat's "Fox Hollow" homes begins in South Troy

TAP continued its partnership with Habitat for Humanity in its ambitious plan to expand the number of homes in the Fox Hollow project in South Troy. Habitat for Humanity Capital District acquired the parcels to the north of the project, and the City of Troy awarded Habitat additional money to expand the original project. TAP once again has partnered with Habitat to design the homes for Phase 2 of the Fox Hollow development on Burden Avenue and Cross Street in South Troy.

The first phase of this project consisted of seven 2- and 3-bedroom attached single-family row-homes and two 4-bedroom detached single-family homes, designed to blend into the design of the existing homes in the neighborhood, with a common green space and a small parking lot. Construction is nearly complete on all the row-homes, with four families already moved in. Work continues on the detached homes, while the foundations and site work are being started on the next phase.

Phase 2 consists of three additional 2- and 3-bedroom attached single-family row-homes on Burden Avenue, with up to two additional 4-bedroom detached single-family homes. We were able to incorporate several improvements into the house plans based on the builders' and the homeowners' feedback. Construction will continue through 2014.

Pilot rehabilitation begins at three vacant North Central buildings

Rehabilitation work began in November on three-city owned buildings included in a pilot program that tests the theory that vacant buildings will more readily sell to responsible owners if cleaned out and minimally repaired.

TAP in 2013 received a \$135,000 Urban Initiatives grant to fund repairs to 3056 and neighboring 3058 Sixth Avenue homes, as well as a row house at 3270 Sixth Avenue.

Work as basic as fixing roof drains and removing deteriorated components has been hampered by the presence of asbestos, in an amount greater than anticipated.

Both 3056 Sixth, expected to be a single-family home, and the three-unit at 3058 Sixth received new roof drains that will prevent further interior leaks. Additional work to remove asbestos and stabilize lead-based paint components is currently in the planning stages.

ILC headquarters receives elevator, other work planned

Long-time client The Independent Living Center again turned to TAP in 2013 to guide the installation of a new elevator and accompanying smoke and fire detection system to its headquarters at 15 Third Street.

Using state Urban Initiatives funds, the ILC installed a four-stop elevator, which required associated construction and asbestos abatement.

ILC has received another \$200,000 UI grant, which it will use to transform the deteriorated third floor into program space. The work will include new restrooms and several energy-conserving measures such as new windows, high-performance light fixtures and a new heating and cooling system.

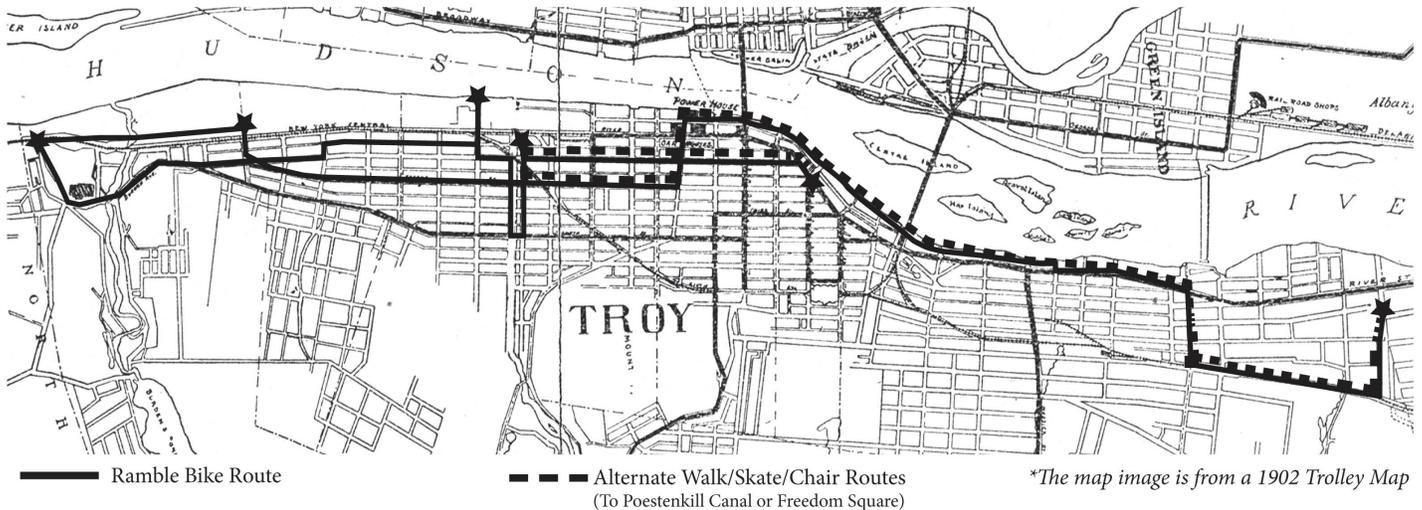
Northeast Ceramics moving, but staying

Northeast Ceramic Supply has been uprooted from its long-term space at 621 River Street. Plans to reuse the former factory as apartments forced the move and threatened the existence of a business beloved by the region's pottery community.

But the story has a happy ending. With a little help from TAP and a lot from the potters, Dennis Smith and Barbara Reeley rapidly renovated the building at 10 Monroe Street, (still in Troy).



TAP part of Planning the Collar City Ramble



The Collar City Ramble, brainchild of Jim Lewis, and finalist in the Arts Centers of the Capital Region's *Reimagining Troy* contest, is building on the work of the old plans for a Riverfront Bicycle Trail.

The new vision sees the trail as a linkage of cultural destinations and Jim is very interested in utilizing some of the work done back in the 1990's to create what was then known as the Troy Pedestrian and Bicycle Trail.

Thanks to this new burst of enthusiasm proponents of the Ramble were amazed to discover that just under \$1.5 million remains available to build a trail that connects the Menands Bridge with the end of the existing Uncle Sam Bikepath at Northern Drive. Not a bad way to start a project.



School 10 rehabilitation, Academy Lofts reuse projects conclude

School 10 rehabilitation is a wrap

Three years in the making, the rehabilitation of School 10 Apartments was completed in mid-2013.

Through cost savings on the primary rehabilitation – roof and window replacement – TAP was able to tackle other necessary repairs.

The parking lot was re-paved and re-stripped, masonry was re-built and re-pointed; and, a new intercom system and security cameras were installed.

Tenants' quality of life will be enhanced by a new laundry and a yard that replaces a paved space at the rear of the building.

A new live-in custodian also is keeping the common spaces and grounds clean.

This rehabilitation is the second in the building's 23-year history as an apartment building for low-income residents. The new work is intended to last the next 30 years.

Academy Lofts has fall finish

Tenants in December began moving into Academy Lofts, 22 affordable apartments in a former parochial school in Albany.

TAP helped with design documents as well as securing historic tax credits. The developer is Norstar USA, for owner Pearl Overlook of Albany Housing Authority.



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“Renaissance” from Pg. 1

. Another legendary hotel, the Trojan Hotel, 43 Third St, is being rehabilitated by TAP clients Terry and Donald O’Brien, who plan to use the first floor for their fledgling restaurant “O’Briens Public House.” TAP provided building permit drawings.

They also hope to return to use the Trojan Taproom, a storied political hangout for decades.

The building has been vacant since 2002.

TAP continues to assist longtime client Kevin Blodgett as he renovates the old Trojan Hardware buildings and the former Troy Beauty School.

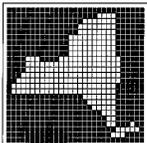
TAP provided building permit drawings for a restaurant/bar at 135 4th Street and a grocery/deli at 96-98 Congress Street. In addition, TAP completed building permit drawings for a craft brewery, Rare Form Brewing Company, which will occupy the space at 90-94 Congress Street. Construction is underway on all spaces, with the brewery space slated to open in winter 2014.

The renovated former Beauty School at 86-88 Congress Street will become an apartment building with first-floor commercial space. TAP in early 2013 secured federal approval of the property, including a rear Church Street factory, as a certified historic structure, making available tax credits to the owner. TAP is completing both the drawings and the tax-credit application.

Jeff Buell sought TAP’s help in the massive rescue of a commercial brownstone at 9 First St.

Support has been provided with public funds from the New York State Council on the Arts, a state agency.

State of the Arts



NYSCA



TAP prepared existing conditions drawings and offered brief preservation advice in re-making the space as a restaurant with upper-story apartments.

The work brings TAP full circle. Once owned by Rice Building Inc., (TAP is a partner), TAP

installed a new roof in the late 1990s that saved the building from collapse.

Nine First Street was the early home of Bryant and Stratton College and noted publisher William H. Young.

“Sacred Sites,” from Pg. 1

The 2013 conference was aimed at a specific audience – clergy and congregants mainly of existing houses of worship – to equip them with financial savvy in challenging times.

Conversation centered on the importance of viewing sacred sites as financial assets that could provide needed rental income, for instance. The audience also learned about appropriate budgeting to safeguard endowments and ensure wise spending practices. Clergy also spoke about the relevance they must strive to provide in an increasingly secular society. The conference imparted the message that a healthy congregation means a healthy building for the whole community to embrace.

The New York Landmarks Conservancy will be sponsoring a similar conference here in February. TAP continues to assist congregations on an individual basis.

Preservation League seminars in eighth year

2013 was the eighth year that the Preservation League’s Enhancing Main Street workshop included Joe Fama, TAP’s Executive Director.

His presentation, “How the Building Code and Preservation Work Together,” was given this year in Batavia and Syracuse. Joe has gotten so good at giving this talk he can do it in his sleep. Fortunately, this prevents him from being the only one awake in the room.

TAP also co-sponsored a Preservation League workshop on tax credits at the Rensselaer County Historical Society with several other Troy companies.

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Thanks also to NYS Homes & Community Renewal Neighborhood Preservation Program.