



2008 Annual Report



Pahl House Addition Moves Forward

TAP continues to work with **Pahl House** on improvements to their facilities. The Residential Facility for Youth (RFY) on 9th Street gets a long overdue expansion. A 3-story, 3,200 SF addition is to be added to an existing 5,700 SF rowhouse. Construction contracts with AJ Arpey are about to be signed for \$1.5 million. Pahl House was the first such facility in the state back in 1982 and has been grandfathered as program spatial requirements have changed.



School 10 Suit Wins Exemption

On November 21, 2008 a favorable court decision by **Justice Patrick J. McGrath** determined that School 10 Apartments was eligible for a property tax exemption. This culminated a three-year legal battle and capped our 2008 initiative to preserve School 10 as home to twenty income-eligible families. Thanks to our attorneys **Robert L. Beebe, LLC** for a job well done. In addition to the good news on property tax, generous support for emergency expenditures was received from the **Howard and Bush Foundation, Assemblyman Ron Canestrari** and from a long term supporter who prefers to remain anonymous.

TAP will continue to look for help with roof, window and heating system upgrades that we hope to deal with in 2009.

TAP's Community-Based Mission Continues : Homeowners, Small Businesses, Non-Profits Seek TAP's help

Upper-Floor Development



TAP worked with owner **Kevin Blodgett** on building permit drawings to create seven apartments on the vacant second and third floors of Trojan Hardware on Fourth Street.

TAP also designed a storefront in keeping with the historic character of the commercial row house.

The new design will accommodate an exit door for a new stair to be built where a storefront window exists now.

Second Avenue Renewal

Matt Charde and his remarkable building team of sons purchased a wonderful apartment building on the river side of 2nd Avenue in Lansingburgh. It is next-door to the even more impressive building in which

the family lives. The Charde team went to work rehabilitating the apartments, but most significantly, removed an unsightly and deteriorated rear enclosure and replaced it with a wonderful deck structure that overlooks the Hudson. The effect on rental interest was immediate and positive. The deck is done, the apartments are rented and the Burgh is the better for it.

Interesting Adaptive Use



Coney Island's loss is Troy's gain. TAP helped music studio owner **Don Mannello** move his sound studio and home from Brooklyn to North Central Troy. Don is now open for business and is resident sound engineer and chief builder of the former **Whalen Tent Building** at 3265 Sixth Avenue.

A bit more
on Troy ...

ARK seeks building buy

ARK Community Charter School is seeking to purchase the former St. Patrick's School from the parish. The ARK required assistance from TAP to subdivide the property and to obtain Planning and Zoning Board approvals. TAP worked with surveyor Fred Metzger (Jr. and Sr.) as well as attorneys Sonya Del Peral and Red Griffin. Approvals were obtained in December.

TAP draws Frear Park plan

The Frear Park Conservancy asked TAP to design a new park entrance to support its application to the Howard and Bush Foundation. The grant would help to construct new entrances at Lavin Court and North Lake Avenue modeled after the historic Oakwood Avenue entrance (right).

The Conservancy was awarded the grant.

Tap design inspires new House Avenue Habitat development



Building This ...

To Look Like This ...

TAP Rendering, Right



TAP's plan and renderings show what Frear Park's proposed entrances might look like.

Homes to change neighborhood

TAP provided a site plan and a rendered elevation for a zoning and planning application to subdivide and construct two new single-family homes on the existing site. The project was approved and is currently under construction by **Habitat for Humanity's Rensselaer County chapter**.

TAP continues inspections for CPC Community Preservation Corporation, a lending group that primarily finances residential rehabilitation, contracts TAP to inspect construction.

This Troy project captures the essence of CPC's goals. The c. 1875 masonry building located in the Pottery District is being rehabilitated into 6 apartments.



The ongoing facade renovation restores the storefront, which had been highly altered before to accommodate first-floor apartments.

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Tap crosses the river for affordable housing ...

Habitat Albany development continues



TAP is entering its second year, providing design and planning services to the South End development by **Capital District Habitat for Humanity**. The drawing shows the proposed homes at 3 and 5 Stephen St. in Albany.



TAP participates in school reuse project

TAP is supervising an application for historic tax credits that would help finance the conversion of the former St. Joseph's Academy to a 24-unit affordable housing building. **Albany Housing Authority** is sponsor of the project.

Heads south to another old school ...

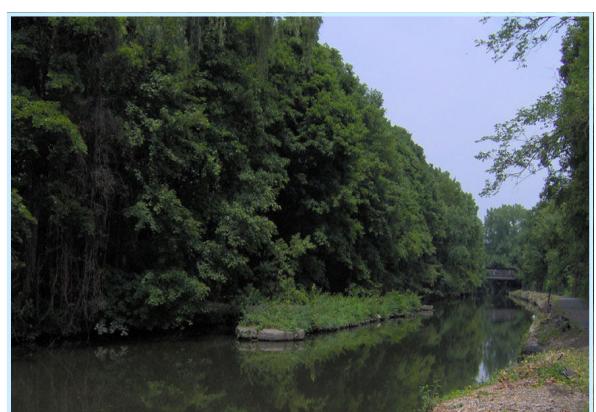


Omni Development last spring hired TAP to examine nearly 150 historic windows at the former Acton-Civill Academy, a 19th-century school reused as senior housing. TAP's survey will be used as a basis for a plan to improve energy efficiency and comfort for tenants.

And travels in between ...

Waterford becomes Preserve America community

TAP wrote Waterford's successful application to become a Preserve America community. The White House distinction allows the village to access heritage tourism dollars. TAP's three-year partnership with the village of Waterford began with the **New York Main Street** program to improve the appearance and economy of the downtown. TAP's work has included rehabilitation of seven building facades and two major apartment renovations.



A restored view of the Old Champlain Canal, also funded by a TAP-written grant awarded by the NYS Canal Corp.

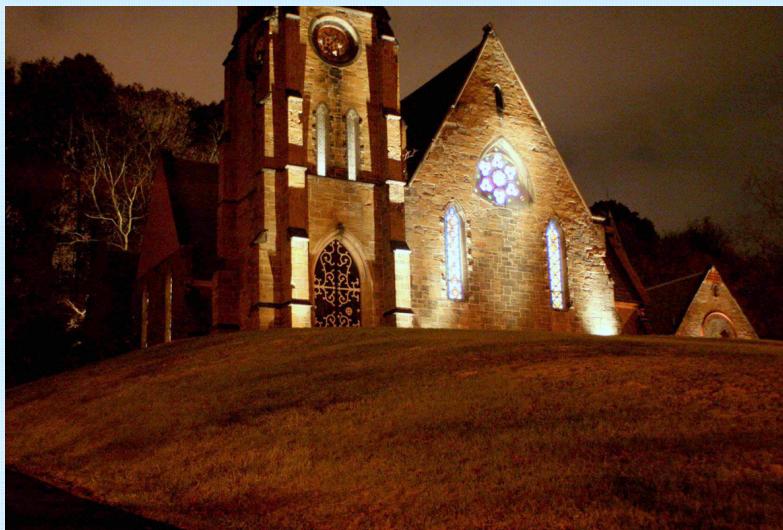




A freshly rehabilitated façade at 18-20 Broad Street.

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TAP clients reclaim former houses of worship



Pictured are good examples of reuse projects, including, clockwise, the former Woodside Church, being converted to the Contemporary Arts Center, and the former Holy Trinity Church, now a home.



Woodside photograph, top, courtesy of Michelle Schrank

Albany Notes ...

Justice Center Green Roof

TAP is consultant to an effort by the **Albany Social Justice Center** to install a “green” roof at its 33 Central Ave office.

The staff is drawing existing conditions and designing a new stair. We’re working with an engineer to determine the necessary structural support for the roof.

The Free School

Harriet Tubman Free High School and the **Albany Free School** were both assisted with building problems and satisfying the requirements of the Albany Building De-

Schenectady Notes ...

SCAP

Schenectady Community Action Program’s Head Start program for 192 preschoolers in Schenectady opened in September for the 2008-2009 school year in a new home, a 15,000 SF converted office/warehouse. The \$800,000 conversion is SCAP’s first permanent home.

Project Safe

TAP assisted **Project Safe** in securing New York State funding through the **Homeless Housing Assistance Program** for the expansion of their youth shelter in Schenectady. The \$1.5M award will fund

Historic Albany and TAP partner to study church closures

Historic Albany Foundation and TAP have teamed to find solutions to the imminent closure of eight churches in Albany and Troy.

Awarded a grant from the National Trust for Historic Preservation, HAF has hired TAP because of mutual concerns about the proper maintenance of these historic jewels while they are vacant.

The closures include St. Teresa’s and Holy Cross in Albany; St. Francis de Sales, St. William’s, St. Peter’s, St. Paul’s and St. Patrick’s and St. Mary’s churches in Troy.

HAF and TAP plan to enlist the community and local governments to point out preservation methods to maintain the buildings for their eventual reuse.

The **AAA** office at 1626 Union Street is one of the latest TAP-designed facades in this long-running program.

Union Street Façade Program



Tenney School were consulted with building problems and satisfying the requirements of the Albany Building Department this year. Joe Fama with the city Division of Building and Codes worked out a safety program for both organizations.

Housing Assistance Program for the expansion of their youth shelter in Schenectady. The \$1.5M award will fund construction of a 4,750 SF addition to the building.

Milestones

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Welcome to Leslie's Garden

Leslie Jarushewsky Adler worked for TAP in 1978 and 1979. After leaving she was the Executive Director of Albany's South End Improvement Corporation and had a distinguished career with the NYS Division for Housing and Community Renewal, ultimately becoming Director of the Design Services Unit. There she was legendary for her unfailing effort to promote quality design for affordable housing. She maintained close ties with TAP and with the TAP staff. She was very much part of TAP's community as advisor, advocate, and constructive critic.

Leslie passed away on July 20, 2008. Leslie's many dear friends and her husband **Bob** and sons **Eric** and **Douglas** chose to create a fund in her memory at TAP. We are working with them to create a suitable remembrance in space we had always hoped to make a quiet park for School 10 residents.



Skylar Mackenzie
11/17/08 9:36pm
3lbs 1oz 15"
Nathan Patrick
11/17/08 9:37pm
2lbs 14oz 15-1/2"
Zachary Brian
11/17/08 9:36pm
2lbs 11oz 15"

THE GLASSER TRIPLETS

Brian Glasser and his wife Dana welcomed triplets Skylar Mackenzie, Nathan Patrick and Zachary Brian on November 17, 2008. They join big sister, Vanessa, who is 2.

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John Holehan

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Executive Director
Chico Christopher
Barbara Fama
Liza Rodriguez
Beth Steckley
Judy Coyne Becker
Laura Ryder
Mike

Thanks to ...



An enhanced photograph depicts the School 10 parcel that will be transformed into a contemplative space in memory of Leslie.

Community, potters work to keep bowls full for the hungry

The Empty Bowls project ran its fourth annual fund raiser in 2008. TAP continued as administrative sponsor with Stephanie Wojtowicz as the chair and a dedicated committee of Tim Bell, Barbara Fama, Joe Fama, Paul Hoagland, Antonietta Mazzariello, Barbara Reely, Dennis Smith, Charlie Staats, Peter Testa, and Arlene Wojtowicz. Once again the event surpassed the prior year's success, raising almost \$21,150, shared equally by 15 food banks/pantries and soup kitchens in Troy. Please join us on Sunday, October 4, 2009 at the Italian Community Center for the 5th annual event.

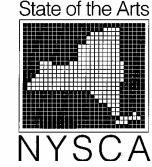


George Regan
John Holehan
Alice Rose
Al Wells

Judy Coyne Becker
Laura Ryder
Michael Lopez
Brian Glasser
Nina Baldwin
Eric Cioffi

Thanks to ...

*The NYS Division of Housing and Community
Renewal Neighborhood Preservation Program
and the Charitable Leadership Foundation.*



*General support has been
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from the New York State
Council on the Arts, a state
agency.*