

## Grant to help breathe new life into vacant buildings



TAP in December was awarded a \$135,000 grant to stabilize five vacant, city-owned homes to make them more marketable. The pilot program is being funded by the Urban Initiatives program of the New York State Housing Trust Fund Corp.

TAP is committed to cleaning out and partially rehabilitating five buildings, totaling 10 units, in North Central Troy, also known as Uptown. The premise is a simple one: that a properly cleaned building, with some repair to stop evident deterioration, will be favorably received by prospective, responsible buyers.

The city last fall foreclosed on approximately 169 properties and sold about 57 of those, and there are 535 vacant properties.

TAP has reached out to a number of partners invested in North Central to stimulate this real estate market.

The properties, for instance, could potentially provide artist housing, through contacts at the Sanctuary for Independent Media, a strong neighborhood advocate. The project also has the support of Collard City Growers, the Troy Bike Rescue, TRIP, Unity House and Capital District Community Gardens, all of which will act as a platform for a grassroots neighborhood improvement program.

## Habitat breaks ground on Burden Avenue in South Troy

TAP partnered with Habitat for Humanity Capital District on its new neighborhood in South Troy. Habitat had received a donation of land from the estate of the late Seymour Fox, a longtime Troy attorney. Encouraged by the City of Troy to maintain the density of the existing neighborhood, Habitat embraced the attached single-family row-house model.. TAP de-

signed the houses to sit close to the road like the adjacent houses do, and to fit in with the existing wood frame and clapboard homes. The final layout consists of seven 2- and 3-bedroom single-family attached row homes on Burden Avenue, and two detached 4-bedroom single-family homes on Cross Street, with a common green space between and a 7-car parking lot.



FOX HOLLOW - BURDEN AVENUE FACADES

Due to the slope of the site, TAP designed the Burden Avenue attached row-homes with two stories of living space visible from the

street, and a third story of living space as a walk-out level at the rear.

See "Habitat, Pg. 4

TAP wins NYSCA grant to raise awareness about imperiled houses of worship TAP will lend its strong experience to a NYSCA-funded program that will study the factors surrounding the closure of religious buildings and the aftermath.

Using a \$15,000 grant from the New York State Council on the Arts (NYSCA), TAP on October 19 will convene a day-long conference, "Everyone's Architecture: A Call to Defend

Sacred Sites." The forum will address cases of closure and reuse, public-private partnerships for reuse, and, on the optimistic side, congregations that have succeeded in balancing maintenance and ministry.

The hope is to learn what thriving congregations do to succeed in a city, especially those who use their buildings as rallying points for community involvement. Another important goal is to encourage the community to investment, financially and morally in these important landmarks.

See NYSCA, Pg. 4

## Rehabilitation running strong in Troy

### Washington Park rehabilitation in the works at Third Street row house

A rare but seeming success story has come from the city's sale last fall of foreclosed properties.

Neighbors of 218 Third Street bought the grand but deteriorating row house on the east side of Washington Park and immediately laid plans to begin rehabilitation.

The work promises to save the three-family home, whose slow decay threatened the entire row of Victorian homes along Third Street.

TAP helped write a winning purchase proposal.



218 Third Street, center building

The city last year listed 169 foreclosed properties for sale; it sold 57 of those.

### Sleek apartments emerge at former store

With the rehabilitation of the former Trojan Hardware store firmly in hand and its apartments nearly ready for occupancy, the owner is now turning attention to the rehabilitation of the neighboring building, the former Troy School of Beauty Culture at 86-88 Congress St. The building features a storefront and three floors of vast space.



86-88 Congress Street, in progress

In researching the history of the building, TAP discovered a wide array of the manufacturing it once held, from cigar-making to the making of rubber stamps to gaiters, which were cloth or leather coverings that slipped over the instep and ankle.

TAP also learned that the building once housed the offices of noted Troy architect C. Edward Loth.

The research is part of the effort to have the property certified so that the owner can receive historic tax credits.

The Fourth Street side of the property will house seven apartments, including two lofts, two one-bedroom, two two-bedroom and a one-bedroom duplex.

The buildings at 86-88 Congress Street, and to the rear, at 139 Church St. will feature 12 apartments and two first-floor commercial spaces.

Total commercial space in the complex totals approximately 10,000 square feet.

## Chazen Companies, TAP team to explore Green Island's future

Supported by a \$40,000 state grant, the village of Green Island in 2011 hired Chazen Companies to study housing and economic conditions, with TAP assistance.

The study examined the village's advantages — such as its abundant recreational resources — and disadvantages, including lack of access to the Hudson River and aging infrastructure. Consultants, along with a village task force, gathered information first by interviewing residents and businesses, then by hosting two public meetings.

The result in 2012 was a Community Action Plan with precise recommendations, including taking advantage of available land for infill development, organizing a village grant-making process and improving streetscapes especially along main thoroughfares.



## Preservation League funds study of River Street's former factories

The Preservation League of New York State in August awarded the City of Troy \$5,000 to study the historic significance of seven former factories along the Hudson River, from Jacob Street to Middleburgh Street.

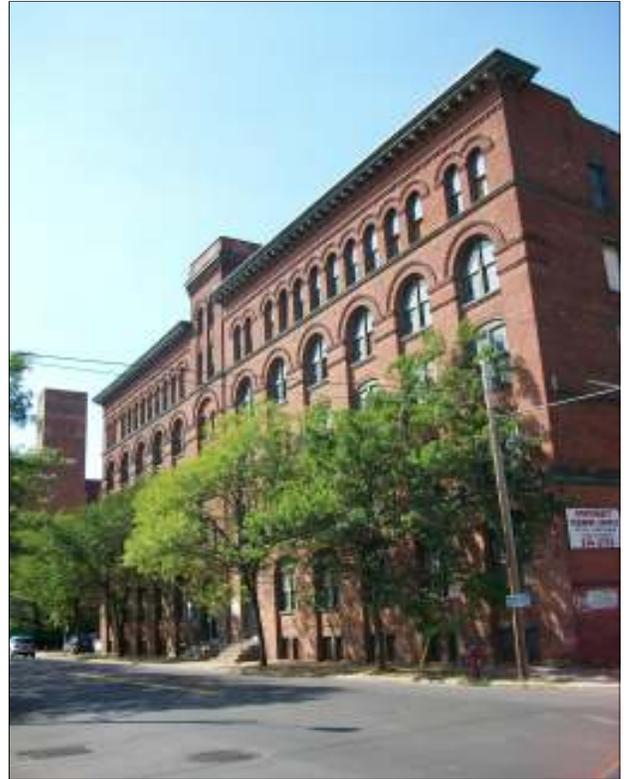
TAP, Inc., hired as consultant, has since been researching the buildings, which together strongly represent 19th century industrial Troy, particularly collar and cuff manufacturing.

The survey is meant to pave the way for the buildings to be nominated, either individually or as a district, to the National Register of Historic Places.

The designation, while certainly honorary, also positions the properties for redevelopment, since owners would be eligible for historic tax credits equaling 40 percent of the cost of rehabilitation.

For such sizeable projects, the tax credits create upfront equity for developers to invest in the project. Four of the seven buildings currently are for sale.

The buildings being studied are: the Marvin-Neitzel building, 444 River St. (built in 1909 for the Troy Waste Manufacturing Co., which dealt in wool and cotton recycling); Hedley Park Place, 433 River St. (the former Cluett, Peabody & Co. collar and cuff manufacturer); Flanigan Square, 547 River St. (once the Miller, Hall & Hartwell collar and cuff manufacturer); the former Mooradian furniture store, 599 River St. (once Wilbur, Campbell and Stephens Co., a collar and cuff maker); Matthew's Sprinkler, 621 River St. (the former Van Zandt, Jacobs and Co., another collar and cuff maker); the American Seal building, 669 River St. (founded as Connors Paint); and the former Marshall-Ray Corp., 701 River St (formerly Searle & Gardner collar and cuff maker).



**The former Van Zandt, Jacobs & Co. made collars and cuffs at its factory at 621 River Street. The 1895 building was designed by M.F. Cummings and Son.**

## School 10 rehabilitation, Academy Lofts reuse project, continue

### *School 10 shines after repairs*

Stretching grant dollars awarded in 2009 by the New York State Housing Trust Fund Corp., TAP in 2012 executed sorely needed masonry repairs.

Much-needed re-pointing, and, in some cases, rebuilding and replacement of damaged bricks, were undertaken on the four sides of the building.

The masonry, particularly terra cotta trim that had become soot-stained over time, was given a gentle wash.

Additionally, the granite steps at the Third St. entry were reset on a new, stable foundation.

The lot was reconfigured to create 11 parking spaces.

### **Lofts slated for fall finish**



Academy Lofts, 22 affordable apartments planned in a former parochial school in Albany, is due for completion this fall. 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.

### **League code seminars continue**

2012 was the seventh year that the Preservation League's Enhancing Main Street workshop included Joe Fama, TAP's Executive Director, presenting his talk, "How the Building Code and Preservation Work Together." This year's presentations were given in Keesville. League staffers Tania Werbizky, in the western part of the state, and Erin Tobin, in the eastern part, continue to do a brilliantly efficient job of organizing and running the workshops.

The topic is being incorporated into an upcoming League publication.

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## “Habitat” from Pg. 1

The Cross Street homes are two-story with a single-car garage, front porches, and rear patios. The exterior details and colors will be repeated throughout to tie the neighborhood together. It was challenging to keep the house sizes as small as the HFH guidelines, but the interiors have large open living spaces, modest bedrooms, and adequate closets throughout.

Excavation began for the seven row homes in December 2012, and foundations will be poured in January if weather allows.

### Habitat on track for completing 16 Albany homes

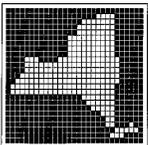
TAP in 2012 continued working with Habitat for Humanity Capital District on its South Albany project. Habitat had received a grant from the NYS Homes and Community Renewal program (HCR), which required them to build 16 homes in a three-year period. To meet this goal, Habitat moved from a detached house model to an attached single-family row-house model.

In the row of 10 homes on Alexander Street, TAP designed four different facades, with different color real-brick fronts, cast stone window lintels and sills, unique cornices, front stoops, and box bays on several of the homes. The interiors, although modest in size, have large open living spaces on the first floor, and adequate closets throughout. Habitat required energy efficiency and these homes will attain LEED Silver certification.

The Delaware Street homes are designed as pairs of semi-attached homes, or side-by-side townhomes. The first pair at 56-58 Delaware is scheduled to be finished and occupied by early 2013, with the remaining four homes quickly to follow.

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

State of the Arts



NYSCA

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## “NYSCA” from Pg. 1

TAP in 2009 partnered with Historic Albany Foundation in an initiative called “When the Doors Close,” which equipped participants with the advocacy skills needed to safeguard houses of worship that soon would be closed. TAP and HAF will again partner to stage the fall conference.



## “Ongoing,” from Pg. 3

### Fortress is listed on National Register



The “Fortress,” the castle-like building at Jackson and First streets in South Troy, was listed on the National Register of Historic Places. TAP conducted the necessary research. The building, now an expansive warehouse space planned by TAP since 2005, once housed the United Waste Manufacturing Co., which produced “shoddy,” cloth reconstituted from wool, cotton and merino.

The nomination recognizes the building’s impressive architecture and its place in the illustrious industrial history of Troy.

### TRIP-TAP take on more rehabilitation

With the rehabilitation of the apartment building at 69 Middleburgh Street completed last fall, TRIP and TAP are teaming again to renovate two city-owned buildings for resale. The homes are located in North and South Troy, at 3349 Sixth Avenue and 391 First Street.

### Flood victims get TAP assistance

TAP in the last year awarded \$60,000 to Waterford homeowners whose three properties were ruined by Hurricane Irene and Tropical Storm Lee in August 2011.

The projects conclude TAP’s administration of New York Main Street in Waterford, funded by New York State Homes and Community Renewal.

TAP since 2005 has helped property owners restore 10 storefronts and create nine apartments in Waterford. TAP also provided early damage assessments in Prattsville, the community most severely impacted by the hurricane.

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