

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lower Washington Avenue Historic District

other names/site number n/a

2. Location

street & number 110-200 Washington Avenue (south side/even numbers only) not for publication

city or town Albany vicinity

state New York code NY county Albany code _____ zip code 12206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I 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. I recommend that this property be considered significant nationally statewide locally. See continuation sheet for additional comments.

Deputy Commissioner for Historic Preservation

Signature of certifying official/Title _____ Date _____

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:) _____ _____ _____	_____	_____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property

(Check only one box)

- building(s), district, site, structure, object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and Total.

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC: single dwelling; multiple dwelling
COMMERCE/TRADE: professional; specialty store; restaurant; financial institution; business
SOCIAL: clubhouse
EDUCATION: school; library

Current Functions

(Enter categories from instructions)

- DOMESTIC: single dwelling; multiple dwelling
COMMERCE: professional; restaurant; financial inst. business
SOCIAL: clubhouse
GOVERNMENT: offices
TRANSPORTATION: vehicular related (parking lot/garage)

7. Description

Architectural Classification

(Enter categories from instructions)

- EARLY REPUBLIC: Federal
MID 19TH CENTURY: Greek Revival
LATE VICTORIAN: Italianate; Second Empire, Queen Anne Romanesque; Renaissance
LATE 19TH & 20TH CENTURY REVIVALS: BeauxArts, Colonial Revival, Classical Revival
MODERN MOVEMENT: Art Deco

Materials

(Enter categories from instructions)

- foundation: Brownstone; brick; marble
walls: Brownstone; brick; marble
roof: Asphalt; rubber membrane; slate; metal
other: Architectural cast iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8 Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

(mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #
recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1810-1934

Significant Dates

1810, 1838, 1845, 1869, 1890-91, 1923, 1930s

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Edward & Charles Odgen; Harold Fullerton, Walter Dickson, Philip Hooker; Albert Fuller & William Robinson

Primary location of additional data

- [X] State Historic Preservation Office
Other State agency
Federal agency
Local government
University
[X] Other

Name of repository: Albany County Hall of Records, Office of Parks, Recreation & Historic Preservation-Peebles Island

10. Geographical Data

Acreage of property 7.23 acres

UTM References

(Place additional UTM references on a continuation sheet.)

Table with 4 columns: Zone, Easting, Northing. Rows 1-4 showing UTM coordinates.

See continuation sheet

Verbal Boundary Description

See Continuation sheet. Heavy black outline on attached map defines boundaries of the nominated district.

Boundary Justification

See Continuation sheet. Boundaries were drawn to encompass the greatest concentration of historic resources.

11. Form Prepared By

name/title Kimberly Konrad Alvarez, Preservation Consultant to Historic Albany Foundation

organization Landmark Consulting date 3/15/2010

street & number 83 Grove Avenue telephone 518-458-8942

city or town Albany state New York zip code 12208

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Lower Washington Avenue Historic District
Albany, Albany County, New York

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NARRATIVE DESCRIPTION

The Lower Washington Avenue Historic District consists of 27 buildings fronting onto Washington Avenue along the south side between South Swan and Lark Streets including four buildings on the North side of Spring Street between Dove and Lark Streets. Washington Avenue runs east-west beginning just two blocks to the east of this district at the New York State Capitol. The area immediately surrounding the Lower Washington Avenue Historic District is also rich in historic and architectural significance with several local and National Register historic districts in close proximity including the Center Square/Hudson Park, Washington Park, Lafayette Park and Downtown Albany historic districts as well as several individual landmarks including but not limited to the Albany Institute of History and Art, the Washington Street Armory, Harmanus Bleecker Library, the Walter Merchant House, The Cathedral of All Saints, Albany City Hall, Albany County Courthouse, the NY State Department of Education Building and the NY State Capitol.

The properties of this district lie just west of the early city of Albany which began as a cluster of buildings located along the Hudson River north of Fort Orange which was built in 1624 and located approximately where present day Broadway and Madison Avenue intersect. The city was officially established by the Dutch West India Company in 1652 and by 1790 when settlement west of the city and “up the hill” ultimately began to occur, Albany was already an “old city.”

Nearly a century after the Dongan Charter (1686), with the British conquest of Canada and the perceived elimination of threats of French and Indian attacks on Albany, new farms and country homes were settled and developed outside the city walls. In 1765, the city began to expand beyond the limits of the old stockade and multiple records in deed books for large plots of land conveyed by the City of Albany on September 5, 1765 confirm this westward expansion. Above State Street, west of Fort Frederick and the old stockade wall, a grid plan of new streets and large blocks of land for development were laid out and illustrated on a map dating to 1768 noting “*new lots laid out on the Gallows Hill.*” In this street grid plan, King’s Street (now Washington Avenue) was illustrated as the widest street and main arterial leading to “Schoenctade and the Western Country of Indians.” One block south was Prince Street (present State Street). This is the first indication of any development for speculation or country homes being considered for the area that is currently lower Washington Avenue. This map shows the streets running north-south were Warren Street (Dove); Boscawen Street (Swan); Hawk and Duke Street (Eagle). Delineated and assigned lots are noted lying between Dove and Swan Streets and King and Prince Street corresponding to Lots 1 through 5 and later subdivided to contain 96-154 Washington Avenue. The block between Dove and Lark, illustrated on the Evert Van Alan Map of 1813, was also delineated as lots 1 through 5 which were later subdivided to contain 156–200 Washington Avenue. The original five lots on each block would have measured approximately 132 feet wide and 330 feet deep. These streets which encompass this historic district were known by several different names in the late eighteenth and early nineteenth century. Present day Washington Avenue was originally referred to as King or King’s Street in the earliest maps. Present day State Street was Prince Street and as noted above, Dove was Warren and Swan was Boscawen. Later in keeping with the pattern of east-west animal and north-south bird names, Washington was called Lion or Lyon Street, State was Deer and the present day Swan, Dove and Lark streets received their official names. Joel Munsell’s *The Annals of Albany*, vol. 5 includes “*notes from the newspaper*” for 1805 indicating names of streets changed. By this time Washington Street had replaced its former names of King and Lion. By 1890, Washington Avenue has replaced Washington Street.

The architectural styles of these Washington Avenue buildings reflect much diversity in period, style and use, yet these structures form a cohesive tapestry particularly when viewed in their historic context. Many of these buildings have been designed by some of the area’s most notable architects, while others were built by or for well-known and prominent citizens. Existing structures represent architectural styles for every period through the 19th and early 20th centuries and in many cases are among some of the best examples found in the city. The buildings within this district can be characterized as Federal, Greek Revival, Italianate, Queen Anne and Art Deco, while also offering examples of many turn of the century revival styles including Classical Revival, Colonial Revival, Renaissance Revival and Romanesque Revival.

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Similar to the great variety of architectural styles, the buildings in this district display a wealth of different building materials. Although they are for the most part of masonry construction, the wall materials vary from brick to brownstone to granite and having a variety of decorative elements made of carved limestone or sandstone, buff-colored brick, marble, cast stone, cast iron, intricate millwork or even sculpted chrome metalwork reflecting Art Deco motifs. Two structures, number 110 Washington and 188 Washington, which are situated back from the street line as grand detached houses on wider property lots bound along the front yards with iron fences. There are also two institutional buildings, number 130 and 156 Washington Avenue, that while being detached from their abutters, fully occupy their lots and maintain the front setback along Washington Avenue. Most of the other buildings make full use of the narrower widths of their sites and are built out to the sidewalk as attached row houses. The broad sidewalks on either side of Washington Avenue lined with its regular street trees and parking lanes wholly suggest that this is a significant street leading to and from Downtown Albany. It is this consistent streetscape of building facades and the uniform massing and proportions of the 19th century buildings that create such a strong rhythm and cohesive grouping of structures.

The period of significance for this district is 1810 with the start of construction of the Samuel Hill House, now the Fort Orange Club to 1935, which marked the end of a period architecturally important new construction and major redevelopment earlier lots. The district includes just two buildings that are considered non-contributing due to their late twentieth-century construction dates, lack of respect for the historic massing and character of their neighbors and general lack of architectural merit of these modern office and parking structures.

The district boundaries are drawn to exclude the Alfred E. Smith state office building at the corner of South Swan spanning between Washington Avenue and State Street. This architecturally significant Art Deco-styled building was previously included in the adjacent Center Square/Hudson Park Historic District. The boundaries of the district run from the northeast corner of property number 110, just west of the Alfred E. Smith building, to the southeast corner of this same lot, then turning west and following the rear property lines of numbers 110-152 Washington to the intersection of Dove Street. The boundary travels across Dove and along the northern curb of Spring Street to include #17-19 Spring Street and three structures at 31, 33, and 35 Spring Street which were originally constructed as carriage houses for their adjoining Washington Avenue properties. The boundary turns north at the corner of Spring and Lark streets and turn east at the corner of Lark and Washington Avenue where it returns to the northeast corner of 110 Washington Avenue.

Although the development of these two blocks spanned approximately 125 years, it is safe to assume that with the original assignment of large tracts of land in this area in 1765 by the City and its surveyor, only small, temporary wood frame houses or shops existed here as early as 1770. Early tax assessment rolls, city directories and even maps provide evidence of development and occupancy of this pastoral summit just west of the Public Square newly developed in the late 18th century. The new State Capitol was located at nearly the crest of the State Street hill and the 1794 Simeon DeWitt city map illustrates an extensive street grid with these new blocks divided into lots of all sizes. The first two blocks of Washington Avenue were divided into twelve and twenty-six lots east of Swan Street indicating the density of this area surrounding the government center. This is in comparison to the block between Swan and Dove Streets which was initially divided into only five lots on both the south and north sides. The block between Dove and Lark was treated in the same way. Ownership notations for these blocks indicate rather prominent family names. The designated owners of the lots on the south side of Washington from Swan to Dove at this time were Wray, Martin Gerritsen, John Cuyler, Ten Eyck and John Hewson. On the north side the owners were listed as David van der Heyden, John R. Bleecker, Hendrick Roseboom, W. Bleecker, and Abraham Cuyler. These prominent families however responded to and followed the development patterns of their neighboring blocks to the East and further subdivided the lots, with the one exception on the south side at lot number two where Samuel Hill built his mansion, the current Fort Orange Club property, #110. On the south side, Lot number one was divided along its depth with properties fronting onto Swan Street with the exception of three small lots numbered #96, #98-102, and #104. Lot number three, later owned by John Brinkerhoff, a city alderman in 1813, was divided into eight lots being 16½ feet wide and numbered 114-128. Lot number four, known as the Ten Eyck track was subdivided into five lots, two (#132 & #134) being 33 feet wide and three (#136, 138, 140) being 21 feet wide. Lastly lot

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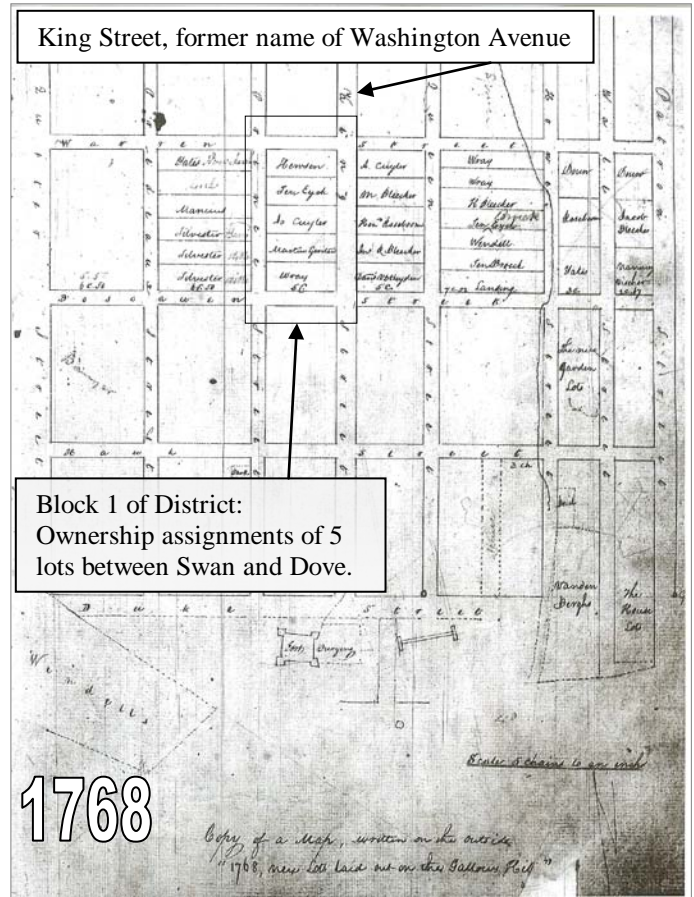
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five, known and recorded in the early Tax Assessment rolls as being the Hewson Tract, was subdivided into four lots, #142, 144, 146 all being 27 feet wide and #148-150 being 51½ feet wide.

While the block between Dove and Lark was not illustrated in an early lot assignment map, early tax assessment rolls indicate early track ownership. Lot number one, which was later subdivided into three lots (#154, 160 & 162) measured 66 feet wide at the corner lot and 33 feet wide for the other two lots. This tract was owned by Samuel Bromley who appears to have built a home there during the 18th century as illustrated on the 1794 DeWitt map. Lot number two was noted in the 1825 Tax rolls for ward two as being owned by Pierre Van Cortlandt and consisted of four equally subdivided lots 33 feet wide. This would account for #164 – 174. Lot number three was owned by John Stevenson and consisted also of four equally subdivided lots being 33 feet wide. Similarly, lot number four was divided into four equal lots measuring 33 feet wide and owned by Dudley Walsh. The last lot, number five, was subdivided into three lots each 33 feet wide. The corner lot was owned by Waite Barrent and the inner two lots were owned by John Taylor.

The section of the present day Washington Avenue between Swan and Lark Streets probably received its initial impetus for development from the construction of the Samuel Hill home in 1810-12 (now the Fort Orange Club). Before this time, extensive settlement had not fully reached beyond the riverfront districts to the crest of the Washington Avenue Hill at Swan Street. The Bromley house at #154 Washington and the Hewson house at #144 Washington were likely to have predated the Hill Mansion prior to 1800. The Bromley house has since been razed and a new building built on this site twice. The Hewson house possibly exists within the current structure at #144 Washington which was often described in the tax rolls as having a *brick front* suggesting the rest retained its 18th century wood frame construction. Within a period of only thirty years following the erection of the Federal style mansion belonging to Samuel Hill, the north side of Washington Avenue was lined with numerous grand homes of a similar caliber. The buildings that filled in the lots on the south side at the beginning of the 19th century were mostly wood framed structures serving as either one or two story dwellings or single story shops. It wasn't until the 1830s when more permanent structures began to be constructed. John Brinkerhoff's row in lot or tract three was one of the first. Beginning in 1836 the first of the 16½ foot-wide lots, #118, was redeveloped from a wood frame shop to a 3-story brick house. The following year numbers 120, 122, 124 were completed and also listed as 3-story brick houses. Numbers 126 & 128 were listed as containing 3-story brick store and a school. Numbers 114-116 remained vacant until 1838 when a 3-story brick house was built on one just the westernmost of the two 16½ feet lots. On the second block (Dove to Lark) only three of the properties still standing today had been constructed before 1840. Numbers 172 and 174 were built in 1832 starting as 2-story brick houses, and later in the same decade enlarged to be 3-stories. The building at #182 was originally constructed in 1838 as a 3-story brick school (School #10) for the City of Albany. This Greek Revival structure was redeveloped and converted into its present form later in the century, but remained nonetheless.



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The 1840s and 1850s continued this replacement of more or less temporary wood frame structures into more permanent brick structures in the Greek Revival style. The matching row houses at numbers 136, 138 and 140 date to 1845 and 1850 replacing earlier wood houses. Numbers 176 and 178 Washington were built in 1841 and 1852 respectively, while 184 Washington was built in 1845. The Italianate period of the 1860 and 1870s, as well as the early Victorian era of the 1880-90s with Queen Anne designs filled in the missing pieces in both blocks as well as witnessing extensive alterations of many of pre-existing buildings. Numbers 188, 142, 196-200, and 150 were constructed in this order, while existing buildings at 144, 170-184 all experience some level of exterior Italianate or Victorian embellishments.

With the turn of the 20th century several institutional buildings or high-rise apartment buildings were erected, most replacing earlier structures. The six structures introduced in the first three decades celebrated the many revival and modern styles of the times. These include the Beaux-Arts apartment building at 180 Washington, and the Classical Revival style townhouse at 146 Washington, the Public Library at 156 Washington and the National Commercial Bank at 196-200 Washington. The State Teacher's Association building at 152 Washington demonstrated the Colonial Revival style while the new Business College Building at 130 Washington (encompassing 126-134) added some modernity to the street as an example of Art Deco.

In 1924 the city adopted a zoning ordinance which was to significantly affect future development here. At that time Washington Avenue from Swan Street to Lark Street was re-designated as a "business zone" despite being primarily a residential district up until that time, with a few exceptions of public/institutional structures such as the Armory, the Albany Institute, the University Club and the Blecker Library. The street was soon to undergo a rapid transformation with many of the beautiful homes along the north side razed and replaced before the 1950s by auto dealerships, parking lots, eating establishments, government offices and banks. The many early 19th century row house structures on the south side of Washington Avenue were able to survive the "progress" of the 20th century however, during the 1930s and 1940s when the district was developing its more permanent commercial character, many of these buildings underwent substantial modifications to convert the first floor levels into a variety of shops and business offices. Examples of these alterations can be seen at 118 and 120 Washington, which in 1925 were combined and unified behind a new dressed limestone façade placing emphasis on its ground floor commercial use. Buildings at numbers 136, 138, & 140 Washington built in 1845 and Numbers 172-174 Washington built ca. 1832 were also altered at the ground floor levels and in fact only one of these five buildings still retains its masonry stoop and raised entry typical of its prior residential use.

Despite these changes, most of the buildings in this district still retain the grandeur and character of their original design intent and remain remarkably intact. In fact, the changes that occurred in the first half of the 20th century reflect the historic character of the larger neighborhood and contribute to a proper understanding of the evolution of one of Albany's most architecturally and historically significant streets. From its earliest development, Washington Avenue was comprised of a handful of closely-set free standing homes amid the typical urban attached row houses. Throughout much of the 19th century and up to the present time, the street represents the historic and architectural character of adjacent historic districts while presenting a striking approach to Downtown Albany for travelers arriving from the west. The area originally designated as "Public Square" or the governmental center back in the 1790s remains today, albeit of a different, more modern character, with these two blocks of Washington Avenue as its primary gateway. The contrast between the cohesive nature of the 19th century row houses and small-scaled institutional buildings with the grand, modern and distinctly larger than life scale of the Government Buildings with the Alfred E. Smith Building, the State Education Building, the New York State Capital, Albany County Courthouse, Albany City Hall, and the nearby Empire State Plaza is indeed remarkable.

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Buildings in the Lower Washington Avenue Historic District:

Property #	Construction Date	Alteration Dates	Architectural Style (original/renovated)	Architect/Builder
110 Washington Avenue	1810-12	1880, 1932, 1990	Federal; freestanding mansion	Attributed to Philip Hooker; renovations by Albert Fuller
118-122 Washington Avenue	1836-37	1914, 1925	Federal; row house	Renovated by Shattuck
130 Washington Avenue	1933	1960, 1990	Art Deco	
136 Washington Avenue	1845		Greek Revival; row house	
138 Washington Avenue	1845		Greek Revival; row house	
140 Washington Avenue	1850		Greek Revival; row house	
142 Washington Avenue	1871		Italianate; apartment building	
144 Washington Avenue	c. 1838	1871, 1924	Federal/Late Italianate/Second Empire	
146 Washington Avenue	1917		Classical Revival, townhouse	
150 Washington Avenue	1891		Queen Anne/Romanesque Revival; row house	Edward & Charles Ogden
152 Washington Avenue	1934	1937, 1952	Colonial Revival; townhouse	Harold Fullerton
156 Washington Avenue	1923-24		Classical Revival; public library	Albert Fuller & William Robinson
162 Washington Avenue	c. 1965		Mid-20 th century; office building – <i>Non-Contributing</i>	
166 Washington Avenue	1859-60		Italianate; semi-detached row house	
170 Washington Avenue	1857	1892	Greek Revival; row house	
172 & 172½ Washington Avenue	1832	1882	Greek Revival; row house	
174 Washington Avenue	1832	1880s	Greek Revival/Italianate; attached row house	
176 Washington Avenue	1841	1870-1880s	Greek Revival/Italianate; row house	
178 Washington Avenue	1852	1870-1880s	Greek Revival/Italianate; row house	
180 Washington Avenue	1905		Beaux-Arts; high-rise apartment	
182 Washington Avenue	1838	1891	Romanesque Revival, townhouse	
184 Washington Avenue	1845	1870-1880s	Greek Revival/Italianate; row house	
188 Washington Avenue	1869		Italianate/Renaissance Revival; detached townhouse	
194 Washington Avenue	c. 1980s		Late 20 th century; parking structure/office– <i>Non-Contrib.</i>	
196-200 Washington Avenue	1882	1920	Classical Revival; row houses	
19 Spring Street			Italianate; detached row house	
31 Spring Street			Romanesque Revival; stable	
33 Spring Street			Italianate; stable	
35 Spring Street			Colonial Revival; stable/apartment	

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SIGNIFICANCE STATEMENT

Character of District

The Lower Washington Avenue Historic District is significant as the intact side of a main gateway to Downtown Albany which contains a great number of historically and architecturally significant structures, many of which have been designed for prominent citizens by some of the area's most notable architects, including Philip Hooker, Albert Fuller, Charles & Edward Ogden, Walter Dickson, and Harold Fullerton. Although there is marked diversity in the period, style and use, these remarkably intact structures form a cohesive unit matching the architectural caliber of nearby streets such as State Street, Elk Street, Willet Street or Madison Avenue, each included in other historic districts. Both blocks exhibit representative architecture from various design periods as the district has witnessed a transformation over a span of more than 130 years. Existing structures represent architectural styles for every period through the 19th and early 20th centuries, with the exception of the Arts & Crafts style¹, and in many cases are among some of the best examples found in the city. For the purpose of this statement, the block between South Swan and Dove Street will be referred to as "block one" or the first block, while the block between Dove and Lark Streets will be referred to as "block two" or the second block.

Architectural Styles

In keeping with the period of the City of Albany's western expansion up and over the hill beyond the then new State Capitol, the first permanent buildings constructed along Washington were in the Federal style derived from the English Georgian style. The mansion or country home presumed to have been designed by well-known Albany architect, Philip Hooker, for hardware merchant Samuel Hill at 110 Washington was built in the Classical tradition with a pedimented projecting central bay, recessed arched niches, a raised parlor floor, ceremonial entryway with elegant top and sidelights, hipped roof and elegant symmetry. This and many of the earliest buildings were constructed of brickwork laid in the Flemish bond, which also would have been quite common with the 18th century Dutch buildings in Albany. The Hill Mansion was one of the first free-standing homes built along Washington in the first quarter of the 19th century. Shortly after its construction, the north side of Washington Avenue was lined with numerous structures of a similar caliber. However, the house at 110 Washington on the south side remains the only of its kind. The first buildings that filled in the lots along the south side at the beginning of the 19th century were mostly wood framed structures serving as either 1 or 2-story dwellings or single story shops. It wasn't until the 1830s when more permanent brick structures began to be erected. Fire was a constant threat in all eighteenth and nineteenth century cities. To lessen the chance of disastrous fires, cities regularly passed ordinances that required regular chimney cleaning and repairs, and eventually enacted building codes requiring that buildings of specific heights be built of brick or stone with tile or slate roofs. These city regulations naturally influenced the later development of the westward neighborhoods in Albany. By the 1830s, a series of 2 and 3-story flat-fronted brick row houses measuring only 16 ½ feet wide filled the lot to the west of Samuel Hill's property. These row houses built in John Brinkerhoff's row in tract three were numbered 118-128 and were all constructed of brick with a two bay width.

Unlike the county house built for the Hill family which involved the designs of an architect, very few row houses at this time were built for a particular family or involved an architect. Instead it was common for professional row house builders following "pattern books" or "builder's guides" to erect rows of at least three or four houses on speculation for wealthy investors. This has been confirmed by tax assessment records which listed several houses in a row "in progress" of construction and owned by a single landowner, followed in subsequent years by property sales to individual homeowners. By the early 1830s, row houses were being built in what was regarded as the more sophisticated Greek Revival style. Although the Greek Revival row house was similar in appearance to the Federal, its design expressed a different aesthetic intent. As a revival style it recalled a distant time and historic association. Typical design features of the Greek Revival included a doorway framed by free-standing columns or pilasters supporting an entablature, marble trim, and higher ceiling heights where a full third floor under a nearly flat or shallow-inclined

¹ Waite, Diana. Fort Orange Club: The First 125 Years, 1880-2005. Albany: Mount Ida Press, 2005, p. 79, 99-101. The building that was located at 116 Washington Avenue was an Arts and Crafts-style residence designed by Charles Ogden and Walter Van Guysling and built in 1908 as the office and house of the late Dr. J. Ivey Dowling. The Fort Orange Club purchased the house in 1956 to use the land at the back of the house combined with three-quarters of the open space behind the club house to create a parking lot with 30 parking spaces. In 1980 to make way for 12 new parking places, the club voted to demolish the building.

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roof often replaced the standard steep roof with projecting dormer windows found with the Federal style row houses. Other departures from the Federal style were the use of rectangular window lintels and sills with minimal ornament and nearly flush with the façade and the simplicity of the main recessed doorway in contrast with an elaborate Late Federal doorway that typically included multi-paneled doors, leaded fan and side lights. The cornice enriched the plain street front and also defined the top of the row house. The simplest cornice treatment was a flat horizontal fascia board across the full width of the house just below the roofline and topped with a dentiled crown molding.² A more embellished cornice would replicate the details and proportions of a Greek entablature. On the second block (Dove to Lark) only three of the remaining buildings today had been constructed before 1840. Numbers 172 and 174 were built in 1832 starting as 2-story brick houses, and later in the same decade were enlarged to be 3-story structures. The building at #182 was originally constructed in 1838 as a 3-story brick school for the City of Albany. The 1840s and 1850s continued this replacement of somewhat temporary wood frame structures with more permanent brick structures in the Greek Revival style. Numbers 136, 138 and 140 were built in 1845 and 1850 replacing earlier wood houses. Numbers 176 and 178 were built in 1841 and 1852 respectively, while 184 was built in 1845. Elements from these buildings that remain intact are the recessed entry with simple window and door lintels at 172 and marble watertable or foundation course at both 172 and 174 Washington. Also typical are the flush rectangular lintels seen at 176 and 178 Washington. The buildings at 136, 138 and 140 Washington retain the most Greek Revival detailing with their tall floor to ceiling heights for all three stories, the flush rectangular lintels and the slight pitched roofs demarcated by simple flat cornices topped by rows of dentils. Number 140 with its intact entryway reflects the Greek Revival character with its recessed entry atop a steep stoop and simple door with rectangular transom and projecting entablature supported on console brackets.

The Greek Revival was the style for nearly all row houses built from the early 1830s to the late 1850s. Some claim that the very popularity of the Greek Revival actually contributed to its decline by which its exclusive and excessive use had cheapened the style. Another explanation could be attributed to the shift in aesthetic values from the restrained forms and ornament of the Classical tradition to the asymmetry, rich ornament and emotional associations of the Romantic movement in architecture.³ In contrast to the stark severity of ornament and light-colored materials of the Greek or Classical tradition, the Romantic movement involved the use of heavily carved or cast ornament and dark building materials creating a grandly scaled and impressive street front of the row houses of the late 1850s and through the latter half of the 19th century. This shift in aesthetic coincided with the growing prosperity and affluence of American society and in particular with the *nouveau-riche* society that was eager to flaunt its taste and wealth. The second half of the 19th century also corresponds with the advancing technologies of American industry with the Industrial Revolution.

After decades of restrained red-brick-front Federal and Greek Revival style row houses, there was a yearning for rich colored, and heavily ornamented impressive dwellings to reflect the new wealth and social structure of the city's inhabitants. The Italianate style offered the city's row houses a remarkable opportunity for architectural flamboyance. One subset of this style which experienced much application on Washington Avenue and other 19th century streets in Albany was the "brownstone" style. With the improved capabilities for quarrying, transporting, cutting, carving and installing brownstone, as well as the machine manufacture of countless other materials and ornament, the city's middle class could attain the impressive products and resulting status that previously were only available by hand-labor at great cost. Based on the Italian palazzo aesthetic, the Italianate style row or town house dwelling with its square or geometric massing, often incorporated elements that included a rusticated exposed basement, an impressively carved stoop and entryway with fully enframed windows and often a highly articulated cornice or balustrade at the roofline. Italianate styled doorway typically included round-headed double doors which replaced the simple rectangular transoms of the Greek Revival with segmental arched transoms and carved wood embellishments. The use of brownstone to face the front wall of a row house began to exude luxury and architectural sophistication. Along Washington Avenue between S. Swan and Lark Streets, many houses that pre-dated the Italianate style were "updated" with new fashionable "stone fronts" as indicated in the tax assessment rolls. The reason for the abundant use of brown sandstone was the close proximity of the brownstone quarries and the use of the Hudson

² Lockwood, Charles. Bricks & Brownstone New York: Rizzoli International Publications, 2003.

³ Lockwood, Charles. Bricks & Brownstone New York: Rizzoli International Publications, 2003, p. 97

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River to transport it. The locations of the nearest brownstone quarries were the Connecticut Valley of Massachusetts, and the 2-mile long belt centered around Portland, Connecticut as well as the nearby New Jersey Passaic River region. The use of brownstone was considered more dignified than that of brick for the front façade of an urban dwelling and its relative softness allowed it to be elaborately carved creating the much-desired monumentality of a row house streetscape. Also adding to this grandeur was the increased height of floor levels of this period and the verticality of the window and door openings. Two buildings on the second block of Washington Avenue reflect this period and the use of brownstone to express a fashionable dignity. Number 166 Washington was constructed in 1859-60 as a semi-detached row house and has a smooth front brownstone façade, projecting segmental arched window lintels and carved sills, bracketed projecting cornice, and ornamented door surround with engaged paneled pilasters and carved acanthus leaf console brackets supporting an entablature with mirrored scrolls. The individually listed National Register property at 188 Washington was constructed in 1869 designed in the Italianate/Renaissance Revival style with a finely crafted brownstone façade. As a detached or freestanding townhouse it is set on a high foundation and has a low sloping gable roof. Its front five bay formal façade is constructed of brownstone blocks, deeply beveled at the base creating a rusticated appearance, while the first and second floor levels are finished with smooth, closely fitted units. The building's corners are framed with quoins and the central raised entry is accessed by a broad set of brownstone steps. The fenestration is arranged symmetrically but the floor levels are distinguished with differently shaped window hoods. Lastly a bracketed and modillioned carved brownstone cornice terminates the wall plane and highlights the roofline. Equally impressive is the detailed cast iron fence, gates and stoop railing. The building at 170 Washington was constructed in 1857 in a more simplistic Italianate style with remnant Greek Revival details but in the 1880s or early 1890s was embellished with the addition of its rusticated brownstone front façade.

Where brownstone was not the chosen façade material, the Italianate style was expressed through such bold façade forms and ornament as deeply projecting cornices with repeating brackets and flat or rear sloping roofs, window and door surrounds, the elongated lines of fenestration with tall, slender two-over-two windows and the use of ornamental ironwork for lining stoops, areaways and balconies. This use of alternating recessed and projecting features played with the light and shade creating an interesting streetscape. Because this was a period not only of architectural experimentation but also of social competition and the rapid accumulation of wealth amongst the middle-class, it was common practice to update or improve one's home, particularly if it dated to before this period. This was seen with the addition of third or fourth stories, the replacement of small multi-paned windows with those having larger panes or the embellishment of one's front façade with articulated cornice or window lintels. The late 18th or early 19th century house at 144 Washington received its Mansard roof, heavy modillioned cornice and cast iron window lintels and sills in 1871 giving it the Italianate/Second Empire appearance that remains today. The buildings at 172, 174, 176, 178 and 184 all were embellished with additional upper floors, two-over-two windows, and articulated cornices with repeating brackets, or ornamental windows and door hoods.

During the 1880s, the Queen Anne style was prevalent on Washington Avenue and elsewhere in Albany. Typical manifestation of this row house style was the mix of red-brick fronts with light and dark colored stone and intricate woodwork. The previous trend of square massing and flat front facades with uniform cornice lines lost favor and gave way to a picturesque asymmetry with visible gable-end rooflines and dormers, massive and ornamented chimneys, projecting bays or oriel windows and recessed upper-level porches. The mixture of a variety of rich material textures and geometric shapes added more intrigue. Despite the technological advances with glass manufacturing and the inexpensive availability of large panes of clear glass, windows on a Queen Anne style dwelling often included small panes in a multitude of colors for striking visual effect. The stoops on Queen Anne row and townhouses abandoned the straight flight of steps for those having changing directions treated as a chief ornament of the house. Many Queen Anne row houses in this region employed the use of brownstone to provide natural texture or for its ease of creating carved ornament. Within the Lower Washington Avenue historic district, there were a handful of notable Queen Anne style buildings. Most notable was the home of architectural ironwork manufacturer, James McKinney at 150 Washington Avenue. Now the home of the St. Andrew's Society this house was built in 1891 with a rough-faced brownstone façade and rounded two-story bay window. The enlarged side addition to # 172 was constructed in 1882 to its current two-story form with second floor oriel window. The original construction of three rowhouses at 196, 198 and 200 Washington Avenue designed by Walter Dickson in the early 1880s exemplified the Queen Anne style on these two blocks with three-sided two-story bay windows, false gables, recessed third-

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story porches, oriel windows, large paned windows mixed with multi-paned sash, stone stringcourses, and ornamented chimneys. The alterations to the Hill Mansion in the early 1890s, then owned by the Fort Orange Club, dramatically changed the somewhat symmetrical appearance to one of varying planes and textures. The corner semi-circular bay, the porte-cochere, and enclosed alcove over the front porch are examples of these alterations.

Concurrent with the Queen Anne style in Albany and elsewhere, the Romanesque Revival style was credited as the creation of the architect Henry Hobson Richardson who was largely inspired by the 11th century Romanesque buildings of Europe. Similar to the Queen Anne style, the Romanesque Revival style employed asymmetrical massing, a variety of building material textures and colors and vigorously applied ornament.⁴ However it can also be described as employing a massive scale and austere ornament. As demonstrated with a number of buildings in Albany, the Queen Anne style was adaptable for all types of buildings, be it for row house-style or free-standing dwellings, high-rise office buildings, churches, schools, armories, or most notably for Albany's City Hall. Richardson's influence was far-reaching and the design style termed "Richardsonian Romanesque" can be applied to the renovated c. 1838 school building at 182 Washington. In 1890, James Holroyd purchased the building and in 1892 dramatically made substantial alteration undoubtedly employing masons that had worked on actual H.H. Richardson construction projects at City Hall or the Capitol. The current appearance reflects these changes which included the series of heavy round arches at the first floor windows and doorway supported on stout engaged columns with carved foliate capitols and arched windows and the upper three floors. The lower floor is called out with its rough-hewn blocks of brownstone, whereas the middle two floors are faced with smooth brownstone blocks with articulated stringcourses and stone voussoirs around window openings. The Romanesque Revival was also known for the common use of intertwined or "Byzantine leafwork" carved into the stone or woodwork. This is illustrated in the stone capitals, the stone newel posts and most abundantly in the panel work of the broad oriel window.

With the turn of the 20th century, several institutional buildings and high-rise apartment buildings were erected, mostly replacing earlier structures. The six structures introduced in the first three decades celebrated the many revival and modern styles of the times. These include the Renaissance Revival style apartment building at 180 Washington, and the Classical Revival style of the townhouse at 146 Washington, Public Library at 156 Washington and the National Commercial Bank at 196-200 Washington. The State Teacher's Association building at 152 Washington demonstrated the Colonial Revival style while the new Business College Building at 130 Washington (encompassing #126-#134) added some modernity to the street with an example of Art Deco.

Development of the Lower Washington Avenue Historic District

Like many other urban centers, the city of Albany grew and progressed westward or away from the density of the city center and original routes of transportation—the Hudson River—and new developments occurred as frontier land was surveyed and plotted with paper streets and new transportation routes were introduced. With the increasing population, the area now encompassing the Lower Washington Avenue Historic District reflected the nineteenth century growth of the city in its configuration and architectural styles. Four distinct periods can be described as this historic district took shape and evolved into the two blocks that remain today with the exception of the two non-contributing late 20th century office & parking structures at 162 and 194 Washington. These periods are defined as the *Early Settlement period from 1800-1850*; the *Strengthening Community & Cohesiveness period from 1850-1870*; the *Growing Affluence period from 1870-1900*; and lastly the *Commercial and Institutional period from 1900-1935*. Over this 135 year period the nature of the residents changed from the laborers living in the simple rowhouses of the first half of the 19th century and the few wealthy business owners in their elegant mansions, to a mix of civic and state leaders and residents working the service and manufacturing industries of the middle of the century, such as bakers, coopers, cobblers, brewers, and grocers. The latter half of the 19th century and early part of the 20th century witnessed residents working in the professional fields such as doctors, attorneys, undertakers, bankers as well as several state and municipal officials. The last period, the first quarter of the 20th century, saw the buildings occupied by a mix of state or non-profit institutions and many of the grand single-family homes were converted into rental apartments. Each of these periods reflect the architectural trends and urban fashions of their time periods, and contribute to the great variety of building styles and textures that make up this remarkably intact Lower Washington Avenue historic district.

⁴ Lockwood, Charles. Bricks & Brownstone New York: Rizzoli International Publications, 2003, p. 233.

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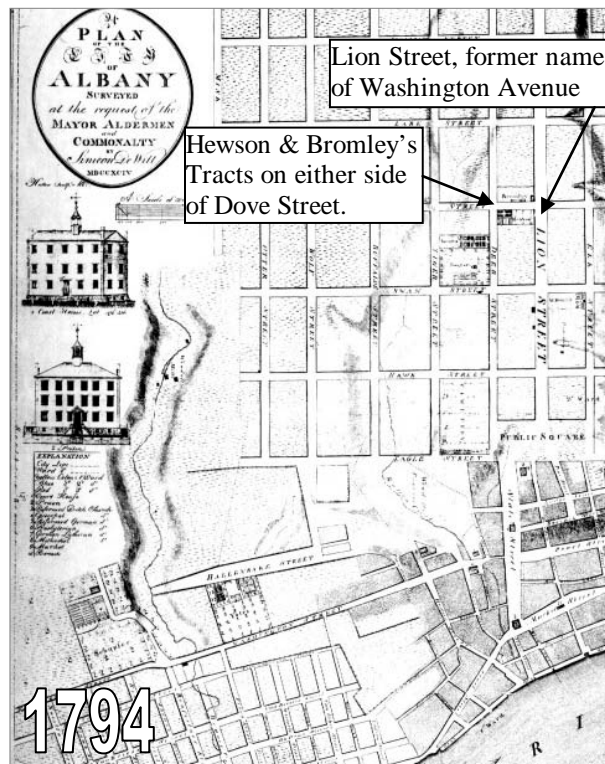
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Early settlement period: 1800-1850s

Washington Avenue has historically served as a major connector leading to the region's western hinterlands. With the new State Capitol located at nearly the crest of the State Street hill westward development began. As the 1768 lot division map and the 1794 Simeon DeWitt map (shown right)⁵ illustrate, an extensive street grid was being laid out to the north and west of Public Square, and the new blocks were divided into lots of all sizes. The area of the Lower Washington Avenue Historic District began between Swan and Dove Streets which were initially divided into only five lots on both the south and north sides measuring approximately 132 feet wide by 330 feet deep. The block between Dove and Lark was eventually treated in the same way. Ownership notations for these blocks indicate that Lot #1 on the south side of Washington (originally King's or Lion Street) was assigned to Wray, Lot #2 to Martin Gerritsen, Lot #3 to Jo. Cuyler, Lot #4 to Ten Eyck and Lot #5 to John Hewson. These prominent families responded to and followed the development patterns of their neighboring blocks to the East and further subdivided the lots, with the one exception on the south side at lot #2 where Samuel Hill built his mansion, the current Fort Orange Club property at #110 Washington Avenue. Lot #1 was divided along its depth with properties fronting onto Swan Street with the exception of three small lots numbered #96, #98-102, #104. Lot #3, to the west of Hill's Mansion, was originally assigned to Jacob Cuyler on September 5, 1765. However, Cuyler either never claimed the land or never paid for it and on May 15, 1817 this assignment was "released." On that same day, the property described as Lot #3 between Washington and State streets, between Swan and Dove was sold to John Brinkerhoff. Prior to this official transaction, Brinkerhoff was listed in the 1813 City tax rolls as the owner of eight subdivided lots within Tract 3 known as "Brinkerhoff Row." Each lot measured 16½'x80' and most were described as containing a "store and lot" and correspond to #114-128 Washington. John Brinkerhoff was a city alderman in 1813. Lot #4, known as the Ten Eyck track was subdivided into five lots, two (#132 & #134) being 33 feet wide and three (#136, 138, 140) being 21 feet wide. Lastly lot, #5, known and recorded in the early Tax Assessment rolls as being the "Hewson Tract", was subdivided into four lots -- #142, 144, 146 all being 27 feet wide and #148-150 being 51½ feet wide.



While the block between Dove and Lark was not illustrated in an early lot assignment map, early tax assessment rolls indicate early tract ownership. Lot #1 at the corner of Dove and Washington was later subdivided into three lots (#154, 160 & 162) which were 66 feet wide at the corner lot and 33 feet wide for the remaining two lots. This tract was owned by Samuel Bromley who appears to have built a home there as illustrated on the 1794 DeWitt map. Lot #2 was noted in the 1825 Ward Two tax rolls as being owned by Pierre Van Cortlandt and consisted of four equally subdivided lots 33 feet wide. This would account for #164 – 174. Lot #3 was owned by John Stevenson and consisted also of four equally subdivided lots being 33 feet wide. Lot #4 was divided into four equal lots of 33 feet wide and owned by Dudley Walsh. The last lot, #5, was subdivided into three lots each 33 feet wide. The corner lot was owned by Waite Barrent and the inner two lots were owned by John Taylor.

While the DeWitt Map showed properties owned by John Hewson and Samuel Bromley developed in the late 18th century which possibly correspond to the Bromley house at #154 Washington and the Hewson house at #144 Washington, it was the construction of

⁵ A Plan of the City of Albany, Surveyed at the request of the Mayor, Aldermen and Commonalty, by Simeon DeWitt, MDCCXCIV (1794), Albany County Hall of Records.

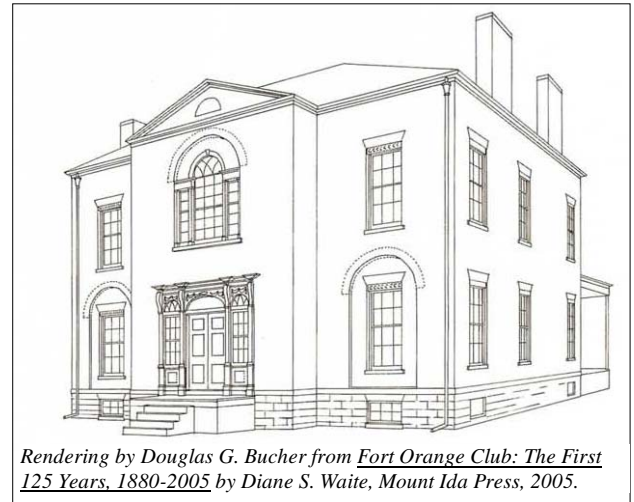
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the Federal style brick home on Lot #2 built circa 1810-12 for hardware merchant, Samuel Hill that began the development along this stretch of Washington Avenue. While Lot #2 being 132 feet wide by 330 feet deep extending through to State Street had been assigned to Martin Gerritsen, in 1803 Samuel Hill purchased the lot from Daniel and Catlina Hale. Samuel Hill was a merchant and owner of the *Albany Hardware and Iron Company*. He was married to Mary Barry and the first ward census for 1800 showed Hill's household having four children under ten and two older boys as well. He served as a trustee of the Albany Library, St. Peter's Church and by 1813 a director of the Bank of Albany.⁶ In 1812, the Hill Mansion at 110 Washington Street was completed. The handsome, two-story brick house at the time of its construction was one of the largest free-standing residences in the City. Its design has been attributed to prominent Albany architect, Philip Hooker (see rendering at right). Hooker had become acquainted with Hill as early as 1802 through Hill's position as Trustee of St. Peter's Church and Hooker's association with this house is suggested by its similarities to his documented work.⁷ Hill became a widower when his wife died in January 1816 and three years later in May 1819 died himself. In 1820 the property was acquired by Sarah Smith, a widow, and her niece, Catherine Townsend and the Albany City Directories list Mrs. Sarah Smith as living in Hill's Mansion House on Washington Street. In 1821, William Soulden is also listed as an occupant. The Townsend-Soulden family operated the large property as a boarding house, with Aaron Burr having been among their guests in 1824. When Sarah Smith died in 1825, she bequeathed the house to Catherine Townsend and William Soulden, in trust for another niece, Ann Maria, the wife of Soulden. William and Ann Soulden owned the property until 1827, when John & Elizabeth Norton purchased the property. Tax Assessment rolls describe the lot as measuring 132'x333' with a house and land extending to State Street and including a stable. Erastus Corning is listed as the abutter with vacant land to the west. The Norton's occupied the house for eight years and in 1835 George W. Stanton bought the property. George W. Stanton with his sons, George W. Jr. and Charles H. are merchants having a business located at the corner of State & Quay. George and his wife Sally also had six daughters, so their household was quite large and in 1840 the Federal census indicates 12 people living at the property.⁸ In 1842, the property is described as being "*#110, originally lot #2, being an acre with large 2-story house, outhouses & gardens extending to State Street.*"



Rendering by Douglas G. Bucher from *Fort Orange Club: The First 125 Years, 1880-2005* by Diane S. Waite, Mount Ida Press, 2005.

George W. Stanton died in 1849 and his will mentioned his ten living children. George Stanton's wife, Sally continued to be listed in the tax rolls and City Directories as the only occupant until 1862 with her position being noted as widow. It is believed that the Stantons were responsible for the first set of changes to the house during the mid-19th century which included raising the roof to insert a third story, adding the cupola, installing a bay window over the entrance and constructing the conservatory wing on the east façade. The 1857 Map of the City of Albany published by Sprague & Co. and M. Dripps, (surveyed and drawn by E. Jacobs, C.E.) shows the property containing a large square house centered along the width of the lot with an entry porch and a long outbuilding along the eastern property line and a stable in the SE corner of the lot. Also shown is a horse-shoe shaped drive or lawn arching from the NW corner of the property along the street frontage to the front façade of the house and back to the NE corner of the site along Washington. In 1876, the Hopkins City Atlas continues to show simply a large square house centered along the width of the property and an enlarged stable in the SE corner of the lot which stretches between Washington and State Streets. While the arched

⁶ Stefan Bielinski is director of the *Colonial Albany Social History Project*. The Colonial Albany Social History Project is a model community history program of the New York State Museum, an agency of the State Education Department through its Office of Cultural Education. It was formed in 1981 to understand pre-industrial community life by studying the contributions of the diverse individuals who lived in the city of Albany during its formative years. <http://www.nysm.nysed.gov/albany/index.html>

⁷ Tomlan, Mary Raddant, editor. *A Neat Plain Modern Style: Philip Hooker and his Contemporaries 176-1836*. University of Massachusetts Press, 1993, p. 36, 297. The round-headed recessed arches of the façade recall those of the now razed William Alexander house in Little Falls, NY c. 1803. The plan of the house featuring a wide center entrance hall beyond which two large parlors extend across the rear of the house is a variation of the layout of the contemporary New York State Capitol Building just a few blocks away (c. 1806-09).

⁸ Waite, Diana. *Fort Orange Club: The First 125 Years, 1880-2005*. Albany: Mount Ida Press, 2005, p. 79, 99-101

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drive is not illustrated, a small entry porch is shown on the front façade with a walk or pathway leading straight from the entry to the street. This 1876 map shows the property at 110 Washington as being owned by Ephraim H. Bender, a bookbinder and manufacturer of Blank Books. In 1865, when Bender bought the property, he paid \$33,500 and the Stanton family agreed to hold a \$25,000 mortgage. In 1879 Bender sold off the back portion of the property reducing the depth of the lot from 230 feet to just 130 feet to William H. Malcomb, a real-estate developer, who hired architect Charles Nichols to design a row of townhouses.⁹ It was Bender that sold the property to the newly formed Fort Orange Club in 1880 who subsequently renovated the building according to the designs of prominent local architect, Albert Fuller. Feeling the pressure to expand its facilities within a decade of its founding, the club undertook extensive alterations as are illustrated in the 1892 Sanborn Insurance Map. This maps shows the original square house expanded with a three-story wing on the east that doubled the size of the building and having a rounded bay and porte-cochere. The semi-circular entry porch with the balustrade was added at this time. The 1892 Sanborn map also shows the stable in the SE corner of the property and noted as having been converted to a “fencing” house. In 1905 when the club celebrated its 25th anniversary, the membership called for updating and expanding the clubhouse once again. Again Albert Fuller designed the changes, this time involving the drastic alteration of the front façade in order to downplay the Italianate features felt to be “out of fashion.” The cupola was removed, a third story added and a new balustrade was added above the cornice. The one story annex on the west side was extended and a fireplace and tall chimney added. The heating and plumbing were also upgraded. The 1908 Sanborn Maps shows the extension of the west-side piazza, an additional floor on the rear ell making it four stories, and an additional one story addition connected to the west of this rear ell. In 1924, a two-story addition was built behind the east wing that housed the billiard room and main dining room. The construction of the A.E. Smith Building in 1927 caused structural damages to the club’s property along the east property line. They received a financial settlement that they used to construct a long-desired athletic wing in 1929. Worthington Palmer was the architect for this project which would include not only the athletic wing, but the much needed stabilization and rebuilding of the east wing. The front façade was again altered with the Italianate bay window over the front entrance removed and a Palladian window inserted in an attempt to replicate the early 19th century appearance of the façade completed by November 1929. Subsequent renovations occurred during the 1960s, 1970s, 1990s,¹⁰ and in 2009.

The properties later subdivided into numbers 114, 116, 118, 120, 122 & 124, 126, 128 Washington Avenue were contained within Lot #3 which was originally assigned to Jacob Cuyler on September 5, 1765 and later sold by the City of Albany to John Brinkerhoff. Brinkerhoff did not appear to live at any of these properties and instead leased to a number of residents and businesses including carpenters, shoemakers, coopers, a mason, a notary public, and a grocer. By 1836, these properties in Albany’s second ward are listed in the tax rolls as #114-116 being vacant but owned by Erastus Corning, #118 being a 3-story brick house owned by M. Ten Broeck but occupied by Thomas Dunn, #120 existing as an unfinished shop owned and occupied by W. Wooley, #122 & #124 a shop nearly finished and owned by Benjamin Knower. By 1837, #120, #122 & #124 were all listed as finished 3-story brick houses. Benjamin Knower owned a hat factory in Knowersville (village of Altamont) and was on the board of Directors of the Mechanics & Farmer’s Bank in 1811 and elected Treasurer of NY State in 1821. Although he owned the properties at 122-124, he rented them to widow Judson and widow Wood (wife of Joseph). The property remained owned by his heirs after Knower’s death in 1840. In 1838 the property at 114-116 is owned by J. Blount and Erastus Corning with a new 3-story brick house built on the westernmost lot, but set back further from the street than the other buildings.

The occupants of these properties show up in the early City Directories. In 1820, Bennet & Williams’ grocer and fur store occupies #122 Washington with Elisha Williams living in the rear of the building. Martha Wood, widow of Joseph Wood lives at #124 Washington. Colin R. Wooley lived at 118 Washington from the 1820s until his death in 1859. Colin Wooley owned #120 in 1837 and then purchased #118 in 1841. Colin R. & Jesse B. Wooley were cedar coopers and the 1860 City Directory listed the partnership of Wooley & Harris as wooden ware dealers based in a shop at 120 Washington until the mid/late 1860s. Samuel Harris was listed as owner of #122 Washington in the 1860s. Samuel C. Harris succeeded his father in the cedar & pinewood cooperage business. The 1895 City Directory house directory listed John Babcock and George Gayton at 118 Washington and Mrs. Catherine, William R.,

⁹ Waite, Diana. Fort Orange Club: The First 125 Years, 1880-2005. Albany: Mount Ida Press, 2005, p. 6-11.

¹⁰ Waite, Diana. Fort Orange Club: The First 125 Years, 1880-2005. Albany, NY: Mount Ida Press, 2005, p. 21-70.

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Albert and Philip Frederick at 120 Washington. Samuel and William Harris and M. Hirshfeld are listed at 122 Washington and Charles Calkins and Michael Redmond are listed at 124 Washington.

By 1876 the Hopkins City Atlas shows properties at 118 & 120 Washington owned by Phillip Frederick. An undated photograph in Morris Gerber's "Old Albany" volume 1 and also in the photo collection at the Albany Institute of History & Art shows the workers of Philip Frederick's Furniture Upholstery shop standing out in front of their place of business at 118-120 Washington Avenue.¹¹ The house at 124 Washington belonged to the Knowler family until 1850 when it was sold to Andrew Corrison, a porter (saloon owner). In 1862, the property is listed in the tax rolls as being owned by the Estate of Andrew B. Corrison. In 1900, the house at 124 Washington was sold by Corrison's heirs to Charles Frederick, an undertaker, who used the house for his funeral parlor and living quarters.

The 1892 Sanborn Insurance Map shows the buildings at 118-120 as joined with a common gable roof. The buildings at 124-126 are illustrated in this same manner but having commercial functions. The 1934 Sanborn Maps show that the properties from 116-124 Washington are no longer used as dwellings, but rather serve as "stores." The joined buildings at 118-120 Washington are listed as having offices on the first floor. These changes are consistent with early 20th century history in the City. In 1924 the city adopted a zoning ordinance which designated this district as a "business zone" where aside of a few public/institutional structures the street was primarily a residential district up to that point. The street experienced a rapid transformation with many of the previously residential buildings on the south side of Washington being converted at their first floor levels into a variety of shops and business offices. The buildings at 118 and 120 Washington are prime examples of this transformation. Starting in 1913, the first floor windows of both 118 and 120 were replaced and enlarged with 4'6"x7'6" plate glass changing the exterior of these buildings which had always housed some commercial activity to reflect the shift to primary business function. In 1925, a year after the business zone ordinance was passed, these buildings were further altered when the interior floor plans were combined and the exteriors unified behind a new dressed limestone façade placing emphasis on its ground floor commercial use. While the architectural permit drawings for this work, drawn by architect, James S. Shattuck, are only for 118-120, it is probable that the buildings at 122-124 received the same treatment at or around the same time. In 1999 the Fort Orange Club purchased 120 Washington Avenue (consisting of 118-122 Washington) and in 2004 they acquired and demolished 124 Washington Avenue¹² and built a decorative wall to screen the additional parking places gained from the street.¹³

The early lot division map of 1768 as well as tax assessment rolls indicate that Lot #4, known as the Ten Eyck tract, was subdivided into five lots, with #132 & #134 being 33 feet wide and #136, 138, 140 being 21 feet wide. In 1827, #132 is listed as owned by Dyer Lathrop with a house being erected. Dyer Lathrop owned the lots at #144 and #146 during that same year, but by 1829 had sold them to Martin Roach and was living in the new house at #132 Washington. Icabod Judson was listed as the owner of #134 Washington beginning in 1829 having purchased the property from the heirs of John Stafford. The property at 134 Washington in 1827 consisted of a shop on a lot that ran through to State Street. In 1837, Icabod Judson is listed as the owner of both #128 and #134 Washington which he continues to own through the 1860s while Dyer Lathrop owns #132 Washington until his death in 1855, after which the property was owned by the estate of Dyer Lathrop. Dyer Lathrop was a wholesale and retail merchant, and more prominently known as one of the founders of the Albany Orphan Asylum. Dyer Lathrop was married to Jane Ann Shields Lathrop and his children included, Jane Lathrop Stanford, Anna Maria Lathrop Hewes, Ariel Lathrop, Charles G. Lathrop, Henry C. Lathrop and Daniel Shields Lathrop.¹⁴ Lathrop's daughter, Jane married Leland Stanford on September 30, 1850, and relocated from Albany to Port Washington, Wisconsin. The Stanfords lived in Port Washington until 1852 when, after his law library and other property had been lost to fire, they returned to Albany. Upon arriving in New York to bid farewell to their families before sailing to

¹¹ Gerber, Morris. Old Albany. Volume 1, Albany: privately printed, 1961, p. 205.

¹² NYS Inventory form was completed for 124 Washington in 1972. The property was owned by Maurice Freedman who housed a restaurant on the first floor, while the upper floors were unoccupied. The building was noted as deteriorated at the brick façade. It was described as having a steeply pitched roof with ridge parallel to Washington Street. The windows had limestone lintels & sills and there was a very simple cornice.

¹³ Waite, Diana. Fort Orange Club: The First 125 Years, 1880-2005. Albany: Mount Ida Press, 2005, p. 79, 99-101

¹⁴ Dictionary of American Biography, Vo. XVII, p. 502. New York: Charles Scribner's Sons, 1935; Online Archive of California; Guide to the Lathrop Family Papers Collection # SC 536 (Repository: Stanford University Libraries, Dept. of Special Collections and University Archives.)

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their new home in California, that the Stanfords learned that Jane's father, Dyer Lathrop, was seriously ill. A title search for the period spanning from April 1828 to 1894 revealed deeds transferring land between Anna M. Lathrop to Jane Stanford in 1885 and also one between Ariel Lathrop & wife, Charles G. Lathrop & wife and Henry C. Lathrop (all brothers) to Mrs. Jane Stanford. There was also a Warranty deed between Edmund L. Judson to Michael Mulhill in 1886 and then a deed between Michael Mulhill to Jane Stanford in 1886. It seems that Jane Lathrop Stanford was assembling property to construct a new building. The archival records of Parsons Child & Family Center (successor of the Albany Orphan Asylum) have building contracts and specifications for a building to be erected at Washington Avenue that date to 1886.¹⁵

The Lathrop Memorial was established and constructed at approximately the same time that Jane & Leland Stanford were establishing and constructing "Leland Stanford Junior University" in California in their deceased son's honor. The history of the Albany Orphan Asylum notes that it first opened its doors to children in 1829. It moved several times and listed Lathrop Memorial on Washington Avenue as one home for orphaned children. Several deeds in the title search for this property indicate a deed conveying property from Jane L. & Leland Stanford to the Society for the Relief of Orphans & Destitute Children of the City of Albany or the Albany Orphan Asylum in 1900 and 1902. The Lathrop Memorial building was designed by the office of Ogden & Wright, Architects in the late 1880s and was present by 1892 as illustrated on the Sanborn Insurance Maps on the combined lots of #128 and #132 Washington where Dyer Lathrop's home previously stood. The Lathrop Memorial stood until 1933 when the current building was constructed. A New York Times article dated April 11, 1901 states that the Lathrop Memorial was a "*home intended for the care of children whose parents are out at work by the day, but it partakes largely of the nature of an orphanage and is supported by Mrs. Leland Stanford, who comes of the Albany family of Lathrops.*"

The properties at 136, 138 and 140 Washington Avenue, originally located in Tract 4 owned by Jacob H. Ten Eyck at the turn of the 19th century, were the next to be developed. The early lot division map of 1768, tax assessment rolls and the early grantee indices all confirm that the City of Albany conveyed "Lot 4 on the south side of Washington between Swan and Dove" to Jacob H. Ten Eyck on September 5, 1765.¹⁶ The Ten Eyck tract was subdivided into five lots consisting of the properties originally numbered as #132 & #134, being 33 feet wide and #136, 138, 140 being 21 feet wide. The three properties first appear in the Tax Assessment Rolls in 1817 each described as a shop and lot running through to State Street and occupied by John Murray. In 1827, Dennison Williams is listed as the occupant of lots at 136, 138 and 140 Washington still containing shops while owned by Jacob Ten Eyck. The 1845 tax rolls indicate that the properties at 136, 138 and 140 Washington owned by J. H. Ten Eyck have 3-story brick housing being erected, although by 1847, there is still an "old house of wood" listed at 140 Washington, although by the 1851 tax rolls, it too is listed as a 3-story brick dwelling. By 1860, Jacob Ten Eyck is still listed as the owner of these three lots in the tax rolls and the City Directories list Reverend Henry Pohlman, pastor at Ebenezer Lutheran Church (second oldest church in Albany and precursor to the First Lutheran Church now located at 181 Western Avenue), as resident at 136 Washington. The 1860 City Directory also lists Edward and George A. Woolverton of Charles W. Woolvertown & Co. boots & shoes both living and conducting business at 138 Washington. It is very likely that the garden apartment space was originally used as a commercial space.¹⁷ John S. Perry is listed as living at #140 Washington.¹⁸

¹⁵ New York State Library, Manuscripts and Special Collections. Finding Aid for The Parsons Child and Family Center Records, 1830-SC17377

¹⁶ Grantees Index: Transaction date Sept. 5, 1765, p. 25 of the *Old Book of Leases and Releases*.

¹⁷ Howell, George Rogers & Jonathan Tenney, *Bi-centennial history of Albany: History of the county of Albany from 1609-1886: Volume 2* New York: WW. Munsell & Co, Publishers, 1886. p. 604. The boot and shoe manufactory of Woolverton & Co., 369 and 371 Broadway, was established by George A. Woolverton & Co. in 1831. It was continued by the founders for over half a century, when on January 1, 1881, the firm composed of Monroe Woolverton and Marcus E. Stone took over the business. This factory comprised a four-story brick building, 50 by 100 feet in dimensions, where one hundred and fifty operators were employed producing fifty thousand pairs of shoes annually.

¹⁸ Howell, George Rogers & Jonathan Tenney, *Bi-centennial history of Albany: History of the county of Albany from 1609-1886: Volume 2* New York: WW. Munsell & Co, Publishers, 1886. The 1850s City directory indicates that John S. Perry is the proprietor of The Perry Stove Company and later Eagle Air Furnace, a stove works business located at 110 Beaver Street. By 1857, this same business is known as W. & J Treadwell, Perry & Norton (partners being John S. Perry, Nathan B. Perry, Andrew Dickey (of Sing-Sing) and William C. Treadwell). The first stove manufactured by Treadwell & Perry was in 1843, and was named the "Premium," but was more generally known as the "Step Stove," from the fact of its rear boiler being raised. They made several leading kinds of stoves. Annually they made from 8,000 to 10,000 tons of stoves, equal to 75,000 to 90,000 stoves, representing a value of \$1,250,000. About 1,500 workmen were employed, including those working at Sing-Sing.

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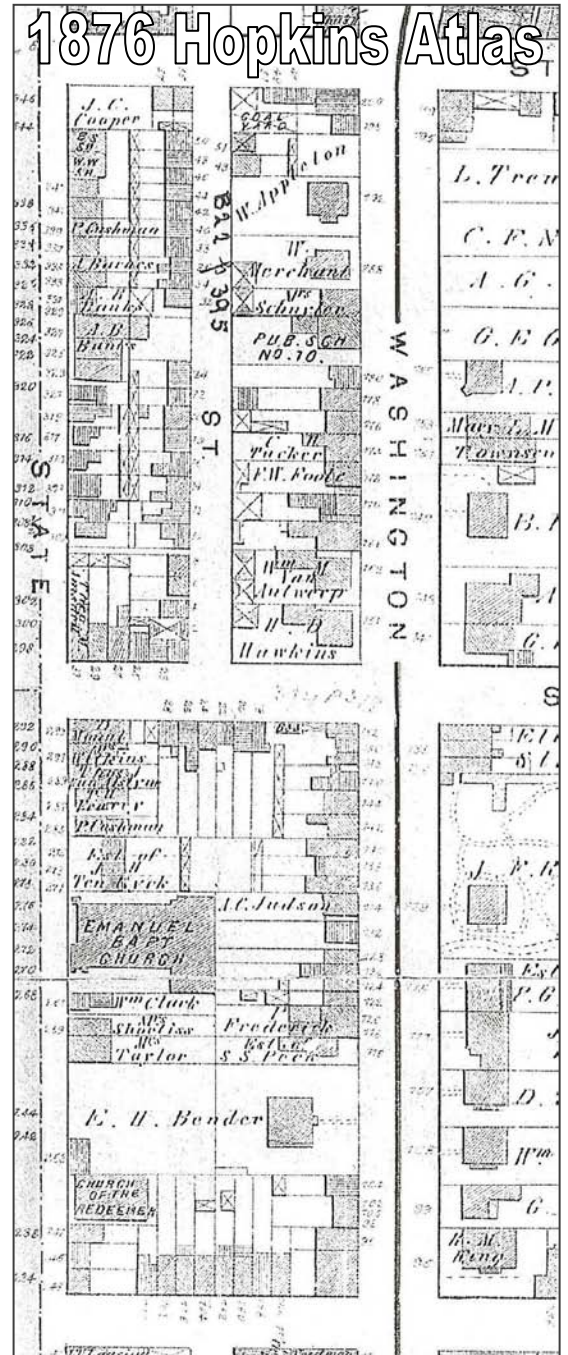
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Grantor indices for Jacob H. Ten Eyck show that the lot situated with Washington to the north, State to the south and known as #136 Washington along with the abutting State Street lot, #271 was conveyed to Catalina Ten Eyck, his sister, in October 1861 while the adjacent properties at 138 and 140 Washington and respective rear lots 273 and 275 State were also sold at this time to relatives (sister Margaret Ten Eyck Smith and niece, Margaret Ten Eyck Robinson).¹⁹ The 1876 Hopkins City Atlas shows the three properties at 136-140 Washington as well as the adjoining properties at 271-275 State Street being owned by the estate of J. H. Ten Eyck. Jacob Ten Eyck died in 1872 at the age of 92. His obituary stated that Mr. Jacob H. Ten Eyck was a greatly esteemed citizen of Albany and one of the descendents in the fifth generation of Conrad Ten Eyck who came to New York from Holland in 1650. Jacob Ten Eyck was engaged in the dry-goods business until he assumed the Presidency of the old Bank of Albany. He never married but was surrounded by relatives.²⁰ Grantor indices searches reveal that Jacob H. Ten Eyck was one of the largest landowners in the Capital Region in the early to mid-19th century with nearly 10 pages of transactions in the Grantor index alone.

The property at 144 Washington Avenue was originally located in Tract or Lot 5 owned by John Hewson being described as on the south side of Washington Street, to State Street between Swan and Dove Streets as recorded in the "Old Book of Leases and Releases," and conveyed by the City of Albany in September 1765.²¹ John Hewson died in or around 1796 leaving his property to his widow, Annatyie. The property at this time is described as "Lot 5, 1 acre, South side Lyon Street, being the S.E. corner of Lyon and Dove Streets." Lyon or Lion was the prior name for Washington Street (later Avenue) while Deer Street was the prior name of State Street. In 1802 Annatyie conveyed this same property to her son, Casparus. It appears that Casparus Hewson was the first owner of this large one-acre lot to begin to subdivide. In the 1817, 1820 and 1822 Tax Assessment Rolls for the second ward of Albany, it is clear that Hewson's Tract has been subdivided into five lots. The first lot would correspond to 142 Washington, the second lot being 144 Washington and the third being 146 Washington. Lots 1, 2 and 3 were 26 feet wide by 100 feet deep, while lots 4 and 5 appear to have always been combined measuring 51½ feet wide by 100 feet deep. The 1817 Tax Assessment rolls list Samuel Harbeck as occupying lot #2 in Hewson's Tract. Samuel Harbeck was married to Ann Hewson, born 1787 and presumed to be the daughter of John and Annatyie Hewson, and sister of Casparus. In 1820 Samuel Harbeck is listed as owning or occupying Lot #2 of Hewson's Tract along with "widow of Hewson." In 1822, Samuel Harbeck owns the 3rd subdivided lot in Hewson's tract, or #146, which is described as a "house and lot." This is the first mention of an actual structure on the property and is presumed to have been a wood-frame house.



¹⁹ Albany County Deeds, Book 219, p. 369-381.

²⁰ *The New York Times*, Obituary of Jacob H. Ten Eyck, October 12, 1872.

²¹ Grantees Index: Transaction date Sept. 5, 1765, p. 25 of the *Old Book of Leases and Releases*

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In 1825 Dyer Lathrop is listed as owning both lot #2 and lot #3 in Hewson's Tract. Both lots are described as having a house and lot. Lathrop remains there until 1829 when he sells the lots to Martin Roach and Lathrop erects a new house at # 132 Washington. In 1836 Roach sells both lots; #144 Washington is listed as a wood house owned by Charles Chapman and occupied by Mr. Ramsey and #146 Washington is listed as a wood house owned by M. Murdock with William Haines occupying the property. The 2-story wood house at 146 Washington remained until it was replaced by the current structure in 1917. In 1838, the two-story house at 144 Washington is no longer listed as wood, but rather as having a *brick front* which is presumed to be the existing Flemish bond front wall seen today. Chapman passed the property onto his son, William in 1837 who owned it until 1847 when it was sold to David Relyea. Relyea owned the home until 1856 when it was purchased by his former tenant, William Rankin, a manufacturer of boots and shoes. The house was later sold to Mr. Francis Austin in 1873 and although Austin died shortly after this purchase, the building remained in the Austin Family until 1899 when it was bought by John J. Wolf, another shoemaker. Wolf's widow sold the building in 1905 to Samuel Schwartz, a furrier, who used the building as his home and place of business. In 1925, the property is listed with #142 Washington as being owned by Arthur Holding and later by his widow Marguerite Holding through the 1930s.

Like the adjacent house at 148 Washington, the current building at #150 Washington Avenue dates to the late 19th century, but was predated by a structure on a subdivided lot that was originally part of Hewson's Tract, Lot 5. In 1820 there was a tavern on the lot and the property was owned by Henry Guydam and Samuel Phipps (or Phelps) who continued to own and occupy these combined lots until 1829, when only Samuel Phipps was listed. Phipps owned the properties at 150-152 Washington until the early 1840s. A deed dated August 1, 1844 conveyed the properties at #148, 150, and 152 Washington from Marcus T. Reynolds to John Sager.²² In 1848-49, John Sager was listed as the owner of #148-150-152 Washington, described as being 2-story brick houses at #148 and #150 and a wood store at the corner. In 1851 the tax rolls for the ninth ward indicate that the building at #152 was a brick and stone structure. In 1860 John Sager was living at #148 Washington while having tenants in the brick two-story buildings he owned at #150 and #152 Washington Avenue. It can be presumed that there was a row of three 2-story brick row houses each approximately 17 feet wide by 100 feet deep built by John Sager in approximately 1847 on original Lot five. Sager was deceased by 1880 and the three properties are owned by his heirs.

The 1794 map of the City of Albany by Simeon DeWitt shows the Hewson Tract at the corner of Lion and Dove Streets with illustration of formal gardens, but not a clear structure. The 1850 Sidney Map of the City from the original Survey shows a structure presumably at #144 owned by D.M. Relyea and separated from the property to the east (#142). A continuous row of buildings to the west and turning the corner onto Dove owned by J. Sager and J. Kidd are also shown. The E. Jacob's 1857 *Map of the City of Albany with village of Greenbush, East Albany & Bath* shows a large square structure in the center of the lot at #144, in addition to a structure along the street line, and then buildings also at #146, 148, 150 and 152. It is unclear whether this square structure in the center of the lot of #144 may have been the late 18th/early 19th century structure referenced in the 1822 tax rolls. By 1866, as illustrated in the *Beers' map of the city of Albany* this structure is gone and only the buildings at the street line are present. The Sanborn Insurance maps from 1892, 1909 and 1934 all show the building at #144 as being three stories in height. The 13th ward assessment rolls in 1871 show the property listed for the first time as a 3-story brick house. The Mansard roof style and articulated heavy cornice was a popular architectural style in the United States in the 1870s, so it is consistent with this time frame. The buildings that were located at #146, 148, 150, and 152 Washington and built in the 1840s and 1860s have all been replaced with later structures.

The middle of the second block (between Dove and Lark) also has structures that date to the first half of the 19th century. The buildings at #172, 174 and 176, in addition to 182 and 184 all originally date to the 1830s and 1840s. The building at #172 Washington was constructed circa 1832 for Henry Adams of Henry & Amos Adams Bakers. The Tax assessment rolls from 1817 to 1830 show the properties at #172 and #174 as still being vacant and part of four vacant lots owned by Pierre Van Cortland and measuring 33 feet by 145 feet. In 1836, the tax assessment rolls for the second ward (p. 24) indicated that #172 was owned by Henry Adams and #174 was owned and occupied by Hiram Perry with both properties described as 2-story brick houses. David Wainwright

²² Albany County Deeds, Book 83, page 276. This transaction also listed in deed for John P. Boyd for 152 Washington Avenue dated April 1888, Book 393, page 405.

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was also listed as a tenant residing at #172 Washington and then in 1837 David C. and Charles Wainwright purchased the house from Adams. The Wainwrights continued to own and occupy #172 Washington throughout the 1840s and in the 1842-43 City Directories they were listed along with William R. Ford and Daniel Stone as occupants. Ford was the Alderman for the ninth ward and operated a drug, paint and oils store located at 32 Washington called Ford & Grant Co. After the death of David C. Wainwright in 1849²³ the Estate of David C. Wainwright was listed as the owner up until 1868, when tax rolls listed William Ford as the owner. Hiram Perry was listed as owner of #174 Washington throughout the 1830s, 1840s and 1850s. Hiram and Eli Perry were dealers in produce and provisions with their place of business located at #195-197 Washington Avenue. Hiram Perry was also engaged in politics running for Albany Mayor in 1862 but lost to George Hornell Thatcher. In the early 1860s, Perry sold the property at #174 Washington to George I. Amsdell, owner of Amsdell Brothers Brewers.

Under Ford's ownership of #172 Washington in the late 1860s, a 1-story brick structure was added to the east side and a half story was added to the main house and by 1870, the property is described as a 2 ½-story brick house. It was during the ownership of the Gallup family in the 1880s that the tax records indicate the building to be a full 3-stories. In the late 1890s, Dr. Clement Theismen purchased the house as his family residence and to house his medical practice. After purchasing the house, a second story was added to the one-story east side addition and the oriel window was likely added at this same time. The townhouse at #17-19 Spring Street was located in the rear portion of this lot and was first listed in the Tax Assessment rolls for ward 13 in 1895 as a 3-story brick dwelling *in progress* on a lot measuring 33 feet by 70 feet. The property was owned by Catherine C. Theismen, Dr. Theismen's sister. The building at #174 also was substantially altered in the 1880s. Luther H. Tucker, a publisher, purchased the property from Amsdell in the 1870s which was still described as a 2-story brick house. In 1880 and again in 1890, Luther Tucker was still listed in the tax records as owner, but the property was described as a 3-story brick building. It is possible that the same contractors that modified #172, also worked on #174. Both buildings were likely built together in the 1830s in the Greek Revival style as evidenced by the continuous watertable course of marble over a dressed bluestone foundation that remain on both. Both buildings experienced a change from a 2-story to a 3-story height in the 1880s and these added third floors are further evidenced by a change in brick bond from Flemish to common. However, the elongated window openings and floor levels, new carved brownstone window & door lintels and sills, as well as the articulated wood Italianate-style cornice at #174 is where the similarities diverge.

Early City Directories do not list the properties at #176 and #178 Washington except as being one of several vacant lots owned by James Stevenson in the 1820s & 1830s. Both buildings appear to have been originally constructed shortly after the neighboring buildings to the east were completed. Grantor Index searches yield information of a deed and transfer of property for #176 Washington in May of 1841 from Jacob H. Ten Eyck to Peter Snyder and the 1848-49 Tax Assessment records listed Peter Snyder as the owner of a 2-story brick house at #176 Washington confirming his ownership & occupancy. During this time the adjacent property at #178 Washington is listed as owned by Joseph Bullock who in the early 1860s and 1870s is a tenant along with Charles Bullock of Peter Snyder's property at #176. Bullock's property was listed throughout the 1840s until 1851 as either an enclosed vacant lot or as a garden. The 1860 and 1862 tax rolls described Bullock's property as containing a 2-story brick building with stable on a 25 foot by 70 foot lot in 1860 and on a 33 foot by 70 foot lot in 1862. In 1870 James Bullock was the owner of the 2-story brick building at #178 Washington. By 1880, the tax rolls listed Alexander Morris as the owner of #178 Washington but described it as a 3-story brick dwelling suggesting that sometime between 1870 and 1880 the third floor was added. By 1880, Mary I. Bullock was listed in the tax rolls as the owner of the 3-story brick dwelling at #176 Washington, followed by Charles C. Bullock as owner in 1890.

Buildings located at #180, 182, 184 and 186 Washington Avenue were also built during the first half of the 19th century. These subdivided properties were part of the lot owned by James Stevenson each originally divided into 33 feet wide by 140 feet deep parcels. Number 180 existed as a 2-story wood frame house beginning in 1845 until it was replaced by the current structure in the early 20th century. Number 182 Washington was originally constructed in 1838 as recorded in the Tax Assessment Rolls for the ninth ward owned by the Corporation of Albany and described as being a 3-story school house. This Public School was constructed

²³ Munsell, Joel. Annals of Albany. Volume 1, Albany: Joel Munsell, 1869, p. 370. States that David C. Wainwright died Aug. 3rd, 1849.

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of brick, and designated as school #10 accommodating 312 students on a lot measuring 58 feet by 70 feet deep. It was a petition circulated and signed in September of 1833 by many citizens of Albany and sent to the Common council requesting that new school buildings be erected in several districts that led to the construction of eight new schools in 1838.²⁴ The 1836 tax rolls listed a house on the combined property of #186-188 and owned by Henry & Amos Adams. In 1840 John Woodward owned a nail shop at #184 Washington and Amos Adams was listed as owning a 3-story brick house, bakery and stable at #186-188. From 1848-49 and through the 1860s, Amos Adams was listed as the owner of #184, 186, and 188 Washington with each lot containing a 3-story brick house on a 33 by 140 foot parcel. The 1870s tax rolls list #184 Washington as owned by the Estate of Amos Adams and was eventually sold to Mrs. Thomas Schuyler. Amos Adams was listed in the City Directories as having been the Chief of Police and Sheriff, as well as a baker first with Henry Adams and then with Adams & Sprung Bakery (Lodowic Sprung) conducted at #186 Washington Avenue. This bakery was the first to introduce machines for making crackers, and used to send teams out in the country with their produce, which was a novel thing in 1840.

Period of Strengthening Community & Cohesiveness: 1850-1870

With these lots in the center of the second block developed and occupied, the outer lots followed suit thus strengthening the cohesive nature of the residences and establishing the two blocks of urban row houses as a community. Three examples of new buildings are those located at #166, 170 and 188 Washington. The houses at #166 and #188 remain very much intact to their original 1862 and 1869 exterior appearances. The patterns of ownerships indicate that extended families lived along these blocks as well as nearby on Spring and State Street. Several property owners included their professional offices or retail businesses within the ground floors of their buildings further increasing the neighborhood vitality. This was also the period which began the trend of "updating" earlier homes with architectural features, details and materials indicative of the newest architectural styles. Most common was the addition of new Italianate-style cornices with intricate woodwork and repeating brackets. Doorways or windows were also changed from the classic simplicity of the Federal and Greek Revival to reflect these new fashions that exploited new millwork technologies. Buildings at #186, 178 and 184 demonstrate these types of "updates" that were made in the 1870s and 1880s. Also common was the practice of adding a stone facade to "dress" up an otherwise plain brick dwelling.

In 1857, #170 Washington was built for Fairman Andrews, another baker. Prior to the construction of this structure, a bake house was located on the site with a simple wood frame house occupied by Andrews in the rear portion of the property listed on Spring Street. On April 26, 1869, Fairman Andrews was the grantor of #170 Washington Avenue, when he split his property in two, selling the Washington Avenue address to James W. Eaton of Watervliet County. Mr. Andrews had already sold the southern portion of the lot, which faced Spring Street, to Charlotte Thurber. The brownstone front was added before 1892. Review of the available maps confirms the research on the property development. The 1876 Hopkin's City Atlas showed a row house along Washington with a large wood frame structure along the south property line fronting onto Spring Street. The 1892 Sanborn Insurance map showed the 3-story brick dwelling house with a stone front façade and the property divided roughly in half with a 2-story frame structure along Spring Street. At this time, this was the only divided lot on this block. The 1908 Sanborn map showed no changes except for the notation of "auto house" on the Spring Street structure. The 1934 Sanborn map illustrates a 1-story addition of the rear of the building and listed the south structure as #21 Spring Street. Today the building retains much of its 1890s appearance with its rusticated brownstone block veneer over a simple Greek Revival 3-bay façade arrangement. The ground floor storefront likely dates to the 1890s alterations as well, given the carved brownstone surround. The 1895 City Directories listed a Dr. W. S. Barker as a tenant at 170 Washington, so the ground floor may have been used as a doctor's office. The building appears to still have its 1890s one-over-one windows and an articulated modillioned cornice. The side walls are brick with rough-faced brownstone window sills and lintels.

In 1859-60, the 3-story brick home at #166 Washington was constructed for William M. Van Antwerp. Mr. William Van Antwerp was also the owner and occupant at #162 Washington in 1860 and until his death in 1899. Although the 1876 City Atlas showed that this property at #166 Washington was owned by William Van Antwerp and the current oval bronze plaque attributes the house

²⁴ Gerber, Morris. Old Albany, Vol. II. Albany: privately printed, 1971.

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to Van Antwerp, deed books indicated that in 1860 shortly after the construction of the house was completed, William & Susannah Van Antwerp sold the property to Lucinda H. Shephard, who only a year later sold it in turn to James and Annie Humphrey. The Humphreys had one of the longest residencies in the house but again in 1874 the property was sold, this time to Peter Gansvoort. The property remained in the Gansvoort family until Catherine Gansvoort Lansing died leaving a will admitted to probate in June of 1918. Dudley and Robert Olcott as executors of this will conveyed the property to Frederick P. Gutelius in 1919. Gutelius was a vice President of the D&H Railroad and he lived here until 1923 when the property was sold to Frederick V. Griesman who rented the property to William E. Woollard of Woollard & Morris, lawyers at 91 State Street. Woollard eventually purchased the property in 1926 and owned it until 1946. In 1946, William's widow, Harriet Woollard sold the property to W. Ronan and Elizabeth Campion who rented it and used part of the building as Campion & Sons, Inc. a funeral home, thus being consistent with the notation of "undertaker" on the 1934-1951 Sanborn Map. In 1964, the adjoining lot on the North side of Spring Street which had been owned by Mary Doolan Schroeder was conveyed to W. Ronan Campion thus combining the lots into one in all subsequent deeds after this date. In 1969, W. Ronan and Elizabeth Campion conveyed the property at #166 Washington to R. L. Fowler Inc. but from 1970 through 1978 the building sat unoccupied. Fortunately in 1979, R. L. Fowler sold the property to George & Yvette SanGiorgio, who remain the owners to this day.²⁵ This building is one of the most intact and well-preserved on the second block. It has a smooth-faced brownstone veneer on the front with fine joints, carved sills, lintels and a well-detailed carved brownstone door hood and surround. It appears that the brownstone façade was added between 1860 and 1862 as was apparently the fashion, because starting in 1862 the properties at #156, 162, and 166 were all listed as being brick buildings with brownstone fronts. The building retains its original 2-over-2 wood windows and double entry doors, as well as its Italianate-style bracketed cornice. This building likely reflects the style and appearance of the buildings that would have been built in the 1860s at #156 and #162 Washington Avenue, which have both been replaced by 20th century structures.

The existing house with the brownstone front at #188 Washington was built for Walter and Caroline Merchant in 1869 after they purchased the circa 1840s 2-story row house at 186 Washington from Amos Adams and additional property to the west from William Appleton. The Merchants demolished the house at #186 and by 1869 the new free-standing townhouse on a combined lot measuring 64 feet by 70 feet was completed and listed as #188 Washington. This property is currently individually listed on the National Register and the nomination form describes the Walter Merchant house as having been designed in the Italianate/Renaissance Revival style with a finely crafted brownstone façade. As a detached or freestanding townhouse it is set on a high foundation and has a low sloping gable roof. Its front five bay formal façade is constructed of brownstone blocks, deeply beveled at the base creating a rusticated appearance, while the first and second floor levels are finished with smooth, closely fitted units. The building's corners are framed with quoins and the central raised entry is accessed by a broad set of brownstone steps rising gracefully to reach the entry. The fenestration is arranged symmetrically but the floor levels are distinguished with differently shaped window hoods. The original two-over-two windows were only recently replaced (Jan. 2010). Lastly, a bracketed and modillioned carved brownstone cornice terminates the wall plane and highlights the roofline. Equally impressive is the detailed cast iron fence and associated gates which are listed as contributing objects. At the rear a small yard separates the back of the house from the back of the large carriage house that fronts onto Spring Street. The 1876 Hopkin's City Atlas listed W. Merchant as the owner of #188 Washington, as well as the stable on the property which in 1892 on the Sanborn map was listed as #188 ½. The 1880 tax rolls listed #35 Spring Street, a stable building, as being owned by Caroline Merchant and being 64 feet by 70 feet suggesting that this structure also dated to the late 1860s or early 1870s. In the 1934 Sanborn map, the stables had been expanded and were listed as 35A and 35B. Each appeared to be apartments on the second floor above auto garages on the first floor. The main house at this time had been extended to the east with a single story office which is still in place today. The carriage house structure today is two stories and seven bays wide and built of brick roughly contemporary with the house. The Spring Street façade appears to have been significantly altered during the early twentieth century using a Queen Anne/Colonial Revival motif. The first floor is dominated by garage doors with an entrance to a stair hall centered in the fourth bay. The second floor is highlighted by two bay windows.²⁶

²⁵ Research prepared for the Bureau of Historical Services, City of Albany by Robert Overocker, 1980. (HAF Files)

²⁶ National Register Nomination Form by John Bonafide, NYS OPRHP, April 2000. #02NR01907.

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Growing Affluence period: 1870-1900

The last quarter of the 19th century saw the remaining lots in this district fully developed. Very few vacant parcels remained by this time, however many new buildings replaced earlier wood-framed buildings. The comparison of the 1876 Hopkin's City Atlas map and the 1892 Sanborn Insurance map, both which illustrate the building footprint and provide some indication of the building materials, confirm that this was a period of great change along these two blocks as property owners were determined to express their personal prosperity and assert their affluence through the richness of their homes.

The property at #142 originally dated to 1840 as a 2-story shop and house of wood owned by Thomas Kinney. Kinney remained at this property until the 1860s when William A. Young was listed as the owner of a 2-story wood dwelling with tenants. In 1871, a new owner, George Doran was listed in the tax rolls for ward 13 as the owner of the 4-story brick building noted as *in progress*. It is not known whether this building was constructed as a single-family home or originally for the use as an apartment building. Beginning in the 1880s, Barent Sanders was listed as the owner followed by John Sanders who owned it up until the 1920s. The tax rolls listed Arthur Holding, and later his widow, Marguerite Holding, as the property owner from 1925 through 1935. The building appears to be intact and still reflects its Italianate/Queen Anne style.

The lots at #128, 130 and 132 Washington previously owned by Michael Mulville, the heirs of Icabod Judson and the heirs of Dyer Lathrop, were purchased by Leland and Jane (Lathrop) Stanford and replaced by the construction of a nursery building for the Albany Orphan Asylum in memory of Dyer Lathrop. The Lathrop Memorial building was designed by the office of Ogden & Wright, Architects in the late 1880s and was present by 1892 as illustrated on the Sanborn Insurance Maps.

A deed dated August 1, 1844 conveyed the properties at #148, 150, and 152 Washington from Marcus T. Reynolds to John Sager.²⁷ In 1848-49, John Sager's properties were described as being 2-story brick houses at #148 and #150 and a wood store at the corner. In 1851, the tax rolls for the ninth ward indicated that the building at #152 was a brick and stone structure. The present rusticated brownstone front building at #150 Washington Avenue was built in 1891 as the home of James McKinney (1825-1907). After years of working in the ironworking business in other partnerships, McKinney began Albany Architectural Iron Works in 1867. He had observed the growing demand for structural and architectural iron work for building purposes and decided to devote his whole attention to this branch of the iron industry, specializing in storefronts, columns, roof crestings, and railings. In 1884 his son, Edward N. McKinney, joined the firm known by James McKinney & Son. McKinney's home at #150 Washington Avenue designed by architects, Edward & Charles Ogden, limited the ironwork to a few elegant features such as the medieval-inspired hinges, door knobs and escutcheon plates, a modest low stair railing, and a latticework gate to the basement.²⁸

A deed transaction in April of 1888 conveyed the property described as lots #4 and #5 of Hewson's Tract at the S.E. corner of Washington and Dove being 51 ½ feet by 100 feet to James P. Boyd from John Sager's heirs.²⁹ By 1892, the Sanborn map indicated that Dr. James Boyd's new three-story brick house was constructed replacing the three 2-story brick row houses constructed by John Sager in the late 1840s. An image from Morris Gerber's *Annals of Albany* (p. 304) showed the Boyd's shingle-style 3-story home with attached office. The caption read "the former home and office of the late Dr. James P. Boyd [Jr.], prominent physician and Mrs. Boyd, an active clubwoman. Although the house bore the # 152 Washington Avenue, the entrance was on the southeast corner of Washington and Dove Street...The Boyd house was razed and that property acquired by the New York Teachers Association, which erected the[ir] present office building."

Similar to this corner lot in the first block, the lot on the opposite corner of the second block underwent much change over its first one hundred years of development. Sometimes referred to as Lot #6, located at the southwest corner of Washington and Dove and extending through to Spring Street, it was owned by Samuel Bromley by 1790 and was subsequently divided into three properties;

²⁷ Albany County Deeds, Book 83, page 276. This transaction also listed in Deed for John P. Boyd for 152 Washington Avenue dated April 1888, Book 393, page 405.

²⁸ Waite, Diana. *Albany Architecture*. Albany: Mount Ida Press, 1993, p. 85

²⁹ Albany County Deeds, Book 393, page 405. Sager's heirs included: Mary S. Gifford, John W. Sager, Peter Sager, Georgina B. Craver, Charlie A. Baker, John A. Baker and Maggie S. Miles, et al. April 17, 1888. Property sold for \$9,166.

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#156 being 66 feet along the width and 165 feet deep. Lots #160 and #162 were each 33 feet wide and 165 feet deep. The Simeon DeWitt map of 1794 showed Bromley's lot at the SW corner, although a building was not clearly illustrated. The 1849 and 1851 tax rolls listed the properties as still being owned by the heirs or Estate of Samuel Bromley, whereas deeds from 1857 and 1858 show that the properties at the southwest corner of Dove and Washington and extending to Spring street were conveyed from George S. Case and wife; Edward C. Batchelder and wife; and William Van Antwerp and wife to Horace D. Hawkins.³⁰ Beginning in 1860, the tax rolls listed Horace Hawkins as the owner and occupant at #156 Washington, described as a 2-story brick house with stable on a lot 66 feet by 140 feet. In 1880, #156 Washington was listed as owned by the heirs of H.D. Hawkins and the property described as a 2-story stone front building. A listing in the Grantees indices noted Lodimma Hawkins, widow of Horace D. Hawkins conveyed the lot at the southwest corner of Washington and Dove being 140 feet to Spring Street to William M. Whitney in November 1890. Although a photograph of the house at #156 Washington Avenue in Morris Gerber's book, *Old Albany* (Vol. 1, p. 305) suggests that William Whitney built the elegant brownstone-faced mansion in 1910, its architectural detailing were more consistent with the 1890s just after the property transferred from the Hawkins to the Whitneys. The caption for this photograph further stated that William M. Whitney was a dry goods merchant and that this house was razed for the construction of the present Harmanus Bleecker Library building on the site.

The former Public School #10 at #182 Washington was closed at some point in the 1880s and in 1890 the tax rolls show that the property described as being a 3-story brick building purchased by James Holroyd (1837-1918), a manufacturer of knit wear. Research conducted to draft an individual National Register nomination for the current building suggests that the brick core of the three story masonry school building was modified in 1891-93 during James Holroyd's ownership to create its current Romanesque Revival-style appearance. Holroyd's construction project in 1891-93 followed five years after his knitwear business sufficiently prospered. Apparently Holroyd's "derby ribbed underwear was known throughout the United States and Europe."³¹ Information regarding either the contractors responsible for executing the commission, or the possible involvement of a specific architect have yet to be revealed, although it is clearly evident that Holroyd and his design and construction team were very much influenced by H.H. Richardson's work in the area. The façade was organized in width by three bays with a triple arcade at the ground level of carved brownstone and a central projecting oriel window at the second and third stories with equally elaborate Byzantine leafwork carving details. The high level of detailed carving suggests the involvement of skilled craftsmen and masons who were likely in Albany owing to employment on construction of the State Capitol from 1867-1899. The property currently extends the depth of the lot to Spring Street and includes a three-part carriage house along the Spring Street line (#29-31 Spring Street) which continues the Romanesque Revival style.

The properties spanning from #190 to #200 Washington Avenue were described in early Tax assessment rolls, Deed indices and City Directories as being a portion of the vacant lots owned by the heirs of Dudley Walsh, John Taylor and Waite Barrent. These lots remained undeveloped in the first decades of the 19th century with the exception of small wood-framed structures. In the 1830s, after John Taylor's death in 1829, the properties were listed as owned by the heirs of John Taylor. In 1840, Taylor's grandson John Taylor Cooper owned all the properties from #192 to #200. Number 196 was described as having a small house on rear of lot while # 198-200 was described as containing a house and store at corner of Lark Street. In 1845, William Cobb was listed as owner of #190 and #192. The first permanent structure was noted in 1848-49, when the tax rolls described a 2-story brick front structure owned by John Schmoorer at #200 Washington. Frederick Porth owned a house of wood at #198 Washington and in 1850 Miller & Goodwin were listed as owners and occupants of the single story wood furnace at #190 and a 2-story wood house at #192 Washington. Schmoorer and Porth continued to own their respective properties up through the 1860s. The 1860 tax rolls described the properties at #190 and #192 Washington as being 76 feet wide by 70 feet deep and with a single 2-story brick building *in progress* on the combined lot. In 1862, William Appleton purchased #190-192 Washington, containing a large 2-story brick building with a stone front. Lot # 194 was vacant. In the early 1880s William and Jerusha Appleton also purchased the three lots at

³⁰ Albany County Deeds, Book 152, page 200 and Book 149, page 463.

³¹ Waite, Diana. Albany Architecture. Albany: Mount Ida Press, 1993. p. 41

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#196, 198 and 200 Washington and constructed a new row of 3½-story brick houses.³² The Appletons worked with architect Walter Dickson who at the same time was overseeing the construction of the U.S. Post Office and Federal Building on Broadway at the foot of State Street. In 1890, Elizabeth Wynkoop was listed in the tax rolls as the owner of #194 with a new 2-story stone front building on the site. After his death in 1883, William Appleton's widow, Jerusha, owned the 2-story stone front house at #190-192, and the 3½-story row houses at #198 and #200, with her daughter Ellie Gregory owning the 3½-story brick house at #196 Washington. By 1908, # 200 Washington was purchased by the Park Bank of Albany which converted the dwelling for its commercial use and by 1920 the consolidated banks of Park Bank of Albany and the Union Trust Company under the new name of National Commercial Bank and Trust owned all three buildings at #196, 198 and 200 Washington Avenue.³³ The unifying façade of this large bank building was a late work of Albany architect, Albert Fuller and was added in the early 1920s (building permit #6141, 1921), although Dickson's original west side wall, rear wall, as well as the roofline of #200 Washington are still visible today.³⁴

Commercial & Institutional Period: 1900-1935

The final period of development and evolution of this historic district came in the first three decades of the 20th century culminating by 1935. These late changes to the streetscape reflect the shift in character from one of predominantly residential to one of mixed-use and increasingly commercial or institutional. With the founding of the Fort Orange Club and their purchase of #110 Washington in 1880, the construction of the Lathrop Memorial in the late 1880s, the commercial conversion of the corner dwelling at #200 Washington by Park Bank of Albany, as well as the construction of the New York State National Guard Armory, the Harmanus Bleeker Hall and the Albany Institute and Historical and Art Society buildings on the north side of Washington, this shift was well underway by the time the City of Albany adopted a new zoning ordinance in 1924 designating this stretch of Washington Avenue as a "business zone." However additional institutional buildings were constructed and even encouraged as a result of this zoning change. In 1923-24, the Harmanus Bleeker library building at #156 Washington was constructed with funds raised through the sale of the nearby theatre, Harmanus Bleeker Hall (c. 1889) which had been built with a bequest from Bleeker to the people of Albany.³⁵ The library building designed by the architectural partnership of Albert Fuller and William Robinson in the Classical Revival style was a 2-story brick structure with Flemish bond, decorative cast stone trim and a flat roof adorned with a balustrade. The building was presented to the City with a deed conveyed to Mayor William S. Hackett by the Trustees of the Young Men's Association, thus beginning the Albany Public Library System.³⁶ The library and the nearby University Club (1924-25 located at 141 Washington Avenue) were the last works completed by Fuller, culminating more than 50 years of practice in the City of Albany.

Although the Lathrop Memorial at #130 Washington was a relatively new structure in the first quarter of the 20th century, in 1933 it was demolished and replaced with a "modern" three-story structure with steel joist construction, steel framed concrete floors and reinforced concrete block walls faced with brick, as illustrated in the 1934 Sanborn Insurance maps. This new College Hall, owned by the Carnell family, was built exclusively for Albany Business College on property formerly owned by the Albany Orphan Asylum and donated by Jane Lathrop Stanford.³⁷ The Albany Business College (ABC) actually dated to 1857, a time when business

³² Howell, George Rogers & Jonathan Tenney, *Bi-centennial history of Albany: History of the county of Albany from 1609-1886*. Volume 2, New York: WW. Munsell & Co, Publishers, 1886. William Appleton was born in England but came and settled in Albany in 1832. He had a business as a grain merchant on Washington Street and soon became widely known as one of the best judges of grain in the country. In 1847 he extended his knowledge and interests and entered the malting business while also the proprietor of a line of barges plying on the Hudson between Albany and New York. Mr. Appleton acquired large amounts of property and at the time of his death in 1883 was one of the largest real estate owners in Albany. He and his wife Jerusha had eight children, five dying young.

³³ Waite, Diana. *Albany Architecture*. Albany: Mount Ida Press, 1993, p. 87. Park Bank of Albany later merged with the Union Trust Company of Albany in 1902 and in 1920 Union Trust consolidated with National Commercial Bank.

³⁴ Neidl, Jessica Fisher. "Walter Dickson," *Architects in Albany*. Albany: Mount Ida Press and Historic Albany Foundation, 2009, p. 9.

³⁵ Waite, Diana. *Albany Architecture*. Albany: Mount Ida Press, 1993, p. 87. Harmanus Bleeker (1779-1849), was a prominent citizen who bequeathed his estate to the public benefit of the City of Albany. Harmanus Bleeker was the great-great-grandson of Jan Jansen Bleeker, Albany's first alderman, first recorder and Mayor in 1770.

³⁶ National Register Nomination Form by Lee Pinckney III, NYS OPRHP, October 1995. 96NR00931. This building serves as an important local landmark to the history of public education in the city as well as an important reminder of the philanthropy of one of the city's most prominent citizens. In 1977 the Public Library was moved to a renovated office building one block west.

³⁷ The Albany Institute of History & Art Library holds in its collection "1933-34 Albany Business College and Schools of Business Administration and Secretarial Science Engraving of new college building with gate on driveway."

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colleges were being established to train men and women so that they could qualify as administrative and clerical employees in local industry. The ABC was originally named the Bryant and Stratton Mercantile College and was located at 448 Broadway in Albany. The Bryant & Stratton chain of approximately 50 schools broke up in 1867, with many individual institutions taking new names, Albany Business College being one example. John Richard Carnell purchased the Albany Business College in 1884 and was reported to have introduced shorthand and typewriting about that time. This training widened employment opportunities for women in business offices. The University of the State of New York registered the college so that graduates could take the State Business and State Stenographer's Diploma examinations. John R. Carnell's death in September 1920 ended his 55 years as a leader of the country's business colleges and his younger son, Prentiss Carnell, was chosen to succeed him. The 1933 college year began at the new location, #130 Washington Avenue on land that encompassed 126-134 Washington Avenue. By 1960, the college building was modernized with new floors, lighting and furniture and an air-conditioned addition built in the rear over the parking lot. The college also owned #136 Washington Avenue, which was connected to the main building at the second floor. On September 30, 1988, Albany Business College, owned by Prentiss Carnell III and Andrew N. Carnell, was sold to Bryant & Stratton Business Institute of Buffalo. For three months after the sale the Albany Business College name was used. In January 1989, the name Bryant & Stratton Business Institute was established and they used the college building at #130 Washington Avenue until July 1990. At that time, Bryant & Stratton moved to new quarters on Central Avenue. Prentiss and Andrew Carnell sold the Washington Avenue property to the New York State Association of Realtors, who modernized the building for their use and for rental.

In 1934, a new Colonial Revival-style building at #152 Washington Avenue, designed by Harold Fullerton was built for the New York State Teacher's Association. While believed by some to have been added to the earlier 1891 brownstone of Dr. James Boyd, the extreme differences in materials and design, as well as the reference to the demolition of the Boyd house strongly suggest that the current building was constructed entirely new. Architect Fullerton used brick laid in Flemish bond to complement the nearby 1830-1850s rowhouses as well as the Harmanus Bleecker Library across the street. Number 152 Washington has a dressed limestone base, stringcourses and lintel keystones, painted white trim and distinctive iron railings on the main entry stairs on Dove Street. The annex with its two large arched openings was added in 1937 with another wing added in 1952. The property that is approximately 27 ½ feet wide along Washington Street and 145 feet deep along Dove Street was occupied by Teacher's Association until the 1960s and in 1981 it became the headquarters of the Business Council of NY State.³⁸

This commercial shift in character also had an impact on many residential buildings in terms of ground floor alterations. While the institutional buildings mentioned above involved the full conversion or replacement of prior dwellings, many single-family row houses were converted to apartments and the parlor and basement levels changed to house offices or retail spaces. The most noticeable change along the streetscape was the removal of masonry stoops that originally provided access to the raised entry at the parlor level. Also prevalent was the change in street level fenestration to accommodate plate glass storefront windows and commercial doorways. Buildings at #118-124, 126, 136, 138, 142, 144, 146, 170, 174, 176, and 178 all reflect these modifications of residential buildings. The new 3-story building at #146 Washington built in 1917 and the 7-story apartment building at #180 Washington Avenue built around 1905 both acknowledged this shift in the residential character of the district.

Number 180 Washington Avenue replaced a 1½-story wood framed house built in 1845. This property was owned by the McElroy family from the late 1840s until 1886, when it was deeded to niece Mary A. Perry who married Frederick F. Proctor (a.k.a Fred Levantine) of vaudeville theatre fame.³⁹ In 1886, the property was owned by F.F. Proctor and wife Mary A. and still described as the 1½-story wood structure. It appears that this marriage did not last very long and in 1890 the Tax Assessment rolls listed the property as being owned solely by Mary A. Proctor with no mention of Frederick Proctor. At this time F.F. Proctor was in partnership with Henry Jacobs and he owned a dozen vaudeville houses in the Capital Region and in New York City. When the partnership went sour in that same year Proctor relocated from Albany to New York City full-time. It seems that this may have been

³⁸Waite, Diana. *Albany Architecture*. Albany: Mount Ida Press, 1993, p. 85.

³⁹ Albany County Deeds, Book 343, page 79; Book 372, page 99; Book 413, page 407-412

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the time his marriage to Mary Proctor had ended. A New York Times announcement indicates that he married Georgena Mills, the daughter of an old New York family, in June 1904. In 1906 he joined his arch-rival, B.F. Keith, as head of the United Booking Office, a large chain of vaudeville theatre. The history of the 7-story apartment building at #180 Washington Avenue appears to coincide with the end of the Proctor's first marriage. Mary A. Proctor was listed as the owner of this property in 1890 and still in 1920. Between these two dates the property was listed as a 1½-story wood house and later as a 7-story brick building with the construction date believed to have been 1904-05. The 1892 and 1908 Sanborn Maps confirmed this change with the small square dwelling showed on the 1892 map, then replaced by a large rectangular building filling the full 140 feet deep lot in 1908 and noted as being of fire proof construction. By 1925, Stockwell Realty Inc. was listed as the owner.

The property at #146 Washington was one of the many lots owned by the Sager brothers in the latter part of the 19th century. Peter Sager purchased this property in 1851 and at the turn of the 20th century the property was owned by Samuel Whitney and consisted of a 2-story wood dwelling on a lot measuring 27'x100'. It appeared from tax assessment records that Whitney owned the property until his death in 1913 although the 1909 tax assessment rolls list Alice Louise Whitney as the owner. In 1916 the property was purchased by Dr. Eugene E. Hinman who began construction on a new 3-story brick & stone building in the Classical Revival style with large bronze oriel at the center of the second floor and dressed granite facade.⁴⁰ Dr. Hinman lived and practiced medicine in this building throughout the 1920s and 1930s. Dr. Eugene Hinman died in 1937 (1/20/1937) and his widow, Edna rented the property to Dr. Benjamin M. Volk until selling the property to him in 1946. Between 1978 and 1997, the building was used for lawyers' offices and the offices of New York Citizens Utility Board/NTPIRG Fuel Buyers Group. It is currently owned by and houses the offices of the New York State Association of Professional Land Surveyors, who named the building in memory of Arthur D. Shaw, a prominent Surveyor.

Today, the Lower Washington Avenue Historic District exists as an elegant gateway to Downtown Albany and the center of State government. With the desirable residential community and attractive shops and restaurants of the Center Square/Hudson Park historic district at its backyard and the many popular institutions as its neighbors, it aptly reflects the evolution and character of Albany's development "at the top of the hill" beginning in the 19th century.

⁴⁰ Building Permits #17862 and #18960, 1916-1917.

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Maps

- Lot Division Map titled "1768 new lots laid out on the Gallows Hill", 1768.
- Simeon DeWitt, *A Plan of the City of Albany, Surveyed at the request of the Mayor, Aldermen and Commonalty*, 1794.
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<http://www.nysm.nysed.gov/albany/index.html>
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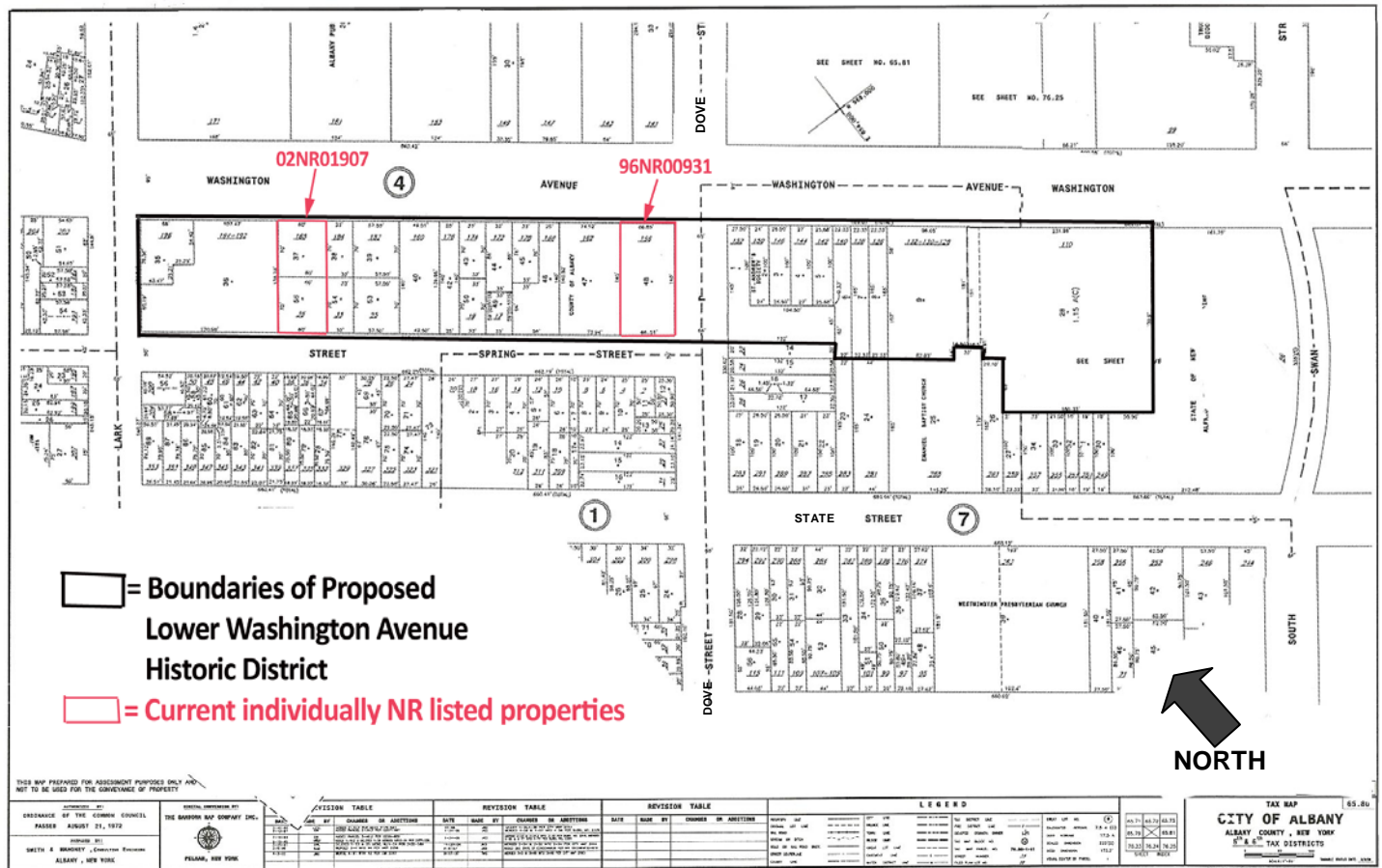
VERBAL BOUNDARY DESCRIPTION

The historic district begins at the east boundary line of 110 Washington Avenue (which borders the A.E. Smith State Office Building) and continues west along the curb of Washington Avenue to the east side curb of Lark Street along the west boundary line of 198-200 Washington Avenue. It runs along the curb to the North side curb of Spring Street and continues to where it crosses Dove Street and runs along the south boundary line of 152 Washington Avenue, jogging south around #22 Dove Street and turning east running along the rear or south boundary lines of 140, 138, 136, 130 and then joining the rear or south boundary lines of 110 Washington Avenue where it joins with the east boundary line to complete the borders of this district.

The Historic District boundary is outlined on the attached map.

BOUNDARY JUSTIFICATION

The nominated historic district includes the historic buildings that front onto Washington Avenue along the south side between South Swan beginning at #110 Washington and Lark Streets. District also includes the four existing properties along the north side of Spring Street which are building on lots originally part of the Washington Street properties. The properties that abut the proposed historic district to the south include the buildings along the South side of Spring Street between Dove and Lark Street are already included in the Center Square/Hudson Park Historic District.



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PHOTOGRAPH LIST

Pictures taken March 2010

Photographer: Kimberly Konrad Alvarez

Negatives & Digital CD: in possession of NYSHPO, Waterford, New York

1. Washington Avenue, Albany, NY - south side, between South Swan and Dove Streets, photographer facing south. View of 110 Washington Avenue (Fort Orange Club).
2. Washington Avenue, Albany, NY - south side, between South Swan and Dove Streets, photographer facing south. View of 118, 120 & 122 Washington Avenue (street wall on right is where 124 Washington once stood).
3. Washington Avenue, Albany, NY - south side, between South Swan and Dove Streets, photographer facing south. View of 130 Washington Avenue (Former Albany Business College).
4. Washington Avenue, Albany, NY - south side, between South Swan and Dove Streets, photographer facing south. View left to right of 136, 138 and 140 Washington Avenue.
5. Washington Avenue, Albany, NY - south side, between South Swan and Dove Streets, photographer facing south. View left to right of 138, 140, 142, 144, 146, 150 Washington Avenue.
6. Washington Avenue, Albany, NY - south side, between South Swan and Dove Streets, photographer facing south. View left to right of 146, 150 & 152 Washington Avenue.
7. Washington Avenue, Albany, NY - south side, at intersection with Dove Street, photographer facing southeast. View of 152 Washington Avenue.
8. Washington Avenue, Albany, NY - south side, at intersection with Dove Street, photographer facing southwest. View of 156 Washington Avenue.
9. Washington Avenue, Albany, NY - south side, between Dove and Lark Streets, photographer facing south. View left to right of 166, 170 & portion of 172 Washington Avenue.
10. Washington Avenue, Albany, NY - south side, between Dove and Lark Streets, photographer facing south. View left to right of 172 & 174 Washington Avenue.
11. Washington Avenue, Albany, NY - south side, between Dove and Lark Streets, photographer facing south. View left to right of 176, 178 & lower portion of 180 Washington Avenue.
12. Washington Avenue, Albany, NY - south side, between Dove and Lark Streets, photographer facing south. View left to right of 176, 178, 180 (7-story building), 182 & 184 Washington Avenue.
13. Washington Avenue, Albany, NY - south side, between Dove and Lark Streets, photographer facing south. View left to right of 182 & 184 Washington Avenue.
14. Washington Avenue, Albany, NY - south side, between Dove and Lark Streets, photographer facing south. View of 188 Washington Avenue.
15. Washington Avenue, Albany, NY - south side, between Dove and Lark Streets, photographer facing southwest. View of portion of non-contributing building at 194 & of 198-200 Washington Avenue.
16. Dove Street, Albany, NY - east side, between Washington Avenue and Spring Street, photographer facing northeast. View of west-side wall of 198-200 Washington Avenue.
17. Spring Street, Albany, NY - north side, between Lark and Dove Streets, photographer facing northeast. View left to right of 35, 33, 31 & portion of 25 Spring Street.
18. Spring Street, Albany, NY - north side, between Lark and Dove Streets, photographer facing north. View of portion of 35 Spring Street.
19. Spring Street, Albany, NY - north side, between Lark and Dove Streets, photographer facing north. View of 31 Spring Street.
20. Spring Street, Albany, NY - north side, between Lark and Dove Streets, photographer facing north. View of 17-19 Spring Street.

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