

Neighbors

Fall
2013

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A NEWSPAPER FOR AND ABOUT ALBANY'S HISTORIC NEIGHBORHOODS

Living in an Historic District A Primer

By Tony Opalka,
Albany City
Historian

“what it means to live in an historic district?”

Did you ever wonder what it means to live in a historic district? And did you know that there's more than one type of historic district? Hopefully, without sounding too bureaucratic, I will try to explain the differences along with some historical background (after all, I'm an historian, so what do you expect?). I will also explain the implications for property owners in historic districts.

The Federal housing acts of 1949 and 1954 gave us urban renewal programs; and the Interstate Highway Act of 1956 had profound impacts on the landscape of the United States. Large areas of cities were demolished and replaced with new buildings and new uses, or, in many cases, nothing, as promised development never happened. Development of the highway system converted swaths of both urban and rural land to high-speed multi-lane highways and facilitated the exodus of many people from cities.

In response to the changes wrought by these programs, the federal government passed the National Historic Preservation Act of 1966. Those of us old enough to remember Lady Bird Johnson's campaign for highway beautification might not realize that she was also instrumental in the passage of this act.

The act created the National Register of Historic Places, a list of properties significant in American history and for their architecture, archeology, engineering and culture. Additionally, for the first time, it recognized that properties of state and local significance are also important to a community. Prior to the passage of this legislation, only properties of national significance had any protection. The act also mandated review of federal projects such as highways and urban renewal for their effect on historic properties. Accordingly, in 1980, New York State passed a State Historic Preservation Act, eschewing the federal act but adding environmental review of state projects, as well.

At first, National Register listing was purely honorific, but over the years certain financial incentives have been offered to owners of historic properties. In 1976, owners of income-producing properties were allowed a federal tax deduction for rehabilitation of National Register-listed properties, and in 1981, a tax credit—a reduction in income tax liability—was made available. Although changed in the 1986 tax law, this credit is still available. Not surprisingly, all these programs have been used extensively in Albany.

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Revitalize This The New York State Neighborhood Revitalization Conference 2013

By Matthew M. Finn

What constitutes a neighborhood? What are its defining criteria? How does a neighborhood connect to a city as a whole? What makes a neighborhood different from a suburb? These are questions I've turned over and over in my mind ever since I ran screaming from the suburbs many years ago at age eighteen, vowing never to return. Since that time and until very recently, I've spent my adult life in the largest cities I was reasonably able to settle in. New York, then Paris for two years, a return to New York, a brief stint in Boston, two more years in Paris, then back to New York.

Eventually, although not without missteps and detours, I found my ideal career: I became an educator, opting to teach in schools located in troubled neighborhoods, believing in education's power to change lives and improve civic life. Now that I've chosen to live in the vibrant, historic and complex agglomeration of smaller cities that make up New York's Capital District, I feel lucky to have landed a position with Capital Region BOCES, I am plying my trade as an itinerant teacher,

something of a modern-day Ichabod Crane, in high-needs school districts such as Schenectady and now as a coordinator for the newly-created Albany Literacy Zone, a partnership between BOCES and Trinity Alliance that provides a place where adult learners can move their education and careers forward. Given my own history and love for cities, when the editorial staff at *Capital Neighbors* recommended I cover the 2013 New York State Neighborhood Revitalization Conference on Saturday, September 21st, I jumped at the chance.

That dreary Saturday morning, I woke up extra-early to catch the number twenty-two bus to Troy, making sure I'd get to the Russell Sage College campus, the site of the conference, with plenty of time to register and get situated. Choosing the bus over driving meshes with my ideal of shared transit as a key element of good urban citizenship and, truth be told, it was also the day of Albany's Annual LarkFest and I didn't want to lose my parking spot on Jay Street. Troy itself is a charming, walkable city and I'd get a chance to stroll through the streets

as the vendors set up their stands for the excellent farmers' market that takes place there every Saturday, soaking up the energy, joy and collegial banter that waft through the market before the crowds arrive.

Once on the lovely postage-stamp-size Russell Sage campus where the buildings are mostly interconnected, the conference wasn't hard to find. When I signed in and handed over my \$25 entrance fee there were fewer attendees in the student-union-like waiting area than volunteers at the registration tables. But people began to amble in and many seemed to know each other, greeting and hugging excitedly as they met. I studied my photocopied materials and tried to figure out how exactly one covers an event such as this and found myself on the horns of a dilemma. Do I choose one morning and one afternoon session and participate fully in each or do I float from session to session and pick up bits and pieces from all of them?

Morning workshops include: "Everyone's Architecture: A Call to Defend Sacred Sites," "Building Civic

Capacity through Public Deliberation," "Banana Peels and People Power" about how Troy has begun a city-wide composting system, "If We Can Make it There: A Food Co-op's Secrets to Success in a Small City" the story of the birth of Gloversville's food co-op, and "Nexus Community Management Project," which I have no clue about until later.

The afternoon offers sessions on Troy's Youth Court, which is just about to launch, a new business incubator in downtown Troy called Center of Gravity, something called "Opportunities for Big Change" and a talk with public television station WMHT's community engagement representative. As we filed through a passageway to a building that was clearly once a church for the opening talks, I decided I was going to participate fully in two sessions rather than wander around. We were a small congregation, scarcely filling one third of the pews, but the excitement in the air was palpable as we got settled, with people deciding where to sit, murmuring and catching up and chatting about the day's

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Support the Albany Damien Center! Disaster Avoided by Caring Community

On August 29th the Albany Damien Center was devastated by fire, gutting the interior of the building and destroying its contents. The fire was particularly devastating because the center has long been the heart and soul of the community for individuals and families living with and/or affected by HIV/AIDS. The programs and activities offered by Damien are designed to improve health, reduce stress, and increase quality of life.

Immediately following the fire, the commitment and determination of staff to provide uninterrupted services to its members was demonstrated as the center temporarily moved its operations to the First Lutheran Church at 181 Western Avenue. Hours there are 9:00 am to 6:00 pm, and nutrition clients are provided lunch (at noon) and dinner (at 5:00 pm) as before.

The community at large has shown its support in a number of ways as well. A variety of events have been held to support the center. One such effort, the *Out of the Ashes* cabaret benefit, resulted in an anonymous donor providing a challenge grant in the amount of \$10,000. Thus, starting October 4th, every dollar donated to help the Albany Damien Center rise from the ashes has an will be matched dollar for dollar, up to \$10,000. The event was produced by Norman Rea to help raise funds to

rebuild the Albany Damien Center and to restore its full spectrum of services.

To double your gift under the challenge grant, please visit <http://www.albanydamiencenter.org> and click on the Donate Now button. If you prefer to donate by check, make payable to Damien Center Challenge and mail to The Albany Damien Center, 12 South Lake Avenue, Albany NY 12203.

Contacts for Center Programs

Messages for *all* staff can be left with Tim Felder, Office Manager (449-7119), or contact staff directly:

- Executive Director: Perry Junjulas, 961-0071
- Office Manager: Tim Felder, 449-7119 (new, secure fax number is 436-0497)
- PAWS: Diane Metz, 944-3223
- Foundations for Living: Edward Falterman, 925-9665
- Program Manager: Renee Williams, 364-5040
- Treasure Chest: Craig Hansen, 1-203-641-6276 or 436-7451

Note: Fedex or Parcel Post package should be delivered to First Lutheran Church, 646 State Street, Albany, NY 12203.

Neighborhood

NEWS & NOTES

Capital Neighbors 2013

Assoc Sponsors

- Center Square Neighborhood
- Historic Albany Foundation
- Hudson/Park Neighborhood
- Mansion Neighborhood
- Park South Neighborhood
- Washington Park Neighborhood

Thanks!
Thanks!

APD NEEDS YOUR HELP!

The Albany Police Department has requested residents help in catching the person who is doing the “Nerds” graffiti.

If you know of anything that will help the police, please call Officer Dan Meehan at 542-1666.

Center Square

The Center Square Association’s (CSA) general membership meetings take place on the third Thursday of the month at the Westminster Presbyterian Church (please use the rear entrance at 85 Chestnut Street). Meetings get underway at 7:00 pm. Membership dues paid now are good through 2014. Dues for those who own property are \$20 and \$5 for residents who rent. CSA does not meet during the months of June, July, August or December.

At the recent October meeting, new CSA officers were elected. They are: Jackaline Ring, President; Ben Chi, Vice President; Therese Daly, Recording Secretary; Michelle Bruck, Corresponding Secretary; and John Quinn, Treasurer. Show your support for our newly elected officers by attending meetings regularly. Your input and participation are needed and will be greatly appreciated! Volunteers are also needed to assist in areas such as historic preservation, membership recruitment and public safety, especially the “Walk & Watch” program. We look forward to seeing you at upcoming meetings and neighborhood events!

Our next meeting will take place on November 21st. Our scheduled guest speaker is Jeffrey Jamison, head of the city’s Department of Buildings and Regulatory Compliance. Also, be on the lookout for information about our joint holiday party with the Hudson Park Neighborhood Association, which will take place in December.

Hudson/Park

The Hudson/Park Neighborhood Association (H/PNA) ended its summer break at the September meeting and elected new officers at the October meeting. They are: Todd Hunsinger, President; Richard Brash, Vice-President; Laura Castelli, Treasurer; and Carrie Ward, Secretary.

Remaining H/PNA meetings for 2013 are November 20th and December 18th. As always, the meetings will be held in the community room of the Israel AME Church (381 Hamilton Street), and will begin at 7:00 pm. Also, we have several events scheduled during the winter: in December we are confirmed to hold Hudson/Park’s and Center Square’s joint Holiday party at the University Club (141 Washington Avenue); in January Hudson/Park will hold its annual Winter Brunch at Westminster Presbyterian Church (85 Chestnut Street). Stay tuned for more information on dates and times for those events.

The Hudson/Park business community is continuing to flourish. Our neighborhood’s new Asian restaurant, Rain, will be opening November 18th at Hudson Avenue and Lark Street. The Metroland Building

apartments are under renovation on Madison Avenue, and demolition was completed in August at the former Tandoor Palace site on the corner of Madison Avenue and Lark Street and Delaware Avenue. In addition, The Tillerman Restaurant is under construction at the Jefferson Firehouse, and Café 217 is adding a new rear patio. Finally, Umama Restaurant (236 Washington Avenue) is opening the end of October. Although it is not in Hudson/Park, it is owned and operated by an H/PNA member and resident.

H/PNA is always looking for new ways to conduct outreach and spread the word about our beautiful and fun neighborhood. If you have ideas for us, call us at 512-9778, or post on our Facebook page. If you want to volunteer for a Hudson/Park event or just want to share your energy and expertise with us, join the Hudson/Park email list (<http://groups.yahoo.com/neo/groups/Hudson-Park/info>).

Mansion

The Mansion Neighborhood Association (MNA) met on Wednesday, September 25th, at Grand Street Community Arts (GSCA) to meet our new beat officer, Mike Delano. While Mike has been pulled away at various times to cover issues in other parts of the City, he is getting to know the neighborhood (you can reach Mike at mdelano@albany-ny.org). Also discussed were instituting more traffic calming measures, particularly on Grand, Philip and Elm Streets in front of the Free School. Thanks to the efforts of a Myrtle Street resident, the flashing light at Myrtle and Philip has been changed to a full cycle light. More changes have been requested.

MNA’s next meeting is scheduled for October 23rd at GSCA. Please note that GSCA has started an IndieGoGo campaign to raise funds to repair the roof, construct disabled access and install a heating system at the building. Go to <http://www.indiegogo.com/projects/grand-street-community-arts-building-revival> if you wish to help.

Park South

The Park South Neighborhood Association (PSNA) initial fall meeting was held on September 26th. Representatives from Columbia Development, Albany Medical Center, and Tri-City Rentals gave a presentation regarding the redevelopment proposal for the AMC properties along Myrtle Avenue, Morris Street, and Dana Avenue between Robin Street and New Scotland Avenue, as well as on New Scotland Avenue between Myrtle and Dana Avenues. This proposal deviates in detail from the approved Park South Urban Renewal

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Support your neighborhood associations!

Center Square Association

P.O. Box 7134, Albany, NY 12224; 433-8011
 e-mail: info@centersquare.org
 Web site: www.centersquare.org
 President, Jackaline Ring
 Vice President, Ben Chi
 Recording Secretary, Therese Daly
 Corresponding Secretary, Michelle Bruck
 Treasurer, John Quinn
 Any of the officers can be contacted through Center Square’s new email address: centersquarealbany@gmail.com. A new website is currently being designed. Until it is mounted, information is being posted on the Center Square Association Facebook page.
 CSA meets at 7 pm every 3rd Thursday of the month (except June, July, August and December), Westminster Presbyterian Church, 85 Chestnut Street.

Hudson/Park Neighborhood Association

P.O. Box 2313 - ESP, Albany, NY 12220; 894-7641
 e-mail: info@hudsonpark.org
 Web site: www.hudsonpark.org
 President, Todd Hunsinger, toddhun16@yahoo.com
 Vice President, Richard Brash, rbrash7@verizon.net
 Secretary, Carrie Ward, carrieward@gmail.com
 Treasurer, Laura Castelli, lcastelli5@gmail.com
 H/PNA meets at 7 pm every 3rd Wednesday of the month (except July and August), Israel AME Church, 381 Hamilton Street.

Mansion Neighborhood Association

1½ Elm Street, Albany, NY 12202; 432-5981
 e-mail: hakatz@me.com
 Holly Katz, Chair, Board of Directors, hakatz@me.com

Park South Neighborhood Association

271 Myrtle Avenue, Albany NY 12208; 505-6439
 e-mail: aach2004@aol.com
 Web site: www.psnalbany.com
 President, Andrew Harvey, aach2004@aol.com
 Vice President, Michael McGovern, michael@micahelmcgovern.com
 Treasurer, Peter Rinne
 Corresponding Secretary, Julie Maynes, jfmaynes@gmail.com
 Recording Secretary, Shirley Kelly-Parson, skellyparson@nycap.rr.com
 PSNA meets at 7 pm every 4th Wednesday of the month (except July, August, November and December) in The Community Room, 139 Knox Street).

Washington Park Neighborhood Association

369½ State Street, Albany NY 12210; 426-0079
 e-mail: wpna@standardweb.com
 Web site: www.wpneighbors.org
 President, Bill Pettit, bpettit@standardweb.com
 Vice President, Mary Stoll, mgs@nycap.rr.com
 Vice President (Zoning), Michael Lacey
 Secretary, Jessica Fisher Neidl, jfneidle@gmail.com
 Treasurer, Mark Brogna, brognamark@gmail.com
 WPNA meets at 7:30 pm every 2nd Tuesday of the month, First Presbyterian Church (Rose Room), State and Willett Streets.

Congratulations to . . .

On August 9th, the Rev. Edward B. Smart, pastor of First Israel African Methodist Episcopal Church of Albany and CEO of God With Us (GWU) Center, was the recipient of a *Heisman Trophy Trust Award* for his work with homeless children at the GWU Center. Each week this summer, through the Homeless Children’s Summer Place Day Camp, youngsters visited local colleges and other attractions through the program. The Hudson/Park Neighborhood Association is proud to have supported that effort with a donation to the center.



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If you are interested in working on future issues of *Capital Neighbors*, or would like to make comments or suggestions, contact *Capital Neighbors* at capitalneighbor@yahoo.com

PASSAGES

The Center Square and Hudson/Park neighborhoods bid adieu to several people who enriched our lives and our neighborhoods: Judy Cadbury, Rob France, and Jim McGrath. And while they will be missed, they will also be long remembered.

Judy was a long time resident of Jay Street and was deeply involved in neighborhood activities. She was also one of the vanguard of activists that prevented the routing of Route 787 through the neighborhood—thus saving the lion’s share of our historic architectural heritage. Judy’s tenure as the volunteer administrator for the New York State Institute also earned her the title of “volunteer guru” for her ability to harness the time and talent of unpaid workers to help the arts in the Capital Region. And, she made the best damn deviled eggs for neighborhood picnics and parties.

Rob was a respected homebuilder in Albany, with particular attention to Jefferson Street. And that affinity

and respect for preservation was returned to him by residents. In 1981, he began rehabilitating buildings on Jefferson Street and undertook some new construction as well. To recognize his work, Historic Albany Foundation presented him with a 1989 Preservation Award for his work at 152 Jefferson Street. His overall knowledge of and commitment to improving our neighborhood will be sorely missed.

Jim came to Albany in 1985, and by 2013, was the night copy desk chief for the *Times Union*. During those years, he became a friend to many in our neighborhood. In that regard, Jim would “dish it” with anyone about politics, journalism and, most importantly, baseball and the Red Sox. He and his wife Darryl lived on Irving Street and were vested in the health and vitality of our downtown, historic neighborhoods. We’ll miss Jim on his bike with the wind in his hair. But, we know we can count on Darryl to maintain his legacy.

Through Strangers' Eyes

A "second opinion" on our neighborhoods

By Leslie Moran

After almost 25 years living in our downtown townhouse, we sometimes take our urban lifestyle for granted. Then, something as simple as a brief visit from relatives or an encounter with an out of town visitor, brings things back into focus.

To wit: my cousin's son started his freshman year at R.P.I. this fall. To help with his move, we arranged for the family to come to Albany and stay with us the night before—thus avoiding rising at dawn for a three hour drive before schlepping the worldly belongings of an 18-year-old into his dorm room and otherwise settling him into his new life; and then driving three hours back home. Accordingly, the entourage arrived early the agreed evening, found parking (thank you parking permit system!) and settled in for a relaxed visit before the big move.

"This is really nice," said cousin Dan observing the neighborhood as we walked from where we'd parked his car to our house. His wife Sue remarked on the age of the houses (ours built before the civil war); and once inside, on the rehab efforts that married narrow hallways, 100-plus year old floors and fireplace mantel

with updated kitchen and bathroom amenities.

"One of the neat things about these houses," I explained, "is how different each one is even though they look very similar from the outside.

I also gave them the history of how these several blocks had almost been lost to the development of the South Mall; and how a core group of committed preservationists had instead led a movement that sparked the rebirth of the historic downtown neighborhoods, as well as the development of neighborhood associations dedicated to protecting same and enhancing the quality of life of those who choose to live in them.

The discourse continued over dinner on the deck. "It's so quiet and private back here," noted Dan, taking in the mature trees, while Sue admired the tidily tended gardens she could view over the neighbors' fences. Again, I emphasized the endless variety of the backyard oases hidden behind the seemingly carbon copy facades.

As it turned out, our experience was hardly unique. Just a few blocks away on Hamilton Street, owners of an 1879 Italianate house were

busy working on the vestibule of their home—priming, painting and stripping a ceramic tile entryway for resealing. A couple, along with their teenage daughter were strolling their street after depositing their college freshman at SUNY Albany. A chat between the residents and visitors ensued—something that happens frequently in our neighborhoods.

After asking about several of the restaurants on Lark Street, they began asking about the house—How old was it? How long have you lived here? What was the condition when you bought it? They said they were trying to get a sense of the area where their son would be spending the next few years, and where they would be frequently visiting. The neighborhood, they noted, was very similar to their own in Brooklyn.

Those questions led to an invitation from Stephanie to see the first floor of the home and the garden. The couple and their daughter quickly accepted. The owners were used to giving the tour—having been part of the the Hidden City Garden Tour on several occasions. The house, Stephanie's husband explained, was

built for a woman (very unusual for the time); he explained that during its lengthy life it had been a one family, a three unit apartment building; and, at present, an owner's duplex with a basement apartment.

The visitors admired the beautifully restored and maintained plaster moldings, the oversized windows that allow shafts of sunlight to pool over the hardwood floors, and the multiple flourishes—such as original plaster medallions—that speak to the home's history and age. The daughter was particularly interested in the fact that the original fireplace would have been coal burning and not wood—hence the shallow box. And lots of chuckles about the VERY tiny half bath tucked under the staircase and what a good use of space it was. But one of the big "aha" (and envious) moments came when the visitors stepped out on the deck. "This garden is not only beautiful but enormous," remarked the mom. "I would never have thought that possible behind these relatively modest-sized buildings."

Back at my house, strolling along Lark Street the next morning before the quick trip north to Troy, my cousins' took

note of the number and assortment of restaurants and shops within walking distance. Waving as their car drove off, I reflected on their observations about the many benefits associated with our downtown neighborhoods.

As summer is drawing to a close, with autumn and a new school year upon us, the college freshmen were embarking on a new adventure. At

the same time, however, I was heading into fall with a renewed appreciation for the pleasure of living in our downtown neighborhood. But clearly, as Stephanie's experience demonstrates, as well, I'm hardly alone. The sense of being a part of the ongoing history of the neighborhood just by maintaining our homes here is one that most of us share and honor.

SAVE THE DATE!

Help Available for Owners of Old Buildings Free Tax Credit Workshops Offered November 14th

Albany homeowners, commercial property owners, realtors, contractors and community leaders are invited to attend a meeting to find out how to save money while making repairs to older buildings.

The Preservation League of New York State and the New York State Office of Parks, Recreation and Historic Preservation will present free workshops in Albany to help people take advantage of New York's Historic Rehabilitation Tax Credits. Historic Albany Foundation is sponsoring the Albany workshop with additional support from the Downtown Albany Business Improvement District and the University Club Foundation.

Two workshops will be held on Thursday, November 14th, each tailored to a particular audience. People may attend more than one workshop, but seating is limited and reservations are required by close of business on Friday, November 8th. During the workshops, staff from the State Historic Preservation Office will review the basic guidelines of the program and answer questions about the application process. The workshop schedule is as follows:

Thursday, November 14
University Club of Albany
141 Washington Avenue at Dove St.
2-4 pm, Commercial Tax Credits
5-6 pm, Homeowner Tax Credits
6-7 pm, Reception

Following the Homeowner Tax Credit workshop in Albany on Thursday, participants are invited to stay for a reception and talk with local residents who have used the tax credit program. The reception will feature light snacks and a cash bar, and property owners will bring before and after photos of their projects and discuss the process of preparing for and using the New York State Homeowner Tax Credits.

The New York State Historic Homeowner Tax Credit Program will cover 20% of qualified rehabilitation costs of owner-occupied historic houses, up to a credit value of \$50,000. The NYS Historic Commercial Properties Tax Credit will cover up to 20% of qualified rehabilitation costs up to a credit value of \$5 million. The 20% Federal Historic Preservation Commercial Tax Credit can be combined with the NYS Historic Commercial Tax Credit to cover 40% of qualified rehabilitation expenditures.

This program requires that the building be individually listed in the State or National Register of Historic Places, or in a listed historic district. For the NYS historic tax credits, the building must be located in a qualifying census tract and must meet the spending thresholds for each program—\$5,000 for the NYS Historic Homeowner and \$100,000 or 100% of the property's ad-justed basis for the NYS and Federal Commercial credit.

In Albany, the eligible historic districts include: Center Square/Hudson Park Historic District, Clinton Avenue Historic District, Downtown Albany Historic District, Mansion Historic District, Pastures Historic District, South End/Groesbeckville Historic District, Washington Park Historic District.

To find out if a property is eligible, visit <http://nysparks.com/shpo/tax-credit-programs/> or contact Sloane Bullough at the New York State Office of Parks, Recreation and Historic Preservation at 518-237-8643, ext. 3252. Eligibility information will also be available at the workshop.

To make a reservation for the workshop, call the Preservation League at 518-462-5658 x13 or email slaclair@preservenys.org and indicate *Commercial* or *Homeowner*.



The Lark Street Area Residents Quality of Life Committee (Lark QLC) continues to meet with public officials and the Albany Police Department (APD) to make sure that the neighborhoods' quality of life issues are being addressed. In that regard, several significant actions have been taken that should improve the situation on Lark Street—especially as relates to negative, late night activities. At the urging of the Lark QLC, city officials, and neighborhood representatives took the following steps:

1. The Board of Zoning Appeal (BZA) denied Legends and DeJohn's 4:00 am closing hours and upheld their permitted 2:00 am closing time.
2. The BZA rolled back the Lark Tavern's 4:00 am closing time in favor of a 2:00 am closing time.
3. The Division of Buildings and Regulatory Compliance (DBRC), Planning Department and APD created an "hours of use" map (including inside, outside patio and café hours) for businesses serving alcohol as well as other businesses in the Lark Street area. The map was designed to ease enforcement problems and assure that enforcement uniformity prevails. As part of this effort, a letter was sent by DBRC to every Lark Street area business reinforcing the need to comply with the use and area variances that have been granted. The process and penalties for non-compliance were also referenced.
4. The DBRC and the APD will be conducting "quality of life details" in and around Lark Street in the coming months as part of the compliance/enforcement effort.

Update Can we all play by the rules?

5. The BZA approved a use permit for Rain (former Upper Hudson Planned Parenthood building) as a restaurant serving alcohol until 11:00 pm during the week and 12:00 am on the weekend (basically the same hours as its sister restaurant Shogun).
6. In addition, with a strong push from the Washington Park and Center Square neighborhoods, the BZA denied LAX Lounge's (formerly Elda's) application for designation as a tavern with hours of operation until 3:00 am. It is assumed that once a new application is submitted, the approved use of the building will be as a restaurant serving alcohol until 11:00 pm.
7. The APD has done a good job of "re-educating" skateboarders, making sure they are not damaging historic landmarks such as the Soldiers and Sailors Monument in Washington Park.

As always, our overall goal remains the same: having a safe, clean and sustainable neighborhood for everyone to reside in, visit and enjoy. But achieving that goal is going to take effort on the part of APD, DBRA and, yes, us, the residents of the neighborhood. As I've reiterated in meeting after meeting, we are not trying to unduly hurt anybody or otherwise make life difficult for Lark Street area businesses, but we do expect them to play by the rules. And now it's up to them to do just that.

As for the residents, we will continue to be vigilant as regards quality of life issues; reporting problems when they develop and working with the other players in the neighborhood to make this the most successful community it can be. Working together we will surely succeed.

More resources for studying Albany and its history.

If you are interested in learning more about Albany history, the history of your family, or the history of your house, the institutions and groups listed below for Researching Albany History have resources and offer programs that will help you. For more information on their collections and services, check their Web sites.

The New York State Library's holdings in local history and genealogy are the most extensive in the Capital District, and among the largest in the state. The New York History Net Web site calls the New York State Library "Our Mecca." The Web sites of the New Netherland Project and the Colonial Albany Social History Project contain much information on Dutch and colonial Albany. For those researching the history of a house, the Albany County Hall of Records has posted a useful guide, *Inside/Outside: Finding a Sense of Place, A Building Research Manual for Albany County*, on its Web site. Those restoring historic structures should check out the Historic Albany Foundation and its Architectural Parts Warehouse. The Albany Institute of History and Art is a cultural treasure; *Albany Institute of History and Art: 200 Years of Collecting* is an excellent guide to the collections of the Institute.

Reading Albany History below offers a brief bibliography of basic, nonfiction works relating to Albany's history and its institutions. But no student of Albany should overlook William Kennedy's cycle of Albany novels: *Legs*, *Billy Phelan's Greatest Game*, *Ironweed*, *Quinn's Book*, and *Roscoe*.

RESEARCHING

ALBANY COUNTY HALL OF RECORDS
95 Tivoli Street
Albany, NY 12207
436-3663
<http://www.albanycounty.org/portal-albany-history.asp>

ALBANY PUBLIC LIBRARY
Pruyn Library of Albany
History, 2nd Floor
161 Washington Avenue
Albany, NY 12210
427-4300
www.albanypubliclibrary.org

ALBANY INSTITUTE OF HISTORY AND ART
125 Washington Avenue
Albany, NY 12210
463-4478
Access to library by appointment only.
www.albanyinstitute.org

CAPITAL DISTRICT GENEALOGICAL SOCIETY
Box 2175
Empire State Plaza
Albany, NY 12220-0175

COLONIAL ALBANY SOCIAL HISTORY PROJECT
New York State Museum
Cultural Education Center
Albany, NY 12230
www.nysm.nysed.gov/albany/welcome.html

FAMILY HISTORY CENTER
Church of Jesus Christ of Latter-Day Saints
411 Loudon Road
Loudonville, NY 12211
463-2566

HISTORIC ALBANY FOUNDATION
89 Lexington Avenue
Albany, NY 12206
465-0876
www.historic-albany.org

HISTORIC CHERRY HILL
523½ South Pearl Street
Albany, NY 12202
434-4791
www.historiccherryhill.org

NEW NETHERLAND PROJECT
New York State Library
Cultural Education Center
Albany, NY 12230
www.nnp.org

NEW YORK STATE LIBRARY
Cultural Education Center
Albany, NY 12230
474-5161
www.nysl.nysed.gov

NEW YORK STATE ARCHIVES
Cultural Education Center
Albany, NY 12230
474-8955
www.archives.nysed.gov

SCHUYLER MANSION STATE HISTORIC SITE
32 Catherine Street
Albany, NY 12202
434-0834
<http://nysparks.com/historic-sites/33/details.aspx>

TEN BROECK MANSION
9 Ten Broeck Place
Albany, NY 12210
436-9826
<http://www.albany.org/listings/Albany-County-Historical-Association-Ten-Broeck-Mansion/244/>
Note: The Albany County Historical Association is also housed at the Mansion.

READING

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By Sharon DiLorenzo
Program Manager
Capital District
Community Gardens

Fall cleanup means success for next year!

Fall garden clean up is essential to the continued good health of vegetable gardens. Many insect pests and diseases overwinter in or beneath garden debris such as dead plant material, wooden stakes or plastic pots and buckets left lying around your garden plot. It's particularly important to remove and destroy old tomato and squash vines; they harbor lots of pests and diseases that will come back to haunt you the following season if not dealt with properly now. And don't toss those vines in the compost pile unless you have a real "hot" pile that will kill off the bad stuff. (Most compost piles will not). Also be sure to remove all stakes, tomato cages, watering cans, trellises, plastic pots and other implements from your plot, as well as all strings and ties, plant tags, wire and other small items that can wreak havoc on the tines of rototillers come spring.

Soil building is crucial to the continued success of any garden. But this is particularly true for backyard and community gardeners cultivating a relatively small patch of land. With little or no room to rotate crops, soil nutrients are quickly depleted leaving little behind for the beneficial earthworms and micro-organisms to live on. When soil nutrients are limited, microbes will take up what little is there, leaving none for the plants. By adding organic matter, you feed both your soil and your plants, greatly improving your soil's ability to retain moisture and oxygen.

Autumn is a great time for soil building, and the falling leaves provide an unlimited source of organic matter. Spread a thick layer of leaves, manure or compost over your vegetable garden each fall. All of this "good stuff" will get turned into your soil in the spring, helping to improve soil structure and adding loads of beneficial micro-organisms. Some of these organisms "fix" nitrogen in the soil making it available to plants in a readily useable form. Others manufacture antibiotics that protect your plants from diseases. Earthworms tunnel through soil creating pore spaces that increase oxygen to plant roots and they also leave behind nutrient-rich casings.

While cleaning up the vegetable garden, plant a few rows of garlic and be sure to mulch well with straw or leaves to protect it over the winter. The garlic will be ready for harvest the following summer once the leaves turn brown and die back.

Autumn is actually the best time to plant most ornamentals including trees, shrubs, and perennial flowers — many of which you'll find as super end-of-season deals at your local garden centers. In fact, spring-flowering bulbs like alliums, daffodils, tulips and hyacinths must be planted in autumn. And every gardener should be sure to add a few (or a bunch) of these beauties each year. Add a handful of bone meal to each planting hole when doing any fall planting as it promotes root growth that helps plants get well established before the winter months.

Fall is also the best time to make changes to existing flower beds and to divide overgrown perennials. Plants like Asiatic lilies, irises, hostas, and day lilies must be divided every few years to keep their growth healthy and vigorous. And while you're moving and transplanting perennials, it's a good time to interplant spring-flowering bulbs.

Although you may not think of fall as a busy gardening season, much of the success you have with next year's garden will depend on the effort you put in now. So go retrieve that shovel from the basement or the shed and get to work! Just remember, while you're working, to have fun and enjoy this beautiful time of year.

Capital District Community Gardens
40 River Street / Troy, NY 12180
518-274-8685 / trees@cdc.org

Revitalize Neighborhoods from page 1

upcoming events.

The conference opens with a talk from Troy Mayor Lou Rosamillia, who spoke passionately, if somewhat disjointedly, about Troy's bright future. He was particularly enthusiastic about the new Youth Court, which, it turns out, is an idea that sprang from last year's inaugural Neighborhood Revitalization Conference. Assemblyman John McDonald took the podium next and delivers a short prepared talk, not excessively painful, as politicians' speeches go. He was followed by a burly, bearded gentleman of twenty-something years of age, sporting a thick mane of flaming-orange, shoulder-length hair that seems to have a history of never having been told what to do, and a t-shirt emblazoned with the word "nexus", who I think is being referred to as "Ignacio".

The speaker, Anasha Cummings, it turned out, is a graduate of Rensselaer Polytech who is preparing to launch a new web service for community project management, the Nexus referred to in today's program, and who is not only a young civic activist in Troy but the driving force behind the Conference. Anasha didn't stand on ceremony. Not only was he the first speaker who wasn't wearing a suit, he also didn't have any notes or prepared lines. He spoke off the cuff and engaged the audience by chatting with us informally from the front of the room, as if sitting with a group of old friends. Before introducing Vincent DeSantis, the day's keynote speaker, Anasha tells us we should probably hear a little from each presenter after Vincent speaks and that he's decided to cancel his own morning session on Project Nexus, opting instead to combine it with the afternoon's Center of Gravity session because one of the morning sessions looks really cool and he totally wants to participate in it. I no longer feel stressed about my decision to participate rather than drift.

Mr. DeSantis has written a book called *Toward Civic Integrity*, which I've already purchased at the registration table, and he delivered a well prepared discourse with a slideshow on how he became an activist for small cities. A Gloversville native, Mr. DeSantis studied at Long Island University, served overseas in the military and completed his J.D. at Brooklyn Law. He is now a retired attorney, having served in many roles throughout New York State and devotes much of his time to making Gloversville an attractive, livable community. I identified with Mr. DeSantis as he shared how he noticed, in his overseas travels, that European cities of all sizes have a civic life and energy

that many US cities, particularly those which are smaller in population size, no longer seem to possess.

He points to globalization as one of the causes of our smaller cities' downfall but he was more fair-minded and gracious about it than I am. He told us that although it's easy to demonize it, we all benefit from globalization. The global economy, he pointed out, "allows us to get whatever we want whenever we want it". While this may be true, it's a dubious "benefit" indeed, I sat thinking. Globalization also encourages our comfortable armchair consumerism while discouraging us from walking out of our homes and finding someone who is willing to make, build or grow what we want, or something close to it, right in our own communities and compensating them fairly for their efforts, all the while eliminating the pollution and traffic congestion tied to shipping impulse-buys all over the known universe, like that rubber chicken you just had to have as a gag gift because, after all, shipping is "free" on Amazon Prime.

While I've always blamed the oil and gas lobby as the number one culprit in the Case of the Eviscerated American City, Mr. DeSantis made a convincing argument for globalization as the King of the Small City Killers. Of course many interconnected factors played a role. Have you ever noticed that when you look up almost any American city on Wikipedia and go to the demographics section, the population table always shows 1950 as the peak census year with steady declines thereafter? Returning WWII vets buying into the "American Dream", the oil and gas lobby, the auto industry, globalization, social strife: they all played a role in bringing about that depressing trend.

Mr. DeSantis' talk also made me think of my theory of a "network of networks" as a way to build a robust, sustainable and nearly indestructible socio-economic backbone that even the global economy could benefit from. As I see it, this type of design is why the Internet never goes completely down. Although individual web sites may sometimes crash, the Internet itself does not. The reason for this is that the Internet is a network of interconnected networks that can function on their own. Communications are sent from one network to the next via routers. If a disaster befalls one hub, the routers can switch your e-mail or purchase order or whatever command you've clicked on through a different hub, which passes it to another hub, and so on until it reaches its destination. Likewise, rather than stripping smaller cities and then

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OTHER RESOURCES

ALBANY CITY HISTORIAN
Tony Opalka
topalka1@nycap.rr.com
As Albany's historian, Mr. Opalka promotes the city's history: conducting research, educating the public and writing about our history in publications such as *Capital Neighbors*. Tony has "office hours" at the local history room of the main branch of

the Albany Public Library from 6-8:00 pm on Monday nights. He can also be reached via email (above).

ALBANY PUBLIC LIBRARY HISTORY ROOM
161 Washington Avenue
427-4300

The history room is open Monday, 5-8:00 pm; Wednesday, 9:00 am – 1:00 pm; and Friday, 2-5:00 pm. The library's history reference librarian is available at those times to answer any questions interested history buffs may have.

ALBANY COUNTY HISTORIAN
John Travis
Real Property Tax Services
112 State Street, Room 820
Albany, NY 12207
447-5516
jtravis@AlbanyCounty.com

abandoning them, the global oligarchs would be wise to bolster them and use them as a foundation of sorts for their higher-flying endeavors, a foundation that parallels the Internet model. Everyone would benefit.

I ended up choosing the composting workshop as my morning session for its gregarious presenter Abby Lublin who, it turns out, is also a New York City trained teacher now living in the Capital District. She walked us through how she and a group of interested individuals petitioned the politicians in Troy for a composting program and explained how it's growing in phases. The Conference program said, "Lunch: On Your Own (Troy Farmers' Market is a Great Choice!)" It is, but I chose a local pizza joint and was pleased with my decision. For the afternoon, I sat in the front row for the Center of Gravity talk, presented by the COG's founder, Laban Coblentz, an RPI professor who is also, evidently, Anasha Cumming's mentor, hence the combination of Anasha's and his sessions.

Center of Gravity is an ingenious concept, a business incubator free of university, city, county or state control, yet with city funding and blessing, and its own independent board of directors. Anyone can apply for membership and the projects being incubated into viable businesses can be as high-tech as using a previously unknown slice of the light spectrum to safely kill bacteria or as low-tech as hand building ukuleles.

Professor Coblentz was also impressive for his teaching style. He immediately presents us with what he calls a "pop quiz," but it's really something we in K-12 education call a "warm-up" exercise or in New York City a "Do Now," which serves the purpose of engaging us in the upcoming discussion. This particular "Do Now" is designed to get us thinking first about our own definitions of what makes cities attractive (with a focus on the "young professional") and included a second round of questions, to be completed later in the session, meant to get us to share our conception of what we think a business incubator is and does and what role it plays both in revitalizing a city and in retaining young college graduates in the area (this second round of questions is based on a strategy called "activating schema" in the trade).

The first-round questions on the professor's "pop quiz" sheet included:

1. *What role(s) do young professionals play in the economic ecosystem?*
2. *How is this role best illustrated in the Capital Region?*
3. *What is the best asset the Capital Region has for attracting young professionals?*

4. *What is the best asset the Capital Region has for retaining young professionals?*
5. *If you are (or can imagine yourself to be) a young professional in Troy, what would convince you that this was the place you wanted to put down roots? (Give up to three answers)*

And as if to make the authors of the textbooks used in schools of education across the country proud, the questions prompted an animated discussion. Many of the young professionals in the room had plenty to say about what they believe makes a city attractive—from nightlife to cultural events to my bugbear: urban rail. One man, who said he was in his late twenties, got nods of approval from others in the room when he said, "People my age just don't want a house in the suburbs or a two-car garage. It's not appealing to us at all. We want to live in cities, with neighborhoods and street life."

"Right on, brother!" I assented silently. "I may be older than you, but believe me, that's how I've always felt, too," I thought as the discussion took off from there. This merely confirmed a trend I've seen and that seems to be on the rise in recent years. The soul-sucking suburbs have finally lost their charm. People have noticed that it's not only wasteful, but annoying to have to get in your car and drive to a supermarket when you run out of milk rather than walking a block or two to your corner deli. This is what neighborhood revitalization truly requires: a whole cohort, a generation, that *wants* to live in them. With the people in place, everything else can come together to make neighborhoods busy and vital again.

I left the Conference feeling optimistic about the future of our cities, but not without stopping to have my book autographed by Mr. DeSantis. Anasha Cummings mentioned his hope that the Conference would rotate to other cities each year, rather than remain permanently in Troy. There is some buzz in the crowd that Mr. DeSantis might help take it to Gloversville next year, but Mr. DeSantis, wisely, isn't committing just yet. I took the opportunity to tell him about my "network of networks" idea and he seemed to be in agreement, but I was nervous and began to ramble and he looked at me, albeit charitably, the way one looks at a crazy person.

I took my cue, thanking Mr. DeSantis, placing my book back in my Conference tote bag and heading back to the bus, where I could skim through its chapters on the way home, my hopes for cities of all sizes springing back to what they once were now fully revitalized.

By Mac Mowbray



The Parts Warehouse is located at:
89 Lexington Avenue,
465-2987

Hours:
Wednesday–Friday
noon–5 pm
Saturday
9 am–5 pm

Get the materials for this year's indoor projects before the snow flies.

The Warehouse has lots of new stuff for your fall projects, starting with the bathroom. We just received five or six large boxes of "gently-used" tiles (see here): some are plain off white and some have that slight gold spec that was popular in the 1960s. Since there is a large quantity of them, you could do a small to mid-level full bath or an entire half bath. We also have an unusually large number of bathroom sets: toilets, tubs and sinks in various patterns and colors. They are from various eras (mostly mid-20th century) and feature built in style tubs. From the 1920s, we have several corner sinks in good condition. Corner sinks save wall space if you have a small bathroom or one with scant wall space. If you have a larger bath, we have one of the more unusual oval pedestal sinks that is in nice shape, just right for the 1920s bath. Finally, we have a good number of built-in style medicine cabinets. Again they are appropriate for 1920s to 1960s bathrooms.

Next up is a variety of items from no particular era:

- Thirty-three feet of insulated copper tubing (flexible).
- Roofing slate.
- Assorted radiator covers—various sizes and designs.
- Twelve huge (17 lb.) sash weights (that means the window sash weighs 34 lbs.).
- Assorted full-size bed frames (circa 1920s) with one coil spring for use on one of those bedsteads.
- Three sewing machines—one from 1901 with a foot treadle (that means no motor); the second circa 1950s; and the third from the late 1960s or early 70s.
- A 32" x 68" modern "flush" door (FREE)
- A set of nice interior window shutters for a window 68" x 34" (from the 1880s); not much paint on them and the louvers are in good condition.
- Two lattice style security window gratings for a basement door or small window.
- Two antique chairs—one a convertible child's high chair (circa 1890s), the other a parlor rocker. Both need some work.
- A homemade milk box, insulated to keep the milk cold.
- A nice small, ornate wooden mantel piece (a rare find). Needs stripping, of course.
- A Sears and Roebuck push (yes I said PUSH) mower for your little urban lawn.
- An early unpainted built-in corner cupboard with drawers—a good buy for the early 20th century house or flat.

There are a few more miscellaneous items before we move on to the next section. They include: dozens of stair spindles, antique tools, three heavy duty dolly wheels. We still have the unpainted chestnut stairway and, yes, we will deal on that one! Our supply of cement tiles is dwindling, but there are enough for smaller jobs, i.e., vestibules, small baths etc.

Next group is from the "cooking and heating" department. Starting with the early 1950s, we have a Westinghouse stand-alone electric oven, sitting on its own metal cabinet stand; an old electric steam radiator that looks as if it came over on the Mayflower; and close by is a modern gas space heater. We have a Franklin Stove, an early fireplace insert, which has been reduced to \$100 for quick sale. There are also two oil space heaters waiting to be sold. They are ideal for camps where there is no electric or natural gas. In addition, there is an early 20th century kitchen gas range: four burners, high oven and broiler—very cheap, needs work and parts. Up front in the showroom section of the warehouse, there are two plumbers' stoves: single burner models for heating lead, etc.

A large curved top storm sash would make a nice decoration against an exposed brick wall. And our supply of doors is good right now—all configurations, especially exterior and French doors. We also have an impressive collection of chandeliers, representing many decades up to the 1960s. Also in the showroom area is a very old Stanley mitre box with saw. If you do not know what that is, come in and we will show you. A great tool for the carpenter; no electric required!

In the needs department, we have NO glass door knobs whatsoever, as they are really back in style. We have tons of the porcelain, Bennington and black brick ones. We also need claw foot bathtubs (we can never keep them in stock). If you have one that you do not want, call us and we will come and pick it up.

That's all for this issue. Please drop in and see us for advice and good stuff. Come see Dan Pardee, our warehouse manager, about the interior needs for your old house as winter indoor project time approaches.

PS. Our friends at the Habitat for Humanity Restore outlet have moved to 70 Fuller Road. Pay them a visit.

PLEASE VISIT US!
Wednesday–Friday, noon–5:00 pm;
Saturday, 9:00 am–5:00 pm



This is just a small sampling of arts and cultural events happening in and around our neighborhood this season. Please contact the sponsoring organization for more information and complete schedules.

Capital Happenings

Compiled by Colleen Ryan

Albany County Historical Association
 Ten Broeck Mansion, 9 Ten Broeck Place; 436-9826
www.tenbroeckmansion.org

The Ten Broeck Mansion is the headquarters of the Albany County Historical Association (ACHA), a non-profit state-chartered organization that helps preserve and explain the history and heritage of New York's Capital Region.

- 10/30, 7:00 pm, Albany Ghost Tour & Paranormal Social, \$40. Prepare for a fright-filled night as you explore the historical ghosts that inhabit New York's capital city. From Ten Broeck Mansion, to the Capitol Building and Graceland Cemetery, you will learn about Albany's most famous apparitions! You never know who you might run into along the way! Tri-City NY Paranormal Society will host a Paranormal Social after the tour from 9-11:00 pm at Ten Broeck Mansion! Join the area's best paranormal investigators as they show off their equipment and results they've gotten from the mansion. There will also be a "Spirit Circle" upon return to the mansion, led by certified psychic-medium, Rev. Joe Giannini. The circle is a protected and safe way to communicate with the other side, and often times, paranormal activity is also witnessed within the room itself.

Albany Institute of History & Art
 125 Washington Avenue; 463-4478
www.albanyinstitute.org

- GE Presents: The Mystery of the Albany Mummies. The story of the Albany Mummies centers on two Ancient Egyptian mummies and their coffins, one dating from the 21st Dynasty and the other from the Ptolemaic Period. In 1909, the mummies and coffin bottoms were purchased from the Cairo Museum by Albany Institute board member Samuel Brown, a purveyor of coffees, teas and spices.
- 11/10, Noon-5:00 pm, Family Festival—Mummy Birthday, FREE with museum admission. Celebrate the 104th anniversary of the arrival of the mummies at the Albany Institute. The studio will be open for families to drop in and learn about the mummification process. Children are encouraged to bring in a doll or stuffed animal to mummify. Special programs include face painting from noon-2:00 pm and "Having Fun with Pyramids and Pharaohs" at 3:00 pm.

Albany Public Library
 161 Washington Ave., 427-4300
www.albanypubliclibrary.org

- Tuesdays, 12:15 pm, Friends of APL Book Review, free and open to the public,
- 11/4, Noon-2:00 pm, Rabbi Scott Shpeen discusses the 75th Anniversary of Kristallnacht. Kristallnacht was a series of coordinated attacks against Jews throughout Nazi Germany and parts of Austria in November 1938. German authorities looked on without intervening. The name Kristallnacht comes from the shards of broken glass that littered the streets after Jewish-owned stores, buildings and synagogues had their windows smashed. Rabbi Shpeen has served Congregation Beth Emeth in Albany since 1985.

Capital Rep
 111 North Pearl Street; 445-SHOW
www.capitalrep.org

- 11/26 through 12/22, A Christmas Carol. Adapted by Patrick Barlow, this timeless classic gets a merry retelling in a new adaptation by the creator of the two-time Tony Award[®] winning hit "The 39 Steps." Five actors portray more than 20 characters, exploring new facets of this Dickens classic. Re-imagined with a fresh new physicality, this highly theatrical, sometimes comic, ultimately moving adaptation is sure to brighten up your holidays!

eba Center for Dance & Fitness
 351 Hudson Avenue; 459-9916
www.eba-arts.org

- 11/8, 7:00 pm; 11/9, 2:00 pm and 7:00 pm; 11/10, 4:00 pm; BRAVE NEW DANCES. BRAVE NEW DANCES is a glimpse of the first drafts of dance theatre works created by members of Maude Baum and Company Dance Theatre and invited guest artists. These are innovative and experimental works in progress, rather than polished repertory pieces. The performance concludes with an informal reception where audience members and choreographers mingle and discuss the work. This year's choreography includes works by company members Maude Baum, Whitney Forbes, Diane DeGroat and Zoe Drori.

The Egg
 473-1845; www.theegg.org

- 11/9, 8:00 pm, Roger McGuinn, \$34.50. The legendary voice of The Byrds, Roger McGuinn returns with his solo show that takes the audience on a guided tour of his role as a preserver of music traditions and innovations in the development of folk- and country-rock in the 1960s that continue to influence musicians of today.
- 11/16, 11:00 am, The Very Hungry Caterpillar and other Eric Carle Favorites, \$15. Adults free when accompanied by a child (one adult per child please). Mermaid Theatre of Nova Scotia combines puppetry, black light, original music and storytelling to bring three beloved Eric Carle classics to the stage: The VERY HUNGRY CATERPILLAR's metamorphosis into a beautiful butterfly; the fanciful account of LITTLE CLOUD's travels and the MIXED-UP CHAMELEON's discovery of his own unique nature.

First Friday – many locations
 November 1, December 6, January 3
 Upstate Artists Guild, 247 Lark Street
www.upstateartistsguild.org; 426-3501

- Opens 11/1, Mix it Up Gallery Show
- 12/6-22, Art Bazaar. The Upstate Artists Guild is proud to present The Annual Art Bazaar Show, featuring artists with tables selling their wares.

WAMC Performing Arts Studio
 339 Central Avenue; 1-800-323-9262
www.wamcarts.org

- 11/6, 8:00 pm, The American Roots Series at the Linda presents: Don Flemons (of the Carolina Chocolate Drops) \$20, hosted by songwriter, roots scholar and multi-instrumentalist Michael Eck. Taking a solo side-step from Carolina Chocolate Drops, Dom Flemons offers a one-man roots festival charged with high energy, good humor and sweet playing. The heir apparent to Mike Seeger, Flemons is a walking encyclopedia of American musical styles who matches his multi-instrumental knowledge with multi-dimensional passion. This is gonna be good!

Cafe 217 12½ Delaware Avenue 462-0050
 Tuesday-Thursday 5-11 pm
 Friday 5pm thru Sunday 3pm

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Sat and Sun: – Bloody Mary and Mimosa drink specials
Happy Hour Every Day: – Food and drink specials!

Sabies Opening at 3pm for Larkfest
 6pm-4am Every Day
 8 Delaware Avenue • 449-2988

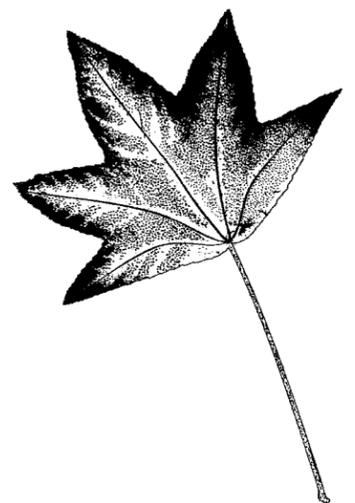
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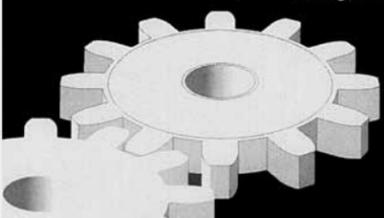


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HISTORIC ALBANY FOUNDATION



ARCHITECTURAL PARTS WAREHOUSE
 W-F Noon-5pm
 Sat. 9am-5pm

Dan Pardee
 WAREHOUSE MANAGER

89 Lexington Avenue
 Albany, New York 12206
 (518) 465-2987
warehouse@historic-albany.org

Neighborhood News from page 2

Plan (PSURP) in several ways. The proposed medical/administrative office on Myrtle is increased in size from 105,300 sq ft. to 135,000 sq. ft. The parking garage that is to serve this medical/administrative office building will increase from 390 parking spaces to 875 parking spaces. The height of these two structures will be five and six stories, respectively, from their previously envisioned three to four stories. The parking garage is proposed to be relocated from the middle of Myrtle Avenue between Robin and New Scotland Avenues to the corner of Myrtle Avenue and Robin Street. The total number of dwelling units would be increased from 220 to 256. Finally, the two mixed-use buildings proposed on the west side of New Scotland Avenue between Myrtle and Dana Avenues would be increased from three to four stories, as detailed in the PSURP, to six stories.

A series of public hearings is scheduled to review these amendments to the PSURP, which includes changes to the size and height of the proposed parking garage, the total number of dwelling units, and the height of the mixed-use buildings on New Scotland Avenue. Public comments were received by the Common Council on October 7th on these proposed changes. The PSNA will be evaluating these proposed amendments at its October 23rd meeting. The Common Council is charged with determining whether these amendments should be approved at an upcoming meeting.

Districts from page 1

In 1972, the first districts to be listed on the National Register in Albany—the Pastures and the Washington Park Historic Districts—were selected; and since those early days, approximately 4,000 buildings have been added to the National Register in Albany. Redevelopment of the Pastures area and Clinton Avenue was facilitated by tax incentives in the 1980s.

Interestingly, since the 1920s, some American cities enacted protection of their historic properties at the local level, creating *local* historic districts that would be attentive to review of exterior changes and demolition requests. In New York, state enabling legislation for local district designation was passed in 1962 at the behest of residents of Schenectady's Stockade Historic District, the state's first such historic district.

In Albany, the Historic Sites Commission was created in 1964 and a few districts designated including Center Square and lower Madison Avenue/Madison Place. But the commission was not active in these early years. This oversight was corrected in 1973, by the creation of the Capitol Hill Architectural Review Commission which was designed to guide development of areas surrounding the Empire State Plaza.

For a time, the two separate commissions operated simultaneously. The Historic Sites Commission became more active with the appointment of Jack McEneny as chair and the hiring of a full-time staff member (yours truly) in 1983. In 1988, the city's historic preservation ordinance was revised, creating the Historic Resources Commission, supplanting both the Historic Sites Commission and the Capitol Hill Architectural Review Commission.

Still, the difference between a National Register historic district and a local historic district is significant in that only a locally designated district allows for review of exterior changes without any federal or state involvement. National Register listing does not restrict the property owner in any way unless the owner applies for financial assistance such as a HUD grant or loan, or the owner chooses to take advantage of historic tax incentives. In Albany, most National Register-listed districts are also under the purview of the Historic Resources Commission.

In the early 2000s, New York State also passed a tax credit program for owners of income-producing properties as well as its first tax credit for the rehabilitation of owner-occupied properties. Subsequently revised and made more advantageous, these programs allow property owners financial benefits similar to those of the 1986 federal program and can be combined for owner-occupied buildings that also include rental units. Virtually all National Register-listed properties in Albany are eligible for such benefits.

To find out more about these programs, owners should call the State Historic Preservation Office at 237-8643 or Rich Nicholson, Albany's Historic Preservation Planner, at 434-5271.

Sixth Ward Councilman Richard Conti is the Chair of the Ad Hoc Committee for the PSURP. Look for news in his 6th *Ward e-News* for developments. If you don't already subscribe to Richard's newsletter, contact him at RC6thward@aol.com to be placed on the list.

Washington Park

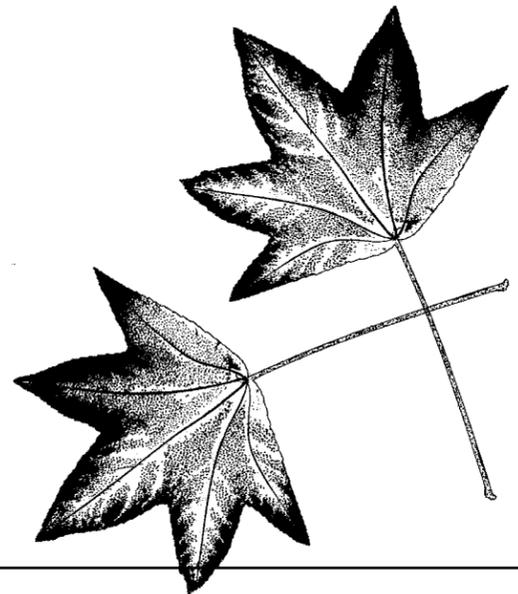
In early August, the property at 203-207 Lark Street—formerly Elda's—was purchased by Mr. Will Phan/Lark Center Square LLC. Mr. Phan, who also owns Bangkok Bistro in Colonie and a recently closed business by the same name in Schenectady, applied to Albany's Board of Zoning Appeal (BZA) for a special use permit that would allow the new business, L.A.X. Lounge, to operate (within a historic district and predominate residential area) as a tavern with food service hours until 3:00 am, six days per week.

Before appearing at the BZA hearing on September 25, 2013, Mr. Phan had met with WPNA representatives, Common Council member Richard Conti and County Legislator Chris Higgins, to discuss his plans for the location. Based on these meetings, neighborhood representatives determined that the plans for this location were not in the best interest of the neighborhood.

At the subsequent BZA hearing, attended by nearly 20 concerned residents and local business owners (and more than a dozen others submitted letters), the BZA was urged to deny the request for a special use permit. There were no attendees in support of the applicant. Ongoing problems such as noise, fights, vandalism, litter, public urination, and vomiting resulting from associated late night Lark Street activities were cited and residents confirmed that these factors were continuing to erode the quality of life in the area, as well as contributing to the perception that the area is an undesirable place to live. Both the reality and the perception threaten the stability and vitality of one of Albany's most valuable assets—functioning, livable historic neighborhoods. The BZA voted on the application at the conclusion of the hearing and unanimously denied it. Mr. Phan plans to reapply; details about the revised plans are pending.

On October 16, 2013, Mr. Phan appeared before the Historic Resources Commission to seek approval to alter the exterior of all three connected buildings that make up the property. His designs for outside signage and color scheme for the buildings were denied. The HRC ruled that the color scheme and sign's modern aesthetic design were not appropriate for the size or historic character of the group of buildings, or that of the surrounding neighborhood. Mr. Phan was instructed to redesign the sign and submit an elevation of the building (indicating the new design and where the sign would be installed) as well as stipulating that a new paint scheme appropriate for the buildings' architectural style and the neighborhood be resubmitted to the HRC for approval.

The Washington Park Neighborhood Association is strongly supportive of any responsible business that contributes to the convenience, sustainability, and quality of life of the neighborhood and its residents. This means working with business owners to help them understand the diverse, residential, historic, mixed-use nature of the neighborhood to the benefit of all—businesses and residents, alike.



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Albany, NY 12210
434-8584


Albany Common Council Member
RICHARD S. CONTI
151 Chestnut St., Albany, NY 12210

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Business Guide

**Antiques/Art/Collectibles/
Framing/Jewelry/Upholstery**
28 Dove St. Limited, 28 Dove St., 432-1648. Antiques and collectibles.
Advocacy Center Art & Crafts Gallery, 247 Lark St.
Alacrity Frame Workshop & Gallery, 215 Lark St., 915-1956, www.alacrityframeshop.com.
National Upholstery, 231 Lark St., 434-1458. Upholstery and gift shop; locally produced textile crafts.
The End of the Day, 221 Lark St., 434-3236. Antiques and specialty tea shop.
Treasure Chest, 295 Hamilton St., 449-7119. Thrift store. M-F 11 am-6 pm; Sat 10 am-4 pm.

Arts/Entertainment
eba Center for Dance & Fitness, 351 Hudson Ave., 465-9916. info@eba-arts.org.

Automotive/Appliances
Beaver Body & Paint, 9 Garden Alley, 463-7044. Since 1937.
Capitol Tech Auto Repair, 169 Jefferson St., 432-7781. ASE certified, foreign/domestic.
Dunbrook Mobil, 442 Madison Ave., 434-6324. Full service.
Miller's Corner Garage, 170 Madison Ave., 426-8329.

Beauty/Hair Salons
Absolute Hair, 305 Hamilton St., 432-4925.
Crews, 295 Hamilton St., 448-7360. Hair salon.
DeeVa Nails, 132 Madison Ave.
Elan Hair Studio, 309 Hamilton St., 427-7777.
Hair Werks, 173 S. Pearl St.
Headlines Ltd., 248 Lark St., 434-0299. Haircutting salon.
Hudson Hair Studio, 298 Hudson Ave., 445-9644.
Jonathan's of Atlanta Hair Design, 177 S. Pearl St., 449-4153.
Mahogany, 109 Green St., 465-8018.
Perfect Cut, 299 Lark St., 434-3277.
Spring Break Tanning, 454 Madison Ave., 433-0595.
Stancil's Barber Shop, 114 Madison Ave., 463-6111. Specializing in Afro hair processing.
Super DX, Inc., 189 S. Pearl St.
Svengali Studio and Spa Virgo, 225 Lark St., 462-0560. Full service salon and spa.
The 3-Star Barber Shop, 193 S. Pearl St.
Townsend & Company Hair Salon, 153 S. Swan St., 449-1535.

Bed & Breakfast
Angel's Cafe and B&B, 96 Madison Ave., 426-4104, www.angelsbedandbreakfast.com. Unique urban inn.
State Street Mansion, 281 State St., 462-6780. Serving continental breakfast.
The State House, 393 State St., 427-6063. Casually elegant private accommodations.

Beer/Liquor/Convenience Stores
Capital Wine, 348 Lark St., 689-0160. International selection of premium wines.
Diana Discount Wine & Liquor, 67 Grand St., 449-3840.
Empire News, 10 Delaware Ave., 462-1543.
Imperial InstaMart, 191 Lark St., 462-1260.
Lark News & Grocery, 252 Lark St., 465-5800.
N&H Grocery, 218 Lark St., 436-0484.
Terry's News, 302 Lark St., 432-0331.
Tom's MiniMart, 165 Madison Ave., 426-1217

Books
Dove & Hudson Old Books, 296 Hudson Ave., 432-4518. Used books and publishers' overstocks.

Churches
Cathedral of All Saints, 62 S. Swan St., 465-1342, fax 465-1346, e-mail swaneif@msn.com.
Cathedral of the Immaculate Conception, Corner of Eagle St. and Madison Ave., 463-4447. All are welcome.

First Lutheran Church, 181 Western Ave., 463-1326; www.firstlutheranalbany.org. Oldest Lutheran Congregation in North America.
The Focus Churches:
 • **Emmanuel Baptist**, 275 State St., 465-5161.
 • **First Presby.**, 362 State St., 449-7332.
 • **Israel A.M.E.**, 381 Hamilton St., 463-8779.
 • **Trinity Methodist**, 235 Lark St., 463-1293.
 • **Westminster Presby.**, 262 State St., 436-8544.
Metropolitan Community Church, 275 State St.
St. Paul's Evangelical Lutheran Church, 475 State St., 463-0571, www.Luther95.net/SPELCA-ANYI>
St. Peter's Episcopal Church, 107 State Street., 434-3502.
Wilborn Temple, 121 Jay St., 465-7561.

Clothing
DAval's Clothiers, Inc., 153 South Pearl St., 221-1405. "Rebirth of Style." Off-site consultations.
The Waldorf Tuxedo Company, Lark/Lancaster Sts., 449-5011. Formal wear sales and rentals.
Unique Blends, 116 Madison Ave., 432-7495.

Dry Cleaning/Laundromats/Tailors
Dan's Cleaners, 284 Lark St., 465-7519. Quality dry cleaning.
Dove St. Laundromat, Corner Dove and Lancaster Sts. Self-service.
In-Towne Laundry, 14 Delaware Ave., 462-9313. Drop-off service available.
Mansion Hill Laundromat, 167 Madison Ave.
Rocco's Laundromat, 220 Lark St., 598-4011. Open until midnight everyday.
Speed-Wash, 451 Madison Ave. Do-it-yourself Laundromat.
The Laundromat, 21 New Scotland Ave., 462-0656.

Flowers
Lark St. Flower Market, 262 Lark St., 427-9466. "We push petals."

Dental/Medical
Bert Isen, 16 Delaware Ave., 434-4408. Chiropractic services for children and adults; accept most insurance.
Abdul Khan, 25 Dove St., 463-0522. Dentist
Victor Tulchinsky, DO, 255 Lark St., 482-1570. Family medicine, osteopathic manipulative medicine, medical acupuncture and nutrition counseling.

**Not-for-Profit Organizations/
Public Service**
Albany Area Housing Opportunities, 246 Hudson Ave., 434-8584.
Albany Center Gallery, 39 Columbia St., 462-4775, www.albanycentergalleries.org. Exhibiting regional contemporary art.
Albany Damien Center, 449-7119. Drop-in community center for persons living with HIV/AIDS. Call for event calendar.

Boys & Girls Club, 19 Delaware Ave., 462-5528.
Neil Breslin, NYS Senate, 455-2225.
Capital District Association of Rental Property Owners (CDARPO), PO Box 11097, Albany 12211-0097, rmcraw@dasny.org, 588-6588. Educational and networking for property owners with a focus on community involvement.
Capital District Gay and Lesbian Community Council, 332 Hudson Ave., 462-6138.
Children's Defense Fund, 247 Lark St.
Dominick Calsolaro, Council Member, 463-3356.
Richard Conti, Council Member, 436-8546.
Grand Street Community Arts (GSCA), 68 Grand St., 463-2222. Creating unity through the arts.
Christopher Higgins, County Legislator, 320,8580.
Carolyn McLaughlin, Council Member, 462-1458.
Environmental Advocates, 353 Hamilton St., 462-5526.
Equinox Community Services, Inc., 95 Central Ave., tel 434-6135, fax 434-4502.
Historic Albany Foundation/Historic Albany Parts Warehouse, 83-89 Lexington Ave., 465-2987.
Housing Works, 247 Lark St. Housing for homeless people living with AIDS/HIV.
Lark Street Neighborhood District Management Association, 248 Lark St., 434-3861. *The Heart of Albany.*
Maternal Infant Network of the Capital Region, 307 Hamilton St., 426-1153.
New York Coalition for Alternatives to Pesticides, 353 Hamilton St., 426-8246.
NYS Association of Black & Puerto Rican Legislators, 174 S. Swan St., 427-8363.
Nutrition Consortium, 235 Lark St., 463-1293.
Resource Center, Inc., 291 Hudson Ave., 463-9242 or 800-811-1175. NYS advocate on mental health services.
South End Improvement Corp., 38 Catherine St., 436-8777. Grant assistance for home repairs.
Upstate Artists Guild, 247 Lark St., 426-3501, www.upstateartistsguild.or

Professional Services
Association of Architects, 235 Lark St., 449-3334.
Becker & Becker, 21 Wilbur St., 462-5814. Attorneys and counselors at law.
Brownstone Graphics, 303 Hudson Ave., 434-8707. Graphic design.
Frank A. Catalano, 154 Madison Ave., 432-5810. Attorney at law.
Capital Eduation Network, 132 S. Swan St., 434-0876. Financial consulting.
Center for Body/Mind Awareness, 4 Central Ave., 463-5145.
Center Square Counseling Services, 245 Lark St., 465-9700.
Checklist Cleaning, 21 Wilbur St., 334-0565. A-rated on Angie's List and care.com.
Hamel Realty, 291 Hudson Ave., 434-3591.
Hounds on the Hudson, 291-9255. Dog walking and pet careinfo@houndson the hudson.org.

Key Bank of New York, Lark St. and Washington Ave. 463-1228; 135 S. Pearl St., 453-1637.
Lewis Oliver, Jr., Esq., 156 Madison Ave., 463-7962.
Math Tutoring, Christina Blais, 148 Lancaster St., 427-6284. From fractions to Course A and GED.
New York International Real Estate Corp., 138 Green St., 434-1481, nyirec@aol.com. Property management and brokerage.
NYS Association of Architects/American Institute of Architects, 235 Lark St., 465-3191.
NYS Chiropractic Association, 245 Lark St., 455-8817.
Picasso Digital, 463-3396. Document scanning, print/copy, photography, Web page design.
Plaza Office Center, Corner of S. Swan St. and Hudson Ave., 465-3995. Office rental, voice mail, fax, copying, typing services.
Randall E. Kehoe, 127 Madison Ave., 465-2211. Attorneys at law.
Robin's Nest Construction & Renovation, 9 Bleeker Place, 449-2935. Custom carpentry, tile, furniture, doors/windows/trim and more.
Keller Williams, 869-2222 x212. Eileen Carroll Rosen, licensed sales associate.
The Center for Nia and Yoga, 4 Central Ave., 364-5145, www.nia-yoga.com.

Specialty Shops
99 Cents and More, 141 S. Pearl St., 436-7618.
Cottage Herb Farm Shop, 311 State St., 465-1130. Herbs, spices, rare teas and gifts.
Elissa Halloran Designs, 225 Lark St., 432-7090. Funky designs for the body and the home.
Fuzz Records, 209 Lark St., 729-4566, www.fuzzrecords.com. LP vinyl and players.
Joanna Hetman, Jewelry Artist, 211 Lark St., 434-3829.
Lark Natural Foods, 217 Lark St., 512-3428. Vitamins, supplements, fresh produce, natural and organic.
Lark Street Tattoo, 274 Lark St., 432-1905. Custom tattooing in all styles.
Little Moon, 467 Madison Ave., 434-6018. Tibetan gift shop.
Psychic Gallery, 221 Lark St., 813-9899. Palm, tarot, crystal readings.
Romeo's Gifts, 299 Lark St., 434-4014. Beauty and style made affordable.
Shocker Tattoo, 302 Lark St., 426-8287.
Simple Gifts, 20 Elm St. 465-0582.
That Place, 244 Lark St., 945-8428. Incense, gift items, scents and body oils.
Viva Lark Vegas, 273 Lark St. 434-4907. Professional body piercing.

Sports
The Downtube, 466 Madison Ave., 434-1711. Bicycles for the entire family.
Seasons Skate Shop, 211 Lark St., 729-2685. Skating equipment and supplies.
Universal Martial Arts & Fitness Center, 116 Madison Ave., 427-6308.

Dining Guide: **Albany Coffee Shop**, 222 Lark St., 465-9029. Sam's home cooking, featuring breakfast and lunch. **Amazing Wok**, 267 Lark St., 434-3946. Chinese take-out food. **Angelo's Submarine**, 133 Madison Ave., 463-1357. Submarine sandwiches. **Angel's Café and B&B**, 96 Madison Ave., 426-4104. Breakfast/luncheon. **Ben & Jerry's**, 250 Lark St., 463-7182. Ice cream cakes for all occasions. **Betty Boop's Diner**, 115 Philip St., 545-5396. Breakfast, lunch, dinner and catering. **Bombers Burrito Bar**, 258 Lark St., 463-9636. Serving enormous burritos, tacos, quesadillas and chili. **Bongiorno's Restaurant**, 23 Dove St., 462-9176. Veal is the house specialty. **Bonobo**, 174 Madison Ave., coffee and espresso. **Café Capriccio**, 49 Grand St., 465-0439. Northern Italian. **Caffe Vero**, 260 Lark Street, Italian Espresso Bar. **Café Hollywood**, 275 Lark St., 472-9043. Albany's fun and funky video bar. **Café 217**, 12½ Delaware Ave., 462-0050. Visit www.cafe217.com. **Capital Mart**, 9 New Scotland Ave., 465-4310. **Casa Oaxaca**, 54 Philip St., 433-7240. Mexican café. **Cheesecake Machismo**, 293 Hamilton St., 427-7019, 429-9012. **Crisan**, 197 Lark St., 445-2727. Bakery and edible art gallery. **Debbie's Kitchen**, 456 Madison Ave., 463-3829. Unique sandwiches, soups and baked goods. **DeJohn's Restaurant and Pub**, 288 Lark St., 465-5275. **Dino's Pizza**, 420 Madison Ave., 396-3466. **Dunkin Donuts**, Corner Lark St. and Madison Ave., 436-5297. Donuts and coffee. **El Loco Mexican Café**, 465 Madison Ave., 436-1855. Traditional Mexican specialties. **El Mariachi**, 289 Hamilton St., 432-7580; 144 Washington Ave., 465-2568. Fine Mexican/Spanish cuisine. **Flo's Lark Tavern**, 453 Madison Ave. **From the Garden**, 227 Lark St., 427-3881. Farm-to-table with moderately priced fine wine pairings. **Golden Dragon**, 145 Madison Ave., 433-8057. Chinese take-out. **Grand St. Imports**, 77 Grand St., 465-8465. Fresh meats, produce and groceries. **Hamilton Street Cafe**, 317 Hamilton St., 463-2233. Breakfast and lunch. **Hoda Deli**, 130 Madison Ave. **Hill Street Café**, 180 Madison Ave., 462-3544. A sports bar with great food. **Hot Dog Heaven**, 216 Lark St., 465-3837. Serving breakfast, lunch and dinner. **I Love NY Pizza**, 15 New Scotland Ave., 218-5041. **Justin's**, 301 Lark St., 436-7008. Extraordinary food, jazz and art. 512-5116. **Kinnaree**, 193 Lark St. 813-4944. Thai and asian cuisine. **Lark Street Deli & Catering**, 196 Lark St., 436-9396. Specialty sandwiches. **Legends Sports Bar**, 288 Lark St., 275-4900. Big screen TVs with pub fare. **Lifestyles Vegetarian Juice Bar**, 420 Madison Ave., 788-5247. **Lil' Buddha**, 274 Lark St., 443-0029. Small plates, organic, veggie/vegan friendly, tea. **Lombardo's Restaurant**, 119-121 Madison Ave., 462-9180. Fine Italian food. **Mamoun's Mideast Café**, 206 Washington Ave., 434-3901. Mediterranean cuisine. **Maria's Spanish Food**, 185½ Lark St., 472-9429. **McGuire's**, 353 State St., 463-2100. Fine Dining. **Metro Mini Mart**, 165 Madison Ave., 449-1491. Groceries, deli and ATM. **Mr. Tikka Kebab**, 450 Madison Ave., 472-8080. Indian. **New Image Deli**, 179 S. Pearl St., 463-5439. **Noho Pizza**, 195 Lark St., 433-1111. Salads, wings and Italian dinners. **Oasis Mediterranean Cafe**. 4 Delaware Ave., 813-4880. Authentic mediterranean cuisine. **Oh Bar**, 304 Lark St., 463-9004. An alternative neighborhood bar. American cuisine. **Panera Bread**, 50 New Scotland Ave., 443-0480. **Price Chopper Supermarket**, 40 Delaware Ave., 465-2603. Open 24 hours. **Ramona's**, 290 Lark St., 449-2010. Open 7 days, breakfast and lunch. **Red's Park Place**, 560 Madison Ave., 432-3221. **Red Poppies**, 227 Lark St., 487-4077. Polish deli. **Romeo's Pizza**, 187 Lark St., 449-9000. **Shogun**, 457 Madison Ave., 512-4101. Japanese, Sushi Bar. **Soho Pizza**, 269 Lark St., 449-1111. Greenwich Village style brick oven pizza and more. **Stella Del Mare**, 123 Madison Ave., 434-0310. Groceries, deli, Italian specialties. **Stephanie's Deli**, 145 Madison Ave., 432-4540. **Stewarts Shop**, 10 New Scotland Ave., 463-6146. **Subway & Taco Del Mar**, 202 Washington Ave., 689-0111. **Subway**, 21 New Scotland Ave., 436-3780. **Sukthothai**, 254 Lark St., 463-0223. Thai food restaurant. **The Daily Grind**, 204 Lark St., 434-1482. Full café menu with great coffee. **The Dutch Pot**, 418 Madison Ave., 465-3483. Open seven days, specializing in Jamaican cuisine. **The Lionheart Blues Café**, 448 Madison Ave., 436-9530. **The New Madison Grill**, 331 Madison Ave., 434-1938. "Best pizza in town." **V & R Restaurant**, 136 Madison Ave., 626-0001. Italian, daily specials. **Zuzu's Wonderful Life, Inc.**, 299-301 Hamilton St., 426-1269. Healthy snacks/salads. **Wine Bar & Bistro**, 200 Lark St., 463-2881. European style wines and lite fare.

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