

NATIONAL REGISTER NOMINATION ROUTING SHEET

PROPERTY/DISTRICT Ten Broeck Historic District (Expansion)
 LOCATION Albany
 COUNTY Albany
 STAFF Breyer

	INITIAL	DATE
1. National Register level documentation received	staff JAB	6/83
2. Study review	staff JAB	7/83
3. Draft National Register form sent to archivist and staff	staff JAB	7/1/84
4. Archivist's preliminary review complete ^{1st} 12/5/84 Sent to staff <u>✓</u> coordinator <u>✓</u>	arch K	7-25-84
5. Coordinator's preliminary review Sent to archivist <u>✓</u> staff <u>✓</u>	coord JF	7/25/84
6. Completed nomination received	staff	
7. Priority notice sent to applicant (Priority # <u> </u>)	staff	
8. State Register notice	staff	11/9/83
9. Pre-COR letters <u>✓</u> Public notice <u>✓</u>	staff	11/9/83
10. Final COR review	staff	1/20/84
11. Post-COR letter <u>6/26/84</u> Public notice <u>7/15/84</u>	staff	6/26/84
12. Response to notices: Support <u> </u> Opposition <u> </u>	staff	
13. Archivist's final review and certification of notices	arch K	8-3-84
14. Coordinator's final review and sent to director	coord JF	8/3/84
15. Director's approval and sent to SHPO	direct R	8/3
16. SHPO approval - listing in State Register - return to archivist	SHPO JH	8/3/84
17. Nomination sent for duplication	arch	
18. Duplicated, collated, and checked	staff	
19. Final log and completeness check	arch K	8-10-84
20. Mailed	staff	
21. NR listing date	arch	
22. Post-listing notification letter sent	arch	

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Arbor Hill Historic District

and or common Arbor Hill Historic District

2. Location

street & number see continuation sheet not for publication

city, town Albany vicinity of

state New York code 036 county Albany code 001

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<u>NA</u> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>NA</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Albany County Clerk's Office

street & number Albany County Court House, Eagle Street

city, town Albany state New York

6. Representation in Existing Surveys

title Statewide Inventory of Historic Resources has this property been determined eligible? ☐ yes ☒ no

date 1983 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Division for Historic Preservation

city, town Albany state New York

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

Ten Broeck Historic District

CONTINUATION SHEET OWNERS OF
PROPERTY ITEM NUMBER 4 PAGE

Ten Broeck Street

- | | |
|---------------------------------|--|
| 1. Proud Cleaners Inc. | Quail Linen Supply
442 Orange Street
Albany, New York 12206 |
| 3. Richard Harding Sr. et al. | Address Unknown
(Post Office returns) |
| 5. Genie J. Dixon | Mortgage held by:
National Commercial Bank
& Trust Co.
Attn: Nancy Rochester
P. O. Box 748
Albany, New York |
| 7. George T. Ford & wife | Mortgage held by:
Albany Savings Bank
Attn: Mr. Bergh
20 N. Pearl Street
Albany, New York 12207 |
| 9. John Krumanooker | Room 512-406 Fulton Street
Troy, New York 12180 |
| 11. John Krumanooker | Room 512-406 Fulton Street
Troy, New York 12180 |
| 13. John R. Carney | c/o Carney Agency
11 North Pearl St., Room 810
Albany, New York 12207 |
| 15. Winifred M. Richert | 15 Ten Broeck Street
Albany, New York 12210 |
| 17. Albany Urban Renewal Agency | City Hall, Eagle Street
Albany, New York 12207 |
| 19. Rose Groden | 19 Ten Broeck Street
Albany, New York 12210 |
| 21. Armen Halburian & wife | 13 New Shaker Road
Albany, New York 12205 |

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23. Timothy A. Looker	23 Ten Broeck Street Albany, New York 12210
25. Henry H. Roberts	59 N. Swan Street Albany, New York 12210
27. Frank Cistin	27 Ten Broeck Street Albany, New York 12210
31. Ellsworth O. Miller & wife	31 Ten Broeck Street Albany, New York 12210
33. Ernest C. Cave Jr. & wife	33 Ten Broeck Street Albany, New York 12210
35. Peter Viola & wife	Address Unknown (Post Office returns)
37. William Sherman & wife	171 Colonial Avenue Albany, New York 12208
39. William Sherman	171 Colonial Avenue Albany, New York 12208
41. William Sherman	Mortgage held by: Central Savings & Loan Assoc. Attn: Cindy Kent 302 Central Avenue Albany, New York 12206
43. Roland Gause	43 Ten Broeck Street Albany, New York 12210
45. Paul G. Hedden & wife	45 Ten Broeck Street Albany, New York 12210
47. Albany Urban Renewal Agency	Albany City Hall, Eagle Street Albany, New York 12207
49. Saluda Lownes	49 Ten Broeck Street Albany, New York 12210

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OWNERS OF
PROPERTY

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51. John M. Robinson & wife	Mortgage held by: City & County Savings Bank Attn: Donna Argyle, Mortgage Department 100 State Street Albany, New York 12207
53. Albany Urban Renewal Agency	City Hall, Eagle Street Albany, New York 12207
55. William M. Small & wife	55 Ten Broeck Street Albany, New York 12210
57. Michael Rossi	57 Ten Broeck Street Albany, New York 12210
59. Albany Urban Renewal Agency	City Hall, Eagle Street Albany, New York 12207
61. Adam Willingham & wife	61 Ten Broeck Street Albany, New York 12210
63. Elizabeth Slocum	828 Park Avenue Albany, New York 12208
65. Davis Properties Inc.	Box 34 Ravena, New York 12143
67. Ralph L. Bryant	167 Ormond Street Albany, New York 12208
69. Everlenia Beard Smith	69 Ten Broeck Street Albany, New York 12210
71. Sara Logan	71 Ten Broeck Street Albany, New York 12210
73. Sara Logan	73 Ten Broeck Street Albany, New York 12210
75. William L. Sheridan	75 Ten Broeck Street Albany, New York 12210

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- | | |
|---|---|
| 77. Mae R. Jones | Mortgage held by:
Albany Savings Bank
Attn: Mr. Bergh
20 N. Pearl Street
Albany, New York 12207 |
| 79. Pentecostal Church Inc. | 79 Ten Broeck Street
Albany, New York 12210 |
| 81. Hackett Apts. Inc. | c/o Buy Rent Corp.
Attn: Mr. Giroux
41 State Street, Suite 608
Albany, New York 12207 |
| 83. Clyde Clark | P. O. Box 1234
Albany, New York 12201 |
| 85. William L. Sheridan | 85 Ten Broeck Street
Albany, New York 12210 |
| 87. Lloyd W. Ballou et al. | Mortgage held by:
Central Savings & Loan Assoc.
302 Central Avenue
Albany, New York 12206 |
| 89. Willard Lee Bueford | 93 Ten Broeck Street
Albany, New York 12210 |
| 93. Willard Lee Bueford | 93 Ten Broeck Street
Albany, New York 12210 |
| 95. Kelly Douglas | 95 Ten Broeck Street
Albany, New York 12210 |
| 97. Sojourner Truth A.M.E.
Zion Chapel | P. O. Box 1326
Gloversville, New York 12078 |
| 99. Miriam Sandon | 99 Ten Broeck Street
Albany, New York 12210 |
| 101. Lancaster Realty Corp. | Joseph A. Crago
122 Lancaster Street
Albany, New York 12210 |

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103.	Lancaster Realty Corp.	Joseph A. Crago 122 Lancaster Street Albany, New York 12210
105.	Donald S. McLennan Jr.	105 Ten Broeck Street Albany, New York 12210
4.	Sweet Pilgrim Baptist Church	4 Ten Broeck Street Albany, New York 12210
8.	County of Albany (vacant lot)	County Building County Courthouse Albany, New York 12207
10.	Frank H. LaFave & wife	10 Ten Broeck Street Albany, New York 12210
12.	Henry W. Bryant & wife	P. O. Box 108 Albany, New York 12201
14.	Albany Urban Renewal Agency	City Hall, Eagle Street Albany, New York 12207
16.	County of Albany (vacant lot)	County Building County Courthouse Albany, New York 12207
18.	William L. Sheridan	18 Ten Broeck Street Albany, New York 12210
20.	Tryon Agency	20 Ten Broeck Street Albany, New York 12210
22.	Betty Klinger	222 Central Avenue Albany, New York 12206
38.	St. Joseph's Church	12 St. Joseph's Terrace Albany, New York 12210

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Hall Place

- | | |
|--------------------------------|---|
| 1. Albany Urban Renewal Agency | City Hall, Eagle Street
Albany, New York 12207 |
| 2. Iris Crawford | Mortgage held by:
Albany Savings Bank
Attn: Mr. Bergh
20 N. Pearl Street
Albany, New York 12207 |
| 3. Hall Place Corp. | 3 Hall Place
Albany, New York 12210 |
| 4. Barrington-Hartman Ltd. | James K. Shute
479 State Street
Albany, New York 12207 |
| 5. Marie F. Wimple | 5 Hall Place
Albany, New York 12210 |
| 6. Peter K. Phelan | 6 Hall Place
Albany, New York 12210 |
| 7. C. Lester Herskowitz et al. | 7 Hall Place
Albany, New York 12210 |
| 8. Dan M. Potter | 2 Judson Street
Albany, New York 12206 |
| 9. Keith Mills | 167 Second Street
Albany, New York 12210 |
| 10. Dan M. Potter | 2 Judson Street
Albany, New York 12206 |
| 11. Richard H. Harding | R. D. #1
Cohoes, New York 12047 |

Ten Broeck Place

- | | |
|---|--|
| 33. Albany County Historical
Association | 9 Ten Broeck Place
Albany, New York 12210 |
|---|--|

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Ten Broeck Historic DistrictCONTINUATION SHEET OWNERS OF
PROPERTY ITEM NUMBER 4 PAGE SEVENFirst Street

- | | |
|--------------------------------------|--|
| 2. George A. Poyer et al. | 2 First Street
Albany, New York 12210 |
| 4. Herbert L. Bryan & wife | 4 First Street
Albany, New York 12210 |
| 6. John S. Groden & wife | Rose Groden
19 Ten Broeck Street
Albany, New York 12210 |
| 8. James Harrington & wife | 8 First Street
Albany, New York 12210 |
| 10. Mary P. Sturges | 10 First Street
Albany, New York 12210 |
| 12. Marguerite Booth et al. | 12 First Street
Albany, New York 12210 |
| 14. William L. Sheridan | 18 Ten Broeck Street
Albany, New York 12210 |
| 16. Esther Wong et al. | 16 First Street
Albany, New York 12210 |
| 18. Lois Myers | Ms. Nellie J. Evans
18 First Street
Albany, New York 12210 |
| 20. County of Albany (vacant lot) | County Building
Eagle Street
Albany, New York 12207 |
| 22. Catherine A. Plater (vacant lot) | Address Unknown
(Post Office returns) |
| 24. Bronislaus A. Gill | Box 381
Clifton Park, New York 12065 |
| 26. Lester Garrison et al. | c/o Carney Agency
11 N. Pearl St., Rm. 810
Albany, New York 12207
Attn: Mr. Russell |

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CONTINUATION SHEET OWNERS OF
PROPERTY ITEM NUMBER 4 PAGE EIGHT

28. T.L.F. Realty Corp.	24 Second Avenue Albany, New York 12202
30. Richard C. Puels	P. O. Box 295 Albany, New York 12201
32. Ural Davis	22 Hawk Street Schenectady, New York 12307
34. Joseph A. Gaillard & wife	34 First Street Albany, New York 12210
36. Marguerite Johnson	36 First Street Albany, New York 12210
38. Town Realty, Inc.	38 First Street Albany, New York 12210

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CONTINUATION SHEET	OWNERS OF PROPERTY	ITEM NUMBER	4	PAGE	NINE
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St. Joseph's Terrace

- | | |
|----------------------------------|---|
| 1. Joseph Chaney & wife | Mortgage held by:
Albany Savings Bank
20 N. Pearl Street
Albany, New York 12207
Attn: Mr. Bergh |
| 2. Henry Townsend | 351 Orange Street
Albany, New York 12206 |
| 3. Homer Perkins et al. | 98 First Street
Albany, New York 12210 |
| 4. Equities Investments | 4 St. Joseph's Terrace
Albany, New York 12210 |
| 5. William Barker | Mortgage held by:
Albany Savings Bank
20 N. Pearl Street
Albany, New York 12207
Attn: Mr. Bergh |
| 7-8. C. Lester Herskowitz & wife | 14 Fordham Court
Albany, New York 12209 |
| 9-10. William Sherman & wife | 171 Colonial Avenue
Albany, New York 12208 |
| 11. Florence Adler | 11 St. Joseph's Terrace
Albany, New York 12210 |
| 12. St. Joseph's Church | 12 St. Joseph's Terrace
Albany, New York 12210 |

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Ten Broeck Historic District

CONTINUATION SHEET REPRESENTATION IN
EXISTING SURVEYS ITEM NUMBER 6 PAGE

Statewide Inventory of Historic Resources
1977 State
Office of Parks and Recreation
Albany, New York

Historic Resources - Albany
1975-6 Local
Department of Urban Redevelopment
City Hall, Eagle Street
Albany, New York

7 DESCRIPTION**CONDITION**☐ EXCELLENT☒ GOOD☒ FAIR☒ DETERIORATED☐ RUINS☐ UNEXPOSED**CHECK ONE**☐ UNALTERED☒ ALTERED**CHECK ONE**☒ ORIGINAL SITE☐ MOVED DATE _____**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Situated around two small urban parks and the monumental St. Joseph's Church, the ninety-seven townhouses of the Ten Broeck Historic District represent a nineteenth-century streetscape which survives virtually intact. This self-contained residential enclave is located just north of downtown Albany in an area known as Arbor Hill.

The district is roughly triangular in shape and encompasses all the houses facing the parks, including the Ten Broeck Mansion and its grounds in the northwest corner of the district (listed in the National Register, August 21, 1971). Also included is a block of Ten Broeck Street at the southern end, which is integral to the district and forms the gateway to the park enclave from Clinton Avenue.

The northern boundary is drawn to exclude a redeveloped Urban Renewal area which abuts the district to the north of Livingston Avenue. The southern boundary of the district is formed by Clinton Avenue. This wide, two-mile long street is not considered integral to the Ten Broeck District, but might be considered for separate future National Register listing. The entire length of Clinton Avenue is lined with nineteenth-century row houses, mostly speculative housing and less imposing than those in the Ten Broeck District. Unlike the Ten Broeck area, Clinton Avenue is interrupted by gaps where fires and demolitions have occurred.

The Ten Broeck Historic District includes several buildings of exceptional architectural interest as described below, and no modern intrusions. Most of the district was developed between 1845 and 1875. The earliest houses dating from the 1840's (nos. 33, 70, 71 Ten Broeck Street) are frame structures presently covered with modern siding. The houses of the 1850's - 1870's are primarily constructed of brick, often trimmed with brownstone, but several are faced entirely with brownstone (nos. 13, 18, 20, 22, 67 Ten Broeck Street, 10 Hall Place, 5 and 11 St. Joseph's Terrace). The mid-nineteenth century houses are generally Italianate in style, usually two to three stories high, with bracketed cornices. Nos. 1, 69, 105 Ten Broeck Street and 5, 6, and 8 Hall Place have Mansard roofs. The twelve buildings on St. Joseph's Terrace, which was not subdivided until 1891, date from the turn of the century but reflect the scale of the earlier Italianate rows on First Street, Hall Place and Ten Broeck Street. The two-story lattice work porches on 2-6 Hall Place date from 1859 and are an important visual element of the district.

(See continuation sheet)

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Ten Broeck Historic District

CONTINUATION SHEET DESCRIPTION ITEM NUMBER 7 PAGE TWO

Dwarfing the intimate scale of the surrounding houses, the district's two churches give the Ten Broeck area an added dimension of grandeur. Sweet Pilgrim Baptist Church, the less imposing of the two, stands on the corner of Clinton Avenue and Ten Broeck Street, marking the approach to the district. The impact of this Gothic-style, brick and limestone church (1876-77) has been diminished by the removal of its spire in the 1960's. Set between two parks (St. Joseph's Park on the south and Van Rensselaer Park on the north), St. Joseph's Church is the focal point of the district. Designed by Patrick Keeley, this massive Gothic-style church (1855-60) is constructed of Schenectady bluestone and was originally trimmed with French Caen limestone, most of which is now replaced with more durable Indiana limestone. The front tower and spire of St. Joseph's was completed about 1910 by M. L. and H. G. Emery of Albany.

Buildings which particularly contribute to significance of district:

- 2-38 First Street - row of 17 similar two and three-story brick houses, most of which have handsome pedimented brownstone doorways. All constructed between 1854-1862.
- 3 St. Joseph's Terrace - whimsical one-story brick house trimmed with marble, "spanish-style" projecting pantile roof. (1914)
- 4 and 5 St. Joseph's Terrace - pair of two-story Romanesque row houses with projecting semi-circular second story bays, arched doorways and wide segmentally arched first floor windows; #4 (1895) is yellow brick on a high brownstone foundation, still has original double wood doors, stain glass transom in first floor window, and original front steps with iron railing in a dragon motif. #5 (1894) is rusticated brownstone.
- 7-8 and 9-10 St. Joseph's Terrace - two substantial apartment houses both constructed in 1914. 7-8 is three stories, four bays wide, brick with stone keystones, doorway trim and watertable. 9-10 is also brick, four stories and four bays wide with projecting bow windows on the upper stories.
- 12 St. Joseph's Terrace - three-story brick Romanesque rectory to St. Joseph's Church, stone lintels, sills and string courses, arched center doorway and arched basement window, assymetrical gable punctuates roofline. (1892)

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- 2-6 Hall Place - row of brick houses all built in 1859 with distinctive two-story lattice work porches. * 2 and *3 are two-story; *4 is four story, and #5 and #6 are two and one-half story with Mansard roofs and dormers added in 1874.
- 7-11 Hall Place - series of handsome Italianate row houses, all dating from 1854 to 1866. #10 is faced with brownstone, others are brick with stone trim. #8, with Mansard roof added in 1875 was recently damaged by fire.
- 9 Ten Broeck Place; Ten Broeck Mansion - (listed individually in the National Register) - notable federal style house (1797-98) on over half an acre of grounds. The mansion is currently buffered from the rest of the historic district by trees and underbrush.
- St. Joseph's Church - bluestone trimmed with limestone gothic church (1855-60) with monumental spire (1910) on front facade and two smaller towers on rear facade, set off by parks on either side, focal point of district. Designed by Patrick Keeley of Brooklyn.
- 1 Ten Broeck Street - important corner building with elaborate Mansard roof on Ten Broeck and Clinton Ave., brick two and one-half stories.
- 11 Ten Broeck Street - imposing three-story, four-bay wide brick house with brownstone trim, massive pedimented doorway in carved brownstone, wide brownstone stoop, elongated first and second story windows, carved stone lintels vary from story to story. (1856)
- 13 Ten Broeck Street - three-story brownstone-faced house with elaborate carved brownstone doorway and window lintels, bracketed cornice and parapet. (1858)
- 15-23 Ten Broeck Street - three-story brick row with simple square brownstone door trim, plain lintels and bracketed cornices; #21 and #23 re-sided with permastone. (c.1848)
- 35-39 Ten Broeck Street - three, three-story brick houses with fine iron railings around basements and front stoops. (1844-46)
- 41 Ten Broeck Street - the earliest of the major Ten Broeck Street "mansions", three-story, five-bay wide brick house with impressive brownstone Greek Revival doorway, plain stone lintels and brick and wood cornice. (1845)

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- 43-45 Ten Broeck Street - pair of two-story brick houses trimmed with marble, design attributed to Albany architect William Lee Woollett who first owned #45; assymetrical window treatment arched doorways with marble lintels. (1900)
- 49 Ten Broeck Street - three-story brick house with magnificent ionic entrance portico, important terminus to views down Second St. (1859)
- 51 Ten Broeck Street - earliest dated house (1842) on street, simple two-story brick house with Italianate cornice, probably a later addition.
- 55 Ten Broeck Street - handsome two-story brick house with front pilasters, a common mid-19th century design in other sections of Albany. (1862-4)
- 57-59 Ten Broeck Street - pair of three-story brick Italianate houses with unusual elongated proportions, two bays wide each. Built by two brothers in 1873.
- 67 Ten Broeck Street - fine Romanesque, rusticated brownstone facade, period iron railings, building damaged by fire on interior. (1889)
- 71 and 73 Ten Broeck Street - two early frame houses now sheathed in aluminum siding. (1844)
- 93 Ten Broeck Street - two and a half story brick house with rich Italianate details set on unusually large lot, bay windows, segmental arch lintels, notable iron work, heavy bracketed cornice, side porches overlooking former garden on south side of house.
- 97-103 Ten Broeck Street - row of four similar three-story brick houses constructed by builder Robert Aspinall in 1871-2, decorative doorway trim.
- 105 Ten Broeck Street - unusual polygonal house with clipped corner, two and a half stories, brick, Mansard roof with iron cresting, important corner anchor to district. (1873)
- Sweet Pilgrim Baptist Church -#4 Ten Broeck Street - artfully massed on its corner site, brick church on high limestone foundation. 1876-77, steeple removed 1960's.

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14 Ten Broeck Street - handsome brick Romanesque house trimmed with brownstone, rusticated stone stoop, arched doorway, stained glass transoms survive in first and second story windows, bow window on second story, gable roofline. (1880's)

18 Ten Broeck Street - notable gothic revival brownstone trimmed with lighter colored stone, ogee arched doorway and third story window trim, oriel windows on second story with cresting, elaborate cornice. (c.1875)

20-22 Ten Broeck Street - pair of Italianate brownstones, typical in design to many of the brick houses in district, three stories, three bays wide, pedimented doorways, cornices with paired brackets. #20 fire damaged on the interior. (1850's)

Buildings included in the district:

Ten Broeck Street

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 93, 95, 97, 99, 101, 103, 105.
Sweet Pilgrim Baptist Church, 10, 12, 14, 18, 20, 22, St. Joseph's R. C. Church.

First Street

2, 4, 6, 8, 10, 12, 14, 16, 18, 24, 26, 28, 30, 32, 34, 36, 38.

St. Joseph's Terrace

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.

Hall Place

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11.

Ten Broeck Place

The Ten Broeck Mansion and carriage house.

7. Description

Condition

☒ excellent

☒ good

☒ fair

☒ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☒ original site

☐ moved

date NA

Describe the present and original (if known) physical appearance

See Continuation Sheet

NPS Form 10-900-a
(3-82)OMB No. 1024-0018
Exp. 10-31-84

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National Park Service**

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The Ten Broeck Historic District, listed on the National Register in 1978, is a late nineteenth-century residential enclave situated on the lower slope of Arbor Hill, a long rise in the land just west of the Hudson River plain, north of downtown Albany. A triangular area made up of 97 townhouses situated around two small urban parks and the monumental St. Joseph's R.C. Church, the Ten Broeck district is characterized by unbroken streetscapes of 2- and 3-story attached rowhouses in a variety of late nineteenth century architectural fashions. Their density of location, homogeneity of scale, and orientation toward the parks gave the district a "self-contained" quality that seemed to be paralleled by the social exclusiveness of its residents. However, more intensive research has demonstrated that the blocks to the west, although somewhat more heterogeneous in architectural style and character, are historically integral to the development of the Ten Broeck area. Thus, the district is being expanded to include approximately 120 additional structures, for a total of about 220 contributing elements in the district as expanded. The expanded district is also being renamed, using the more historically correct cognomen "Arbor Hill." The name Arbor Hill was applied in the eighteenth century first to the topographic feature, then to the area's most prominent house; but, throughout the nineteenth century, it referred to the residential neighborhood west of North Pearl Street and north of Clinton Avenue.

As in the original district, a variety of architectural styles from the period 1840 to 1910 is represented in the expansion area, with the Italianate and Greek Revival styles predominant. The majority of the added buildings are attached and semi-detached residences, but the expansion area also includes numerous buildings of mixed residential and commercial use, and one large brick institutional building. There are 2 modern non-contributing buildings in the expansion area, 32 Ten Broeck Place and 39 Second Street.

The expansion area consists of one long block each of First and Second streets and Ten Broeck Place, four blocks of North Swan Street, and approximately one-half block of North Hawk Street. First and Second streets and Ten Broeck Place (formerly Third Street) begin in the original district, running westward from Ten Broeck Street paralleling the gentle rise in the land. About one thousand feet west of Hall Place, these streets are intersected by North Swan Street, where nineteenth-century commercial and residential structures are intermixed. North Swan Street, the neighborhood's commercial district, forms the western boundary of the expanded historic district. Although the character of the numbered streets west of Swan Street is similar to that of the district east of Swan, the cohesion of the western area has been severely compromised by the great number of demolitions that have occurred there. Livingston Avenue continues to form the northern boundary of the district, beyond which is a redeveloped urban renewal area. The district's eastern boundary, formed by the sharp rise in the land between North Pearl and Ten Broeck streets, also remains the same. On its southern boundary, the Arbor Hill Historic District adjoins the locally designated Clinton Avenue/North Pearl Street Historic District (certified by the Department of the Interior in 1981). Clinton Avenue is a wide, two-mile-long street lined with nineteenth-century rowhouses mostly built by housing speculators after the Civil War, a development unrelated to that of the Arbor Hill area.

Architecturally, the expansion area relates strongly to the original Ten Broeck

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Historic District, but its buildings are generally smaller in scale and somewhat more modestly detailed. Along both sides of First Street between the existing district and North Swan Street are rows which are of a character similar to the row on First Street east of North Hawk (the original west boundary of the district). It includes Italianate houses with boldly projecting bracketed cornices scattered among the earlier Greek Revival brick and wood houses. In contrast to the serried rows of the original district, the expansion area includes some freestanding and semi-detached houses. One of the most significant groups in the expanded district is a row of four similar houses at 65-71 First Street, distinguished by unusual arcaded porches and broad front yards situated behind iron fences.

The north side of Second Street west of Hall Place contains an unbroken row of seven Italianate houses, most of which date from the 1860s and '70s and are, therefore, contemporaries of many of the buildings in the original district. Also included in this block is the building at 31 Second Street. The most outstanding early building in the district, it features flush-board siding on the facade, with bays articulated by colossal pilasters, capped by an entablature.

The first block of Third Street, now known as Ten Broeck Place because of its location along the south bounds of the Ten Broeck Mansion grounds, contains a mixture of brick Italianate rowhouses and a few early wood buildings. Number 10 Ten Broeck Place is such a building, though its pilastered facade has been covered with asbestos siding.

North Swan Street appears to have always been something of an architectural pivot between the areas to the east and west of it. To the east, brick rowhouses predominate. To the west, wood houses were in the majority, some of which were freestanding Greek Revival and early Italianate style houses. Most of the buildings along the numbered streets west of Swan have disappeared through demolition. North Swan Street itself is a four-block mixed commercial and residential street. Buildings range from mid-nineteenth century wood and brick houses, some of whose first floors have been converted for commercial use, to later nineteenth century commercial "blocks" with meeting rooms above stores, to the four-story former St. Joseph's Academy, constructed in 1905 and remodelled after a 1948 fire.

A descriptive list of buildings in the expansion area follows:

Livingston Avenue

- | | |
|---|-------------|
| 136: simple wood house covered with asbestos brick siding,
simple wood cornice intact | bet.1851-55 |
| 140: simple wood house covered with asbestos brick siding,
simple wood cornice intact | c1850 |
| 144: simple wood house covered with asbestos brick siding,
simple wood cornice, recessed doorway | c1850 |

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Ten Broeck Place

- 4: Italianate style brick house with wood cornice, prominent lintels and sills, 2/2 windows, recessed doorway 1871
- 6: Italianate style brick house with wood cornice, prominent lintels and sills, 2/2 windows, recessed doorway 1871
- 10: frame house covered with asbestos brick siding, Greek Revival doorway, pilasters, "shouldered" window trim, eyebrow windows, 6/6 windows and shallow hip roof 1830s
- 16 & 18: narrow Italianate brick houses with boldly projecting sheet metal window and door hoods and sills, bracketed wood cornices with porthole windows bet.1871-75
- 24: frame house covered with aluminum siding, wood bracketed cornice, 6/6 windows, Gothic elements on doorway bet.1852-56
- 30: frame house covered with aluminum siding, 6/6 windows, bracketed Italianate cornice, gabled roof c1842
- 32: modern stone house; intrusion 1960s
- 39: brick Italianate house, wood bracketed cornice, iron window hoods and sills, recessed doorway bet.1875-81

Second Street

- 13: Italianate brick house, bracketed wood cornice, iron sills and hoods, recessed doorway, first floor alterations bet.1865-71
- 15: Italianate brick house, wood bracketed cornice, 2/2 windows, iron sills and hoods, addition with oriel windows bet.1865-71
- 17: Italianate brick house, iron hoods, oriel window, bracketed wood cornice, altered entryway bet.1885-1900
- 19: Italianate brick house, wood cornice, iron hoods, stone sills and stoop, double entry doors, iron rails, 2/2 windows bet.1865-71
- 21: Italianate brick house, wood cornice, iron hoods, stone sills, iron railings, 2/2 windows bet.1865-71
- 23: Transitional brick house, denticulated Greek Revival cornice with Italianate brackets, Gothic areaway railing, nearly flush lintels and sills bet.1846-52
- 25: Transitional brick house, denticulated Greek Revival cornice with Italianate brackets, projecting sills and doorway pediment bet.1846-52
- 29: late Italianate brick house, raised basement, iron door and window hoods and sills, elaborate bracketed wood cornice bet.1865-71
- 31: outstanding wood Greek Revival house with pilasters, flush-board facade, battered and shouldered window and door architraves, entablature-like cornice early 1840s
- 33: late 19th c. house, pressed brick facade with stone trim, bowed front, brick frieze, cornice with modillions bet.1885-1900
- 39: modern intrusion 1960s

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- 47: Greek Revival house, simple brick frieze and denticulated cornice, flat lintels, barely projecting sills 1840s
- 49-51: brick house, simple wood cornice, flat lintels, barely projecting sills intermediate cornice between floors c1850
- 53: brick residential/commercial building, Greek Revival features such as flat lintels and sills, brick frieze cornice, Flemish bond c1844
- 12: Typical Albany Italianate brick rowhouse with high stone basement and stoop, tall proportioned windows and doors with iron hoods and sills and elaborately bracketed wood cornice bet.1871-75
- 14: Typical Albany Italianate brick rowhouse with high stone basement and stoop, tall proportioned windows and doors with iron hoods and sills and elaborately bracketed wood cornice bet.1871-75
- 20: 2-story frame house with gabled roof, ridge paralalled to street simple wood cornice, aluminum siding before 1841
- 22: Greek Revival brick house with flush lintels and barely projecting sills, recessed doorway, eyebrow windows within cornice with Greek fret wooden screens 1840s
- 24: 2-story brick house with bold stone lintels and sills, oriel window and corbelled brick cornice and gable bet.1885-1900
- 24½: 2-story brick house with stone lintels and sills, oriel window and corbelled brick cornice bet.1885-1900
- 30: 2-story wood house sheathed in aluminum siding, early 19th century shape before 1841
- 32: 2-story brick Greek Revival house, recessed doorway, columns in antis, flush lintels, barely projecting sills, wood cornice with eyebrow windows covered by Greek fret screens before 1841
- 36: 2-story wood house covered with aluminum siding bet.1846-52
- 38: 2-story brick Greek Revival house with flush lintels, 6-pane sash, brick frieze and denticulated cornice bet.1846-52
- 40: 2-story brick house with Greek Revival brick frieze and denticulated cornice, pedimented window and door hoods added bet.1846-52
- 42: 2-story brick Greek Revival house with flush lintels and barely projecting sills, 6/6 glazing, recessed doorway, brick frieze and denticulated cornice bet.1852-56
- 44: 2-story wood house with simple 1/1 glazing in windows in random arrangement; bell-curved splayed second floor and simple bracketed cornice ?c1840s

First Street

- 35: 3-story Italianate brick house with high stone basement, iron window hoods, double entry door, second floor oriel, bracketed wood cornice bet.1869-74
- 37: 3-story Italianate brick house with high stone basement, iron window hoods, double entry door, bracketed wood cornice bet.1869-74

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- 41: 2-story brick Italianate house with high stone basement, stone lintels and sills, bracketed and denticulated cornice, 2/2 windows bet.1851-56
- 43,45: stone-fronted Romanesque house, arched windows and door, flat-arched window above door, oriel window, simple wood cornice bet.1890-1900
- 49: Transitional, brick 2-story house featuring Greek Revival pedimented doorway, projecting Italianate lintels, brick frieze and denticulated cornice, oriel window on second floor bet.1855-60
- 51: Romanesque brick house, pressed brick and terra cotta detailing on decorative banding, corbelled cornice, frieze and pediment, stained glass in door windows 1885
- 51½: Romanesque brick house covered with permastone, some brick and terra cotta details still visible, corbelled cornice and pediment 1885
- 53: 2-story wood house sheathed in aluminum siding, 2/2 windows before 1846
- 55: early 2-story wood house with later Italianate details such as cornice, & architraves, aluminum siding on front before 1846
- 57: Greek Revival brick house with brick frieze cornice, eyebrow windows, Italianate pedimented door hood, lintels and simple cornice brackets before 1846
- 61: 2-story wood house which has been covered with aluminum siding; before 1846
- 65: Unusual 2-story wood house with front porch with pedimented and arched entryway, asbestos siding has obscured some details still present at former twin at 67 First bet.1885-90
- 67: Unusual 2-story wood house with front porch with pedimented and arched entryway, porch features curved brackets, unusual railing, pilasters, clapboard siding, peculiar window casings, bracketed cornice, decorative iron fencing across front yard bet.1885-90
- 69: Unusual 2-story brick house similar to adjacent wood buildings with front porch, bracket-like members between posts, plain brick facade with corbelling and decorative brick cornice bet.1885-90
- 71: Unusual 2-story brick house similar to adjacent wood buildings with front porch, bracket-like members between posts, plain brick facade with corbelling and decorative brick cornice bet.1885-90
- 75: 2-story brick Italianate house with high basement, iron lintels and sills, wood bracketed cornice bet.1874-85
- 77: 2-story wood Italianate house with bracketed cornice, elaborate lintels and recessed doorway before 1846
- 79: 2-story brick Greek Revival house with high basement, recessed doorway, simple sills and lintels, brick frieze and denticulated cornice bef.1846
- 44: 2-story brick Greek Revival house featuring flat lintels, brick frieze and denticulated cornice, oriel window added on second floor bet.1850-55
- 46: early Italianate 2-story brick house on high basement, recessed doorway, projecting lintels and sills, elaborate door hood, wood denticulated and bracketed cornice bet.1855-60
- 56: 2-story brick Italianate house with boldly projecting lintels and sills, bracketed door hood and cornice bet.1850-55
- 58,58½, 60: 2-story brick houses corbelling at cornice, arches and sills 4/1 bet.1880-85
- 60: and 2/1 fenestration, recessed doorway
- 60½: 3-story brick house, corbelling at cornice, arches and sills, altered windows bet.1880-85

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- 62: 2-story brick Italianate house with projecting lintels and sills, elaborate doorway hood and simple bracketed and denticulated wood cornice bet. 1855-65
- 64: 2-story brick Italianate house with high stone basement, stone lintels and sills, recessed doorway, pedimented door hood, plain wood bracketed cornice, windows glazed 2/2 bet. 1850's
- 66: 2-story brick house constructed in the early 20th century, stone basement, watertable, arched double window and door on first floor, lintels above, simple brick denticulated cornice bet. 1900-15
- 70: simple 2-story wood house with projecting hoods above windows and door, simple bracketed cornice bet. 1855-60
- 72: 2-story brick house, oriel window, 4/4 glazing, aluminum covering, cornice and oriel bet. 1855-60
- 74: 2-story brick Italianate house with projecting stone lintels and sills, simple bracketed and denticulated wood cornice, recessed doorway and 6/6 windows bet. 1855-60
- 76: 2-story brick Italianate house with projecting lintels and sills and simple wood bracketed and denticulated cornice, some 6/6 windows remain bet. 1855-60

North Hawk Street

- 79: 2-story brick house with Greek Revival features such as a brick frieze, denticulated cornice and triple window bet. 1850-55
- 87: 2-story brick house covered with aluminum siding bet. 1850-55
- 80: 2-story brick Italianate house with projecting stone lintels and sills, projecting door lintel and bracketed wood cornice bet. 1855-60
- 82: 2-story brick Italianate house with recessed double doorway and wood bracketed cornice, oriel window on second floor bet. 1855-60
- 86,88, three 2-story simple brick Gothic houses with wide window and door openings capped by Tudor molds, prominent stone water tables and simple cornices, continuous with neighbors bet. 1855-60

North Swan Street

- 19-21: 2-story brick Greek Revival commercial/residential building with brick frieze cornice, flush lintels, nearly flush sills and altered storefronts before 1852
- 23: 2-story brick commercial/residential building with denticulated brick frieze cornice with simple brackets, flush lintels and barely projecting sills, first floor altered bet. 1852-56
- 25: 2-story wood residence with decorated wood lintels, simple wood cornice with end brackets, 2/2 windows c. 1850
- 27-29: double 2-story brick Greek Revival house with brick frieze cornice, 6/6 windows, flush lintels, barely projecting sills, finely detailed cast-iron door caps, large center arch which provided access to rear of Ten Broeck Mansion grounds bet. 1852-56

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- | | | |
|--------|--|--------------|
| 33: | 2-story brick house with recessed doorway, flush lintels and barely projecting sills, simple wood bracketed cornice | c. 1850 |
| 35: | 3-story brick commercial/residential building with Greek Revival denticulated brick frieze cornice, flush lintels, barely projecting sills, cornice above first floor | c. 1850 |
| 41: | 3-story brick commercial/residential building with Italianate bracketed cornice, cast-iron window hoods and sills and storefront cornice | bet. 1874-80 |
| 43: | 2-story wood commercial/residential building with altered first floor storefront, intact upper floor with clapboard siding, 6/6 sash, eyebrow windows, simple bracketed cornice | c. 1845 |
| 51: | 2-story brick commercial/residential building with altered first floor storefront, stone lintels and sills on second floor, wood bracketed cornice | bet. 1880-85 |
| 53: | 2-story wood commercial/residential building with drastically altered first floor, second floor features clapboard, wood bracketed cornice | c. 1845 |
| 55-57: | 3-story brick commercial/residential building with removed cornice, keystoned-arched windows connected by brick courses, some iron elements remaining at storefront along with secondary cornice | bet. 1874-80 |
| 59: | 3-story brick commercial/residential building with wood bracketed Italianate cornice, iron hoods and lintels, 2/2 windows, secondary cornice at storefront, partial iron columns and large-paned windows at storefront | 1874-80 |
| 75: | 2-story clapboard residence covered with asbestos siding, wood lintels, simple bracketed wood cornice | 1846-52 |
| 79: | 2-story brick commercial/residential building with what appears to be a storefront on first floor with cornice and double window, simple lintels and sills and corbelled brick cornice at second floor | ?1890s |
| 32: | 2-story wood commercial/residential building with simple early 20th century storefront, simple wood cornice at roofline | c. 1850 |
| 34: | 2-story wood residence covered with asbestos siding, simple window and door surrounds | c. 1850 |
| 36: | 3-story brick commercial/residential Italianate building with bracketed wood cornice with latticework pattern, iron hoods and sills and 2/2 glazing, altered storefront with Carrarra glass | bet. 1865-70 |
| 42: | 2 1/2-story brick commercial/residential building with flush lintels, simple sills, some 6-paned sash, simple bracketed Italianate cornice, significantly altered storefront | 1846-52 |
| 44: | 2-story wood commercial/residential building with evidence of first floor storefront, simple wood window enframements, bracketed wood cornice, significantly altered first floor | c. 1844 |
| 46: | 2-story wood residence with bracketed cornice with frieze panel, plain window enframements and slightly recessed door | c. 1843 |
| 48: | 2-story wood commercial/residential building with altered first floor storefront, cornice above and undecorated window enframements with simple wood bracketed cornice at roofline | c. 1846 |

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- | | | |
|---------------|---|-------------|
| 50: | 2-story wood commercial/residential building with bracketed cornice at storefront level, upper area covered with aluminum siding | c1844 |
| 54: | 2-story wood residence with decorative lintels visible, aluminum siding | c1846 |
| 56: | 3-story brick commercial/residential building with first floor storefront, partially altered, iron lintels and sills, bracketed wood cornice above | bet.1875-81 |
| 58: | 2-story brick residence with wood bracketed cornice, 2/2 windows, recessed doorway, flat lintels | bet.1875-81 |
| 70: | 4-story brick former St. Joseph's Academy, sections articulated by fenestration and stair towers, limestone water table above first floor and matching limestone parapet cap; arched windows on fourth floor connected by brick course at springing of arch, multi-paned windows; Second Street facade features similar elements but facade not divided into sections | 1905 |
| 78: | 2-story wood residence with asbestos brick siding, 2-story bay window, simple bracketed cornice, recessed double door | c1846 |
| 86,88, 90,92: | 3-story brick houses with late Greek Revival features such as flush lintels, barely projecting sills, brick frieze and wood denticulated cornice, some 6-pane sash remains in some buildings | bet.1856-61 |
| 94: | 2-story wood house with aluminum siding and permastone on facade, unusual gable in center of cornice | bet.1856-61 |
| 96: | 2-story brick Italianate house with iron lintels and sills, recessed double doorway, 2/2 glazing and wood bracketed cornice | 1885 |

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Built by Albany's "lumber barons" and other industrialists during the latter half of the nineteenth century, this self-contained residential enclave clustered around two parks and a Catholic Church survives today as a significant concentration of urban residential architecture. Still visually coherent, the Ten Broeck Historic District contains no modern intrusions, and only two small gaps (on First Street and Ten Broeck Street), break the continuous urban streetscapes which line the three sides of this triangular-shaped district.

Aloof from the Victorian row houses and parks which constitute much of the district, the Ten Broeck Mansion (1797-98) is set on its own spacious grounds in the northwest corner of the district. This handsome Federal style house was built for Abraham Ten Broeck, a prominent Revolutionary War figure, delegate to the Continental Congress and later State Senator and Mayor of Albany. The entire district which now bears his name was once undeveloped land surrounding the mansion, which commanded an unobstructed view down to the Hudson River.

In 1764 Stephen Van Rensselaer designated the land now known as Van Rensselaer Park as a burial ground for all inhabitants of the manor of Rensselaerwyck. Eighty years later, in 1845, the relocation of this small, neglected cemetery was a turning point in the development of the Ten Broeck area as a fashionable residential quarter. By that time Ten Broeck Street, First Street, Second Street, and Ten Broeck Place had been laid out near Clinton Avenue, but were only beginning to be developed. According to a contemporary account, the ground of the cemetery "was much higher than the adjoining streets and lots; the soil loose and sandy, was easily washed away; and hence from time to time the coffins and bones of the dead were exposed."¹ One of the leading advocates of the removal of this old burying ground was Joseph Hall for whom Hall Place was named when opened up in 1849. Hall, a gardener, lived around the corner at 16 Ten Broeck Place (then known as Third Street).

1. Joel Munsell, Annals of Albany, X (Albany: Munsell & Rowland Printers, 1859), pp. 351-2.

Form No. 10-300a
(Rev. 10-74)

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Ten Broeck Historic District

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The landscaping improvements of the 1840's gave rise to the prodigious development of the Ten Broeck area in the 1850's, during which over one-third of the district's one hundred houses were built, including most of those on Hall Place and First Street. In 1855, ground was broken for the monumental Catholic church in the center of the district, designed by noted ecclesiastical architect, Patrick Keeley of Brooklyn. When completed, St. Joseph's rivaled Keeley's other Albany work, the Cathedral of Immaculate Conception (1848-52, National Register) on the south side of the city. During the period 1850-1870, the newly-developed neighborhood became known as "Millionaire's Row," famous as the home of rich lumber merchant families with names such as Hubbell, Crannell, and Thomas. Their homes overlooked the lumber yards on the banks of the Hudson River.

The Ten Broeck District remained popular through the 1890's, when former Albany Mayor, Michael Nolan and many prosperous merchants continued to live here. St. Joseph's Terrace was laid out in 1881 and subdivided in 1891. The two well-proportioned apartment buildings constructed here in the early twentieth century illustrate the shift from large single-family houses to smaller dwelling units in this part of Albany. By the 1920's, most of the old Ten Broeck area families who had been owner-occupants had moved to the new semi-suburban sections on the fringes of the growing city. Though most of the mid-nineteenth century houses are presently divided into apartments and owned by absentee landlords, the Ten Broeck District retains its architectural integrity and is the focus of private and public rehabilitation projects.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
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		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1830-1910 Builder Architect Various

Statement of Significance (in one paragraph)

See Continuation Sheet

NPS Form 10-900-a
(3-82)OMB No. 1024-0018
Exp. 10-31-84

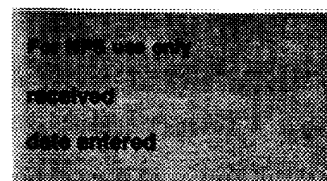
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Arbor Hill Historic District, Albany,
Albany Co., New York
Continuation sheet

Item number 8

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The Arbor Hill Historic District is an area of approximately six large blocks comprising the intact remnant of Albany's Arbor Hill neighborhood, a residential area which developed in the period 1830-1910. The area known as Arbor Hill, lying generally north of Clinton Avenue and west of Pearl Street, was surveyed and subdivided as early as 1764. However, it was not until the 1830s that Arbor Hill became a distinguishable neighborhood characterized by detached vernacular residences for persons of modest means. After mid-century, the eastern portion of Arbor Hill became transformed by the construction of two parks, a magnificent Gothic church and the fashionable townhouses facing them. It is this residential enclave which was designated as the Ten Broeck Historic District, listed on the National Register in 1978. New research has indicated that the history of the Ten Broeck Triangle (as it is popularly called) is closely interwoven with that of the neighboring streets and can best be understood in the context of the overall development of Arbor Hill. Thus, this nomination expands the Ten Broeck Historic District and renames it, using the more historically correct and comprehensive designation "Arbor Hill."

The Arbor Hill Historic District includes all that part of this historic neighborhood that retains integrity of feeling and association. It is made up primarily of attached and semi-detached residences representing a variety of nineteenth-century architectural fashions. Excluded from the district are those portions of the neighborhood west of North Swan Street which have lost integrity through extensive alteration and demolition. Simple Greek Revival and Italianate style structures predominate in the expansion area, while the stylish Italianate and Romanesque style brownstones of the later nineteenth century are concentrated in the Ten Broeck Triangle.

In 1764, Patroon Stephen Van Rensselaer laid out streets and building lots on his lands immediately adjacent to the northern boundary of the city of Albany. Most of the Streets in the district date from this early plan: a major corridor (now Ten Broeck Street) running north onto the steep hill and four parallel streets (now First and Second streets, Ten Broeck Place, and Livingston Avenue) running northwestward along the hill's gradual slope to be crossed at right angles by two streets (now called North Swan and North Lark streets). There was probably a scattering of houses there in the eighteenth century, but the only building remaining from that period is the Ten Broeck Mansion (National Register listed 1971, included in the Ten Broeck Historic District, 1978). Abraham Ten Broeck built the mansion in 1798 and gave it the name then common for the district: Arbor Hill. (It should be noted that twentieth-century usage refers more generally to the entire area north of Sheridan Hollow as "Arbor Hill," reflecting the submergence of neighborhood distinctions during the twentieth century transformation of the whole area into a ghetto occupied almost exclusively by blacks.)

It was not until the second quarter of the nineteenth century that the city's expansion reached Arbor Hill and houses became numerous there. That it was a

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Arbor Hill Historic District

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distinctive neighborhood even at this time can be inferred from the addresses listed in the city directories of the 1830s and 1840s: "Littlejohn, Levi, forwarding merchant, ... res. 20 Third, Arbor Hill." (1843). Residents of the area were small businessmen, such as grocers, and artisans, such as carpenters and coopers, and their surnames were predominantly Irish and English. Their houses were simple, freestanding dwellings of brick or wood with simple Greek Revival detailing. Well-preserved examples of housing from this period are found on the numbered streets in the expansion area, for example, at 31, 47, 22, and 32 Second Street, 27-29, 33 North Swan Street, and 62, 64, 74 and 76 First Street.

By 1850, the map of Albany showed fairly dense development of Arbor Hill. Houses occur on both sides of the numbered streets and Lumber Street (now Livingston Avenue) all the way west to Lark Street and beyond. By contrast, the map shows neighboring Clinton Avenue to the south as a mere scattering of houses and lands to the north completely undeveloped. At this period, only a handful of buildings are shown in the area covered by the Ten Broeck Historic District.

At mid-century, the entire north end of Albany was occupied primarily by the Irish, well-established Albany group recently swollen by massive immigrations. To serve this north end population, St. Joseph's, the city's third Roman Catholic parish, was formed in 1842. Within a dozen years, the parish had outgrown its original church and thus, in 1855, began construction at a new site on Ten Broeck Street of a magnificent new Gothic church designed by Patrick Keeley. The building is the centerpiece of the Ten Broeck Historic District.

It was after the 1845 relocation of the Rensselaerswyck burial ground, making way for Van Rensselaer Park, that the lower blocks of Arbor Hill began the rapid transformation that created the Ten Broeck Historic District. With the park and St. Joseph's Church as catalysts, Ten Broeck Street became the site of fashionable townhouses for the wealthy, especially the wealthy Irish, among whom were the nouveau riche barons of North Albany's lumber yards. Where there had been only a few houses in 1850, by 1875 Ten Broeck Street was almost completely filled with large brick rowhouses, sumptuously ornamented, and the area was known as Millionaire's Row.

While this intense development was taking place in the listed area, the expansion area was also developing with two- and three-story brick rows filling in among the smaller buildings of the earlier time. Particularly along First and Second streets, the larger brick Italianate buildings were constructed for lawyers, doctors and the more successful businessmen, including owners of large grocery stores. Thus, many houses in the expansion area are similar both architecturally and in the backgrounds of their builders to those in the listed district. In some cases, the same persons who built residences on Ten Broeck Street were building speculative housing in the expansion area. For example, Robert Aspinall, a mason and builder who lived at 2 First Street in the listed area during the 1860s, built a row of speculative houses on North Swan Street at that time.

North Swan Street had become established as Arbor Hill's commercial district by mid-century. Although most of the buildings there pre-date 1860, many have been subjected to a series of commercial remodellings and few retain complete integrity of their original designs.

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Arbor Hill Historic District
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The prosperity and expansion of the city at the end of the nineteenth century contributed to the continued development of the Arbor Hill neighborhood. Fashionable townhouses were added to Ten Broeck Street and new houses were built on First and Second streets. Construction of St. Joseph's Park was followed in 1881 by a new road, St. Joseph's Terrace, which was subdivided in 1891 and soon filled with rowhouses and apartment blocks in the latest architectural fashions.

Both St. Joseph's Church and the associated school were important neighborhood institutions. The school occupied a succession of buildings until 1905 when the present St. Joseph's School was built on North Swan Street. A four-story brick block with Romanesque detailing, it is the largest building in the expansion area.

By the second decade of the twentieth century, the character of Arbor Hill was changing as new immigrant groups moved into the inner city and the wealthy moved into the suburbs. Arbor Hill, reputedly the location of the city's first black neighborhood, was by 1922 the locus for such important black institutions as the Third Street AME Chapel, the IBPOE, a VFW and American Legion Post, and the Female Lundies.

After World War II, southern blacks came to Albany in huge numbers, many of them settling in the area north of Sheridan Hollow, all of which was by then loosely known as Arbor Hill. Avid slum clearance by the Urban Renewal Agency in the 1960s destroyed all old buildings north of Livingston Avenue to make way for a public housing project. Speedy demolition decimated the numbered streets west of North Swan.

What remains in the trapezoid defined by Ten Broeck, First, and North Swan Streets and Livingston Avenue is the intact portion of a neighborhood which at one time stretched westward to Lark Street and north to Colonie Street (one block north of Livingston Avenue). Constructed between 1835 and 1905, the buildings of the expanded Ten Broeck Historic District represent a wide range of architectural styles and degrees of architectural sophistication, a variety which in turn reflects the socio-economic diversity found among the people who built them.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 13 acres

UTM REFERENCES See continuation sheet

A	ZONE	EASTING	NORTHING
C			

B	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

The following properties are located within the district: 2-38 First Street, 1-12 St. Joseph's Terrace, 1-11 Hall Place, St. Joseph's Church and Park, 1-105 and 4-22 Ten Broeck St., the Sweet Pilgrim Baptist Church at the corner of Ten Broeck and Clinton Avenue. On the northwest the district includes the grounds of the Ten Broeck Mansion.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Cornelia Brooke Gilder, Consultant

ORGANIZATION

Historic Preservation Field Services

STREET & NUMBER

Empire State Plaza

CITY OR TOWN

AlbanyJune 1978

DATE

TELEPHONE

518-474-0479

STATE

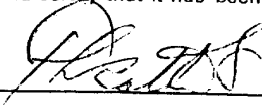
New York**12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

Deputy Commissioner for Historic Preservation

DATE

6/29/78**FOR NPS USE ONLY**

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

9. Major Bibliographical References

Albany, New York. Bureau of Historic Services, Department of Human Resources. Vertical File.

10. Geographical Data

Acreage of nominated property 34 Acres

Quadrangle name Albany

Quadrangle scale 1:24000

UTM References

A

1	8
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6	0	2	4	2	0
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4	7	2	3	4	6	0
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Zone Easting Northing

B

1	8
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6	0	2	3	6	0
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4	7	2	3	0	0	0
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Zone Easting Northing

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6	0	1	9	6	0
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4	7	2	3	3	6	0
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D

1	8
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6	0	2	1	4	0
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4	7	2	3	6	0	0
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E

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Verbal boundary description and justification

The boundary for the Arbor Hill Historic District follows property lines, as shown on the enclosed district map.

List all states and counties for properties overlapping state or county boundaries

NA

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Lucy A. Breyer Research for expansion by Tony Opalka, Albany Historic Sites Commission.

organization Division for Historic Preservation date 6/84

street & number Agency Bldg. 1, Empire State Plaza telephone (518) 474-0479

city or town Albany state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy Commissioner for Historic Preservation

date 8/10/84

For NPS use only

I hereby certify that this property is included in the National Register

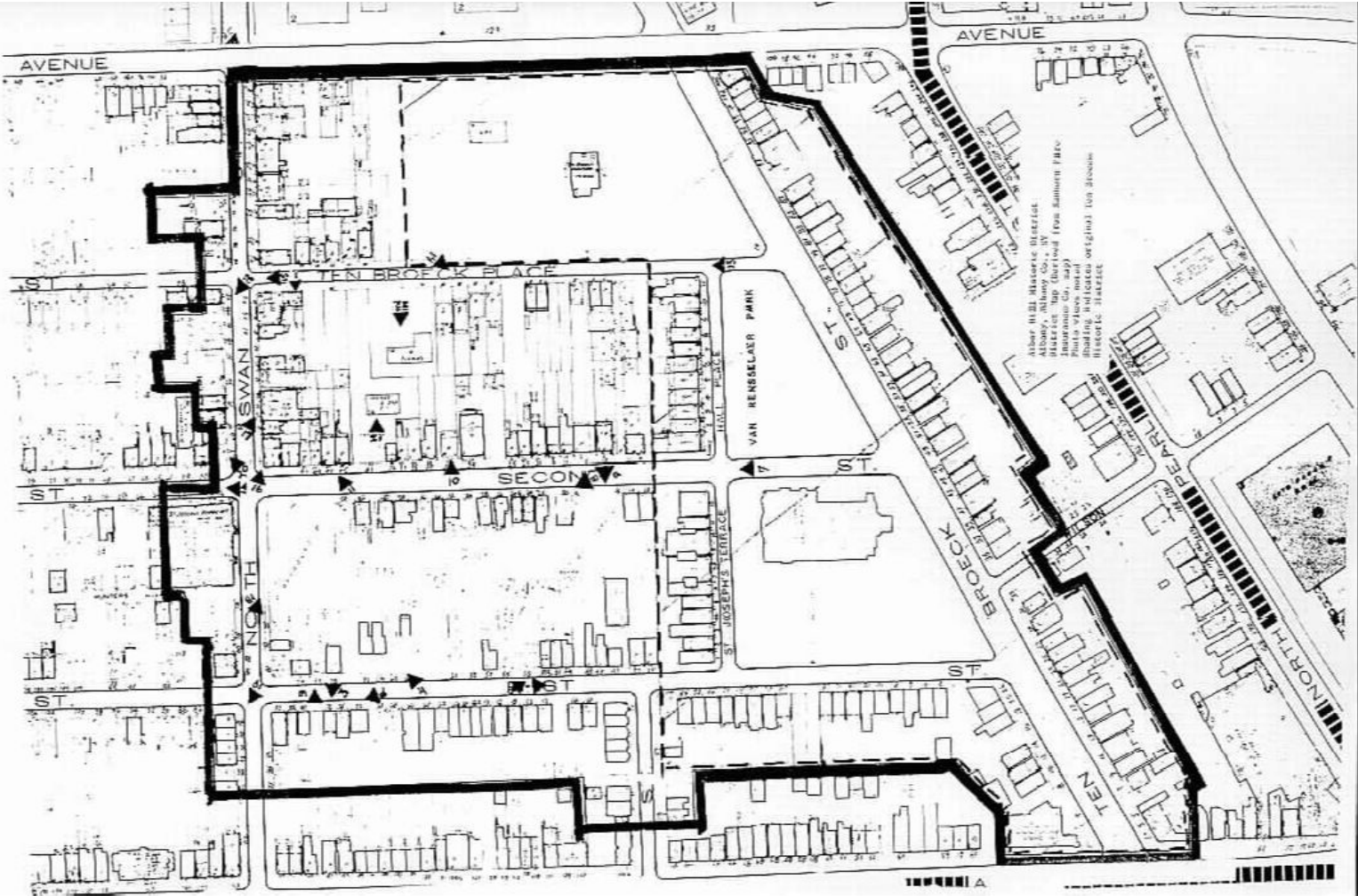
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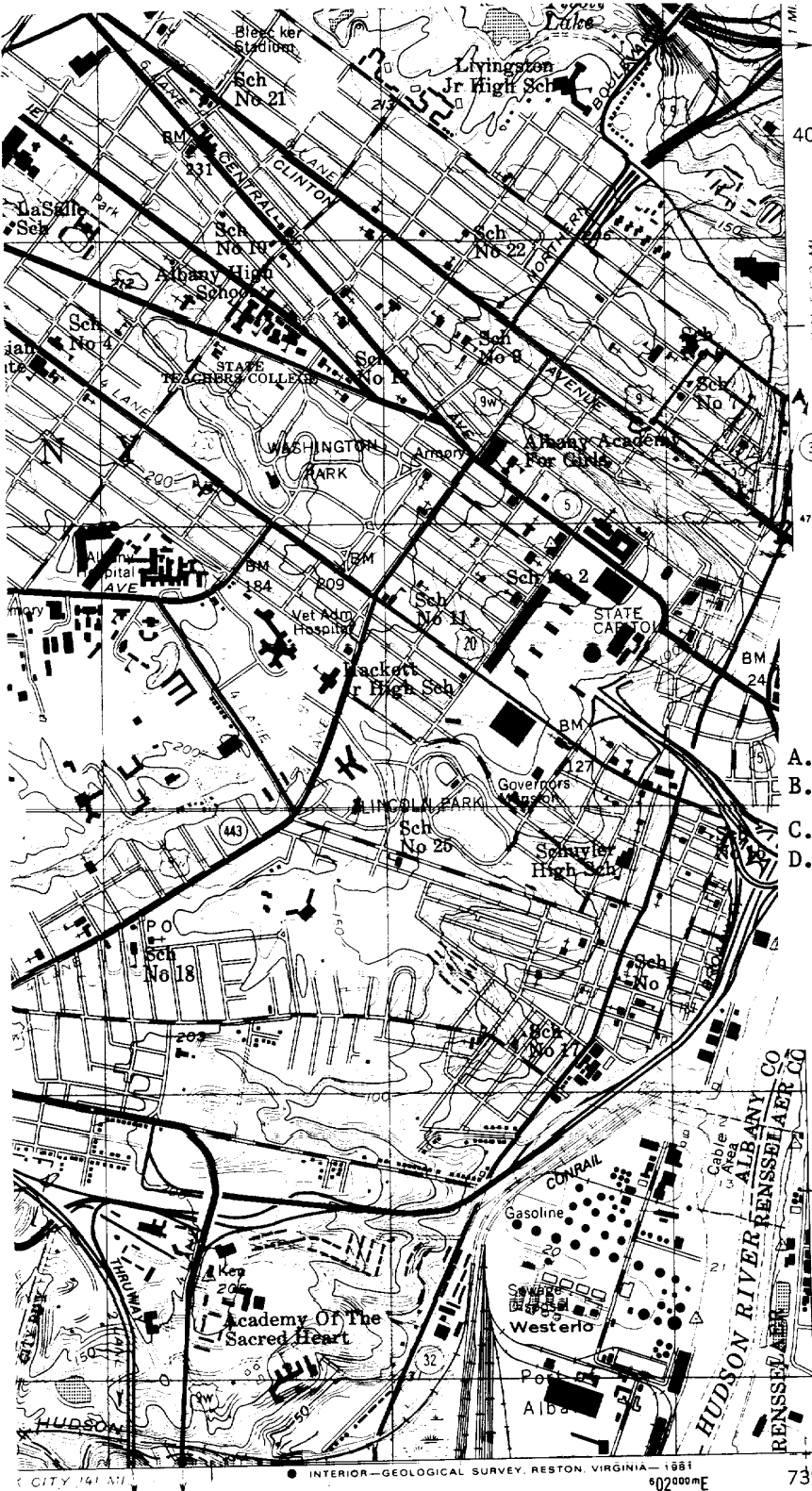
Keeper of the National Register

Attest:

date

Chief of Registration





Arbor Hill Historic District
Albany, Albany Co., New York
UTM Coordinates

Zone	Easting	Northing
A. 18	602420	4723460
B. 18	602360	4723000
C. 18	601960	4723360
D. 18	602140	4723600

ROAD CLASSIFICATION

- Primary highway, hard surface _____ Light-duty road, hard or improved surface _____
- Secondary highway, hard surface _____ Unimproved road _____
- Interstate Route ○ U. S. Route ○ State Route



ALBANY, N.Y.