



Downtown Albany

# LIVING 2012

Your guide to the newest Downtown apartments & condos

Brought to you by:







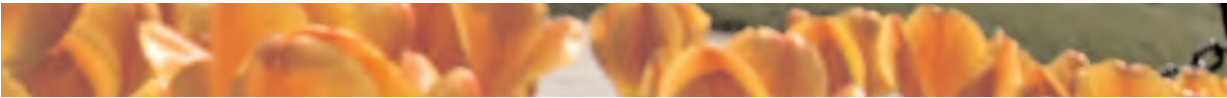


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Dear Friends,

Welcome to the City of Albany's newest neighborhood. The downtown residential market is booming, and I thank you for considering calling this unique neighborhood "home."

From the riverfront, to our arts institutions to our changing mix of businesses, Downtown Albany has been evolving in a positive way throughout the last two decades. The Capital City's central business district is a vibrant 24/7 urban neighborhood, a strong center of business, an exciting entertainment destination and the heart of New York's Tech Valley.

New developers are taking notice of this high-demand market, and nearly 100 units have been developed in the past few years alone. More than 80 units are under construction and will come on the market in the next few months. In total, this development represents \$35 million of investment and the reuse of nearly 240,000 square feet of vacant or underutilized space. As these new units come online, they will be occupied by eager future residents who are ready and waiting to take advantage of everything Downtown has to offer.

Meeting this demand is made possible by the efforts of City partners, Capitalize Albany Corporation and the Downtown Albany BID. I also applaud the dedication of the many local business owners, property owners and current residents who ensure this area remains an excellent place to live, work, and enjoy.

As you look around Downtown throughout the week you will see excited crowds waiting under the lights of the Palace Theatre's brilliant marquee, happy patrons enjoying open-air cafes at world-class eateries, Fortune 500 employees networking on our busy sidewalks, and new residents walking their dogs to the riverfront. I hope to welcome you as Downtown's newest resident so you can begin enjoying all that this vibrant neighborhood has to offer.

Sincerely,



Gerald D. Jennings  
Mayor, City of Albany





Dear Friends,

Make your home in Albany's newest neighborhood. Downtown Albany is more exciting and vibrant than ever with a large selection of housing opportunities. Whether you are looking to rent or to own; one bedroom, two bedrooms or loft style units; historic charm or a modern feel; Downtown has it all.

This Downtown Albany Living booklet highlights downtown Albany's newest examples of urban living. Between 2011 and 2012 approximately \$35 million was invested in residential conversions with over 100 new units coming online by the end of the year. Downtown Albany is in high demand with the residential units experiencing a 97% occupancy rate.

Downtown has become a robust neighborhood with many urban amenities. Whether it is a show at Capital Repertory or Palace Theatres, a concert at the Times Union Center, a visit to an art gallery or museum, lunch or dinner at one of our 70+ eateries, or a stroll in one of our seven parks, we are sure you will see why so many are choosing to call downtown Albany home.

Sincerely,

Georgette Steffens  
Executive Director  
Downtown Albany Business Improvement District







Dear Friends,

Downtown Albany's central business district offers residents, visitors and workers a unique urban neighborhood with many amenities and opportunities. Direct access to the waterfront, historic buildings, and world class businesses are only a few of the reasons more and more people are choosing to live and work in downtown. As you experience the pleasure of spending time in Downtown, we are confident you will consider this area as your next home or business venture.

The Capitalize Albany Corporation has been leading the downtown residential initiative over the past decade. By allocating resources for building owners, developers and investors we have assisted with moving these projects forward. We are proud of the success we have witnessed over the years and even more excited for what lies ahead.

Downtown is truly transitioning into a 24/7 vibrant urban neighborhood. We expect to see an increase in retail and commercial services over the coming months and years to add to the value of the central business district. I welcome any potential residents and urge interested building owners, developers or investors that may be considering a project here in Downtown to contact my economic development team so we can bring your visions to fruition.

Sincerely,

Michael J. Yevoli  
President, Capitalize Albany Corporation  
Commissioner, City of Albany Development & Planning










Why

# DOWNTOWN

could be your next

# HOMETOWN



As the Capital City of the most recognizable state in the world, downtown Albany sets an expectation for excellence - attracting world class entertainment and dining to a destination thriving with big city energy while retaining the warmth and charm characteristic of a small town. On a global stage, Downtown acts as a major international center for technological innovation and drives dynamic spirit for incubating the best and the brightest entrepreneurs and businesses.

Our rich history, beautiful architecture,



"I've lived here now for four years. Living downtown is easy; I can walk to work. I travel to New York City quite often so it is nice to live near both the Rensselaer Train Station and the Downtown bus station.

**Janet Alazar**

Medical Technician for the  
Department of Defense  
Downtown Resident

award winning arts and cultural organizations, world class entertainment venues, and numerous fine dining establishments make Downtown residential in high demand. Nowhere else in the Capital Region can you walk to seven unique parks, over 70 eateries and fine-dining establishments, 250 companies. You will also find many of the daily services you need just out your front door with numerous banks, hair salons, clothing retailers, convenience stores, a pharmacy, dentists, an eye doctor, and several churches. Live close and convenient in Downtown Albany.

### **Entertainment & Nightlife/Arts & Culture**

Downtown Albany attracts world-renowned artists and sporting events. Greats such as Elton John, Billy Joel, Bruce Springsteen, Michael Buble, Keith Urban, American Idol, NBA, WNBA and NCAA basketball, and AHL and NHL hockey have all taken center stage in Downtown.

On any given night, there could be as many as 24 unique performances at a variety of venues in our



Entertainment District anchored by the Times Union Center and the Palace Theater. Grab a drink or dinner and listen to local musicians, check out the latest upcoming independent rock group, or watch established national artists take the stage at our premier arts and entertainment venues - Downtown plays host to them all.

Downtown is also home to the Irish American Heritage Museum, Albany Center Gallery and the Broadway Arts Center. These establishments exhibit revolving collections from local and regional artists. Or attend a performance by the award winning Albany Symphony Orchestra. And if it is live theatre that you are looking for, the Capital Repertory Theatre is the Capital Region's only resident professional theatre company.

## Dining & Retail

Downtown has become a robust neighborhood with many urban amenities. It is home to over 70 eateries and fine dining restaurants offering both American and international cuisines. Choose from restaurants serving Asian, French, Indonesian, Italian, and fusion lunch and dinner options.

Looking for a gift? Shop at one of Downtown's numerous retailers specializing in items ranging from simple to elegant. Downtown retailers offer apparel, jewelry, suiting, eyewear, shoes, books, stationary, cosmetics, and more. Services such as pharmacies, eye doctors, dentists, doctors, banks, hair salons, and spas are also right in the neighborhood. Living Downtown cannot get easier than this.

## Quality of Life

If you are one of the many people calling downtown Albany home, you will certainly be pleased with the various services and standards that add to the quality of life for Albany's newest neighborhood. As a resident you will see the dedicated beat officer for this neighborhood, who has built a rapport with merchants, property owners, employees and visitors, further promoting the District's friendly and safe environment.

The Downtown Albany BID takes on several beautification projects such as hanging baskets, banners, and holiday lights. The BID's Clean Team Ambassadors work to





remove litter from the sidewalks, walkways, crosswalks and curbs. This seven-day-per-week program is designed to complement the efforts of the City's Department of General Services.

## Parks & Recreation

Downtown's parks are a favorite destination for both residents and visitors alike. Thousands of people visit Downtown's seven parks each year to relax, exercise, eat with friends, listen to musicians, or attend an event surrounded by lush greenery and seasonal flowers.

Downtown's Albany Riverfront Park at the Corning Preserve is a waterfront destination for recreation and a variety of entertainment. The Riverfront Park hosts a full schedule of events and concerts year round. With easy access from Downtown provided by the Hudson River Way Pedestrian Bridge, the park bolsters an amphitheatre with performance space, a new bulkhead, floating boat docks, and a six mile bicycle path.

Maiden Lane, Tricentennial, Ten Eyck, Corning, Federal,

Liberty, and Wallenburg Parks offer true urban pocket park experiences where you can enjoy lunch, read a book, attend special events, or just relax on the weekend. Spring through fall, these parks come alive with numerous civic events including art shows and concerts. Maiden Lane Park also plays host to a weekly farmers market every Thursday from 10 a.m. - 2 p.m.

In addition to Downtown's parks, the neighborhood is home to three fitness centers offering cardio, weightlifting, personal training, and class exercise opportunities as well as numerous spas and health facilities.

## Ongoing Development

Developers continue to recognize the demand for living opportunities in the Downtown market. Currently, there are five major residential redevelopment projects underway bringing 81 new apartment units online over the next year. Downtown Albany residential has seen nearly \$35 million in new private investment, and the reuse of approximately 240,000 square feet of vacant space in downtown Albany.



Photo by Randall Perry

Downtown residential development and the adaptive reuse of our local historic building stock are strategic priorities for the Capitalize Albany Corporation and the City's economic development team. The Corporation has fueled the strategic initiative for close to 10 years by allocating resources for building owners, developers and investors.

As more development teams enter the market on conversion projects, and new construction and larger scale redevelopment projects are on the drawing board, the Capitalize Albany Corporation continues to focus tremendous resources to assist. This includes the City's IDA program, the Capitalize Albany Real Estate Loan Fund, the 485a Residential-Commercial Urban Exemption Program and NY Main Street grants in order to move projects forward.

For more information on the City's financial incentive programs for residential conversion projects please visit [www.capitalizealbany.com](http://www.capitalizealbany.com) or call 518.434.2532. To view a listing of available residential units visit [www.downtownalbany.org](http://www.downtownalbany.org) or call 518.465.2143.

"I didn't want to end up in another 'cookie cutter' apartment complex that had little charm, few interesting amenities, and no curb appeal. (In Downtown) you are living in a beautiful historic building where every room is literally a conversation piece."

**Jeff Killeen**  
Chairman and CEO  
GlobalSpec  
Downtown Resident







Places to Call

# HOME

Picture yourself in a beautifully remodeled space that offers urban luxury and convenience. Downtown is more than just a world-class dining, arts and entertainment destination - it's a vibrant and growing neighborhood.

In the following pages, you will find a sampling of Downtown's newest apartments and condominiums. Read on to hear about their colorful histories and the amenities they offer today.



**Units:** 6

**Completed:** 2010

**Sq. Footage:** 1,500 - 1,800

**Bedrooms:** 2 per unit

**Bathrooms:** 2 per unit

**Price:** \$1,400 - \$1,900

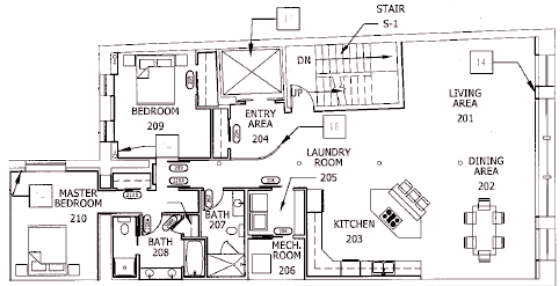
**Amenities:** W/D, granite countertops, security system, garbage disposal, central air, freight elevator.

**Contact:** Michele Hannah - 518.209.5530

## 370 Broadway

Meginniss Flats offers renters two-bedroom (with dressing areas), two-and-a-half bathroom urban living directly across from the historic SUNY Administration Building. The large units are between 1,500 and 1,800 square feet and contain exposed brick in every room, 4" solid ash plank flooring, granite countertops, and high end appliances including washer/dryers. The ground floor of the building is home to the newly renovated Irish American Heritage Museum.

The Meginniss Flats building and many other surrounding buildings were built to replace those destroyed in The Great Fire of 1848 which wiped out this portion of downtown Albany. This four-story brick building housed many commercial tenants, including S.M. Magnus, a watchmaker, in the 1850s, Isaac Sommers, tobacconist, from the 1860s into the 1880s, Esco Electrical Supply, and U.S. Tire Company in the first quarter of the 20th century. Meginniss Electrical Supply occupied this building from 1928 until their recent closure.



**Units:** 4

**Completed:** Spring 2013

**Sq. Footage:** 1,600 - 3,200

**Bedrooms:** 1 - 3 per unit

**Bathrooms:** 2 - 3 per unit

**Price:** Starting at \$1,800

**Amenities:** Open floor plans, Scavolini kitchens, skyline views, elevator, roof-top deck.

**Contact:** Lena Hart - 518.527.1206

374 Broadway

Liberty Lofts features four uniquely designed, loft style units located at 374 Broadway in the center of Historic "Plaza Row" and across from the famed D&H building. The living room of each unit, offers over 800 square feet of grand entertaining space and possesses oversized windows and beautiful views. The Liberty is an elevated building and three of the units will have direct elevator access from their apartment. Each unit features Italian designed Scavolini Kitchens, exposed brick, and some of the original design elements of this former belt factory.

Similar to its neighbor at 370 Broadway, 374 Broadway was constructed after The Great Fire of 1848 wiped out a significant number of buildings in the southern part of Downtown. The building has housed a series of commercial enterprises in its 150-year history including the commission merchants J.H. and F.A. Mead, the Sommers Tobacco Shop (the Sommers name still exists upon the building's roofline), the Albany Belting and Supply Company, and Shaughnessy Construction Contractors. There is a medallion with the date of 1917, suggesting that Albany Belting had the handsome facade added to an older building at that time. For many years in the twentieth century, Boyd Printing, followed by Green's Office Outfitters, were also located at this address.





## 518 Broadway

**Units:** 9

**Completed:** Fall 2012

**Sq. Footage:** 500 - 1,200

**Bedrooms:** 1 - 2 per unit

**Bathrooms:** 1 - 2 per unit

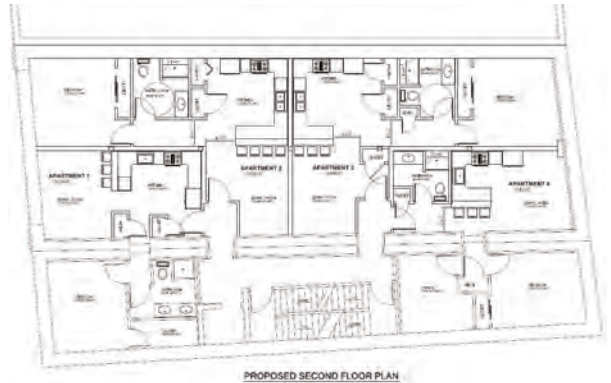
**Price:** Starting at \$900

**Amenities:** Exposed brick, W/D, controlled access lobby, modern appliances, hardwood floors.

**Contact:** Tim Holmes - 518.265.5778

The recently constructed 518 Broadway/111 Pine Street project offers nine modern apartments in close proximity to Downtown's Waterfront Pedestrian Bridge, as well as the Corning Preserve. Amenities in this luxury project include exposed brick walls, washer/dryer, and a controlled access lobby. Two penthouse units include interior staircases leading to fifth floor bedrooms with iconic views.

Constructed in 1847, 518 Broadway was originally owned by engraver and lithographer Richard Pease from the time of its construction until 1862. Pease maintained the "Temple of Fancy," a variety store on the premises, and it is believed that the first Christmas card in the United States was printed by Pease in this building. It was later the home of numerous small businesses, including three florists, and in 1924, the novelty shop of Samuel Wenger. A beauty supply store was once operated here, and from the late 1950s, Braun's Appliance store was housed here. In the 1980s, the building was converted to office space. Very little has changed on the Broadway front of the building, except that it was located in the middle of the block between Maiden Lane and Steuben Street until the 1980s, when Pine Street was extended eastward to Broadway.



**Units:** 14

**Completed:** Fall 2012

**Sq. Footage:** 615 - 1,100

**Bedrooms:** 1 - 2 per unit

**Bathrooms:** 1 - 2 per unit

**Price:** \$830 - \$1,500

**Amenities:** Central air, hardwood floors, W/D, elevator, dishwasher.

**Contact:** Maddalone & Assoc - 518.346.8600

522 - 524 Broadway

Two historic Downtown buildings are being revitalized. 522-524 Broadway is transforming a vacant, underutilized property back to its highest and best use as 14 luxury apartments with modern amenities. Prominently located across from Downtown's pedestrian bridge to the waterfront, this project connects urban renters to the Capital City's greatest recreational asset, the Hudson River.

For many years, beginning in the 1930s, 522 Broadway was the home of Coughtry's printing company. The building features large windows on the four floors below the cornice and arched windows on the fifth above. The adjacent building at 524 was constructed around 1852 as a four-story brownstone that housed a variety of businesses in the nineteenth century when Broadway, formerly known as Market Street and Court Street, was the commercial hub of the city. Among its tenants was the tailor shop of the Mott sisters, Quaker ladies who lived around the corner on Maiden Lane and were active in the Underground Railroad movement in Albany just prior to the Civil War.



**Units:** 24 (condos)

**Completed:** Fall 2011

**Sq. Footage:** 1,190 - 2,165

**Bedrooms:** 1 - 2 per unit

**Bathrooms:** 1.5 - 2.5 per unit

**Price:** Condos starting in the low \$300,000's

**Amenities:** Customizable flooring, cabinets, appliances & fixtures, indoor parking, weight room, on-site grocery delivery, walk-in closets.

**Contact:** Kathleen Sullivan - 518.203.2555



A pioneering project by The Rosenblum Companies, 17 Chapel is Downtown's first luxury condominium project. The building offers 12 unique floor plans with numerous customizable options including flooring, fixtures, cabinets, and appliances. As a catalyst project, the building received an innovative 485-a tax abatement allowing homeowners to pay taxes on a reduced assessment value for the first 12 years of ownership providing an average tax savings of \$104,000 during that period. Construction at 17 Chapel began in 2010 and the first homebuyers began moving in October 2011.

Built circa 1928, the original four-story, cast-in-place concrete building was designed by architect Alexander Selkirk to house the Livermore-Traendly auto dealership and repair shop. It remained a car dealership through 1965, falling under different operations, including Schuyler Hudson Auto Corp. Gateway Motors, and Hickey Ford. From 1965 to 2002 the Albany City Arts and Special Events Department had office space in the building and used a portion of it for storing election machines. Albany Center Gallery later occupied the first floor space in the building while the Park Playhouse Theater Company occupied the upper floors. In 2002, Capital Repertory Theater purchased 17 Chapel Street, using it for offices, set and prop storage, set construction, and rehearsal. Capital Rep sold the building to its current owners in 2008.





**Units:** 2

**Completed:** 2008

**Sq. Footage:** 575 - 650

**Bedrooms:** Studio, 1 per unit

**Bathrooms:** 1 per unit

**Price:** \$700 - \$800

**Amenities:** Central air, hardwood & marble flooring, dishwasher, W/D.

**Contact:** Lenny Gaspary - 518.221.8828

33 Maiden Lane

**33** Maiden Lane is an early nineteenth century building that housed both residential and commercial uses throughout its long history including dress makers, milliners, a cigar store, and in the 1930s, the Little Folks Shop, a children's clothing store. In response to increasing market demand, local business owner Lenny Gaspary of the Deli Mill converted the upper floors into luxury studio and one-bedroom apartments in 2009.

The building is located along one of Albany's oldest streets, Maiden Lane, which was laid out in the 1640s when the village known as Beverwyck was a tiny stockaded settlement hugging the Hudson River. It is typical of what most of the streets looked like during the period, with its narrow width that followed the steep incline of the hill. While virtually all streets had this character except for State, Broadway, and North Pearl, streets such as Maiden Lane, Steuben and Columbia still retain this early appearance, with buildings of two or three stories reinforcing their character.

**Units:** 7

**Completed:** 2010

**Sq. Footage:** 900 - 1,100

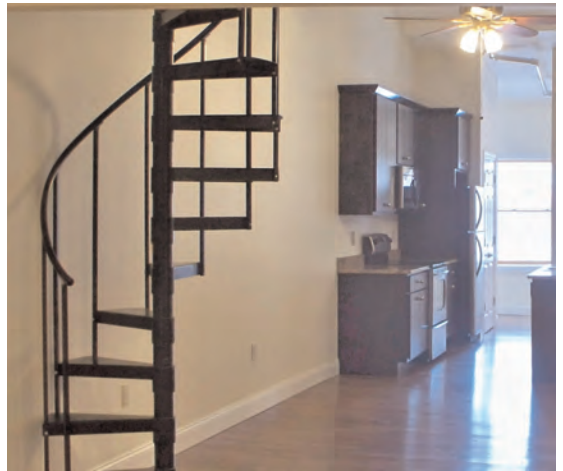
**Bedrooms:** 1 per unit

**Bathrooms:** 1 per unit

**Price:** \$900 - \$1,300

**Amenities:** Granite counters, hardwood floors, W/D, stainless appliances, central air, additional storage units.

**Contact:** Kathy Gilboy - 518.588.2068



With a variety of layouts, the seven one-bedroom apartments at 23 North Pearl Street are newly constructed, luxury living opportunities in the heart of Downtown. The apartments host modern amenities such as granite countertops, central air, accessory storage units, lofts, private studies, and stainless steel appliances. Several units offer access to a roof deck looking east across Downtown toward the River.

23 North Pearl was originally a residential building until it was converted to retail use as businesses began to move to the Street in the second half of the nineteenth century. The first story has been modernized over the long history of this building, but the second and third stories are built of brick laid in Flemish bond pattern. This pattern of alternating long bricks called stretchers, with bricks set sideways, called headers, was popular from the eighteenth century to about the 1850s. The bricks of the fourth story of the building are laid in common bond, suggesting that this story was added to the building after 1850. It was probably at this time that the newly fashionable Italianate style bracketed cornice was added, along with the four-over-four sash windows on the upper stories, a fairly unusual window type. In the early twentieth century, this building housed the Fearey and Sons shoe store, and for the rest of the twentieth century, Sherry's, a woman's clothing store, along with Fanny Farmer Candies were located here.



**Units:** 6

**Completed:** 2007

**Sq. Footage:** 350 - 1,040

**Bedrooms:** Studio, 1 - 2 per unit

**Bathrooms:** 1 per unit

**Price:** \$590 - \$1,275

**Amenities:** Secured building w/intercom, maple cabinets, hardwood floors, central air, walk-in closets, stainless steel appliances, W/D.

**Contact:** Andrea Urgo - 518.469.1349

33 N. Pearl Street

**L**uxury on Pearl offers six luxury apartments in the heart of downtown Albany. Located at 33 North Pearl Street, the building is ideally situated in the center of Albany's central business district and provides easy access to all of Downtown's amenities. The units themselves are modern and boast amenities including granite countertops, hardwood floors, washer/dryers, and central air. The building is a mix of one- and two- bedroom units.

33 North Pearl retains its original appearance from the time of its construction in 1869. It has housed commercial enterprises throughout its history, including the looking glass manufacturer John Pladwell in its earliest days, the American Express Company from about 1906 until 1928, and other commercial tenants in the intervening years. Jonathans, the building's current tenant, has been a highly recognized Downtown establishment for nearly four decades. The building has one of the most distinguished nineteenth-century facades along North Pearl Street, with the use of prominent cast-iron arched window hoods and sills, two-over-two sash windows, and a wood bracketed cornice. It illustrates the new use of cast iron decorative elements in buildings that became popular after the Civil War.



71 - 73 N. Pearl Street

**Units:** 4

**Completed:** 2004

**Sq. Footage:** 750 - 900

**Bedrooms:** 2 per unit

**Bathrooms:** 1 per unit

**Price:** \$875 - \$900

**Amenities:** Open floor plans, dishwasher, W/D in select units, central air.

**Contact:** Jack Yonally - 518.346.8600  
Mark Yonally - 518.221.5423



The developments at 71 and 73 North Pearl Street represent some of the first new residential units constructed in lower downtown Albany since the middle of the 20th century. In 2004, B. Lodge & Co. (Lodge's) owner Jack Yonally helped to pioneer Downtown residential development by constructing two units at 73 North Pearl Street above his store. Later that year, Truman Jeweler's owner Paul Crabbe realized the potential of such development and constructed two additional units above his store at 75 North Pearl. Since that time, all four units have been fully rented.

The building that houses the original part of Lodge's is one of the oldest on North Pearl, having been constructed as a large residence as early as the first quarter of the 1800's. B. Lodge & Company is downtown Albany's oldest continually operating retail establishment, dating to 1867. It was housed for many years in the twentieth century at 109 North Pearl Street and moved to its present location at the corner of Columbia Street in the 1940s. The residential units above are also located in the adjacent building to the south above Truman Jewelers that was constructed in 1873 and housed a variety of businesses, including the Famous Shoe Store and the Federal Bakery, where you could watch cakes being decorated. This building is typical of the Italianate style of architecture with cast iron lintels (hoods) above the windows and a wood bracketed cornice.

Photo by Randall Perry

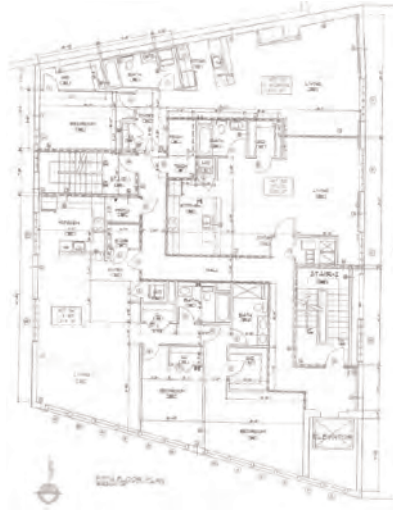


Photo by Randall Perry



**Units:** 13

**Completed:** Fall 2011

**Sq. Footage:** 590 - 1,300

**Bedrooms:** Studio, 1-2 per unit

**Bathrooms:** 1 - 2 per unit

**Price:** \$900 - \$1,750

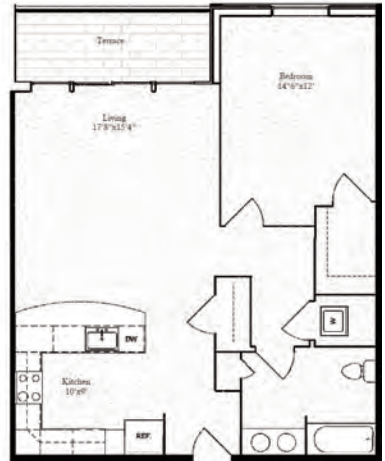
**Amenities:** Stainless steel appliances, W/D, oak floors, elevator, sprinklers, exposed brick, security systems.

**Contact:** 4-6 Sheridan LLC - 518.368.1585

4 - 6 Sheridan Avenue

Graced with floor to ceiling windows from the building's predominantly industrial past, the 13 newly constructed apartments at the Gateway Apartments provide extensive views over the First Albany Church as well as Downtown's newest office building, 677 Broadway. The luxury project at 4-6 Sheridan Ave., with units boasting modern floor plans and appliances, lies in the gateway of a burgeoning residential district where nearly 100 units will be constructed over the next year.

The four-story brick building was originally constructed in 1919 for the J.T.D. Blackburn Coal Company who only occupied the building for a few years. It was followed by the Sure Grip Adhesives glue manufacturing establishment in the late 1920s, only to be succeeded by Cluett and Sons, Piano Manufacturers, and VanCurler Music. Its 1937 tenant was Coast to Coast Distributors who shipped used furniture around the United States. It was also the home of Freedman Brothers Clothing from 1944 to 1957, who seemed to be the building's longest occupant. Later it became home to The Big House Brewing Company, which started the resurgence of Downtown and the Entertainment District, as well as the nightclub, Skyline. The building defies architectural stylistic description as it was built as a manufacturing building where the main concern was providing adequate light for those working inside.



**Units:** 43

**Completed:** Fall 2012

**Sq. Footage:** 800 - 1,500

**Bedrooms:** 1 - 2 per unit

**Bathrooms:** 1 - 2 per unit

**Price:** Starting at \$995 (1br) & \$1,485 (2br)

**Amenities:** Hardwood floors, stainless steel appliances, on-site parking, private terraces/patios, W/D, storage available.

**Contact:** Danielle Bridger - 518.371.2410 x 20

Reinventing a formerly industrial section of Downtown, the Monroe is the largest residential project currently under construction in Downtown and will anchor a neighborhood in which nearly 100 residential units are under construction today. The project will add a fifth floor to what is currently a four-story building and will host 43 one-bedroom, and two-bedroom loft-style units. The individual apartments will offer modern amenities including wood floors and solid surface countertops as well as off street parking spaces. Many units at the Monroe will feature terraces and patios as well.

The four-story brick building at 49 Sheridan Avenue was constructed around 1913 to house the printing and book-binding business of Charles VanBenthuyzen's Sons, a company with a history in Albany dating to the nineteenth century. By the 1920s, 49 Sheridan housed part of the J.B. Lyon printing company, another firm with deep roots in Albany, and by the 1930s, the building was home to Sinclair and Valentine, manufacturers of printing ink. It is likely that this company served the Times Union, then located directly across the street.





**Units:** 11

**Completed:** Spring 2013

**Sq. Footage:** 650 - 1,600

**Bedrooms:** Studio, 1 - 2 per unit

**Bathrooms:** 1 - 2 per unit

**Price:** \$1,500 - \$2,200

**Amenities:** 12' ceilings, hardwood floors, W/D, floor-to-ceiling windows, stone counters, common roof deck.

**Contact:** Jeff Gordon - 518.462.7411

60 State Street

What has been a vacant building for over a year, The National State Bank Building is being reenergized and reintroduced as a 26,500 square foot mixed use development consisting of a 10,000 square foot restaurant and catering facility and 11 luxury apartments. With a prominent State Street address and ample amenities, 60 State Place offer renters the opportunity to live in the historic center of downtown Albany

The imposing granite building was originally opened in 1905 as the new home of National Commercial Bank, designed by New York City architects York and Sawyer, both of whom had trained in the offices of McKim, Mead and White, one of the most prominent architectural firms in the United States around the turn of the twentieth century. This Beaux Arts style building, in the tradition of the "Temple of Finance", features colossal engaged columns supporting a triangular pediment, a feature derived from ancient Greek temples, and something that symbolized stability and permanence to citizens of Albany in the early twentieth century. The bank itself traces its history to 1825 as the Commercial Bank of Albany, reorganized in 1865 as the National Commercial Bank.



## 109 State Street

**Units:** 11

**Completed:** 2004

**Sq. Footage:** 500 - 800

**Bedrooms:** Studio, 1-2 per unit

**Bathrooms:** 1 per unit

**Price:** \$700-\$1,000

**Amenities:** Hardwood floors, modern layouts  
hot water included.

**Contact:** Richard DeThomasis - 518.464.9441

The historic 109 State Street building is among the first residential conversion projects in Downtown. With 11 modern apartment units, the building is ideally located in close proximity to the Capitol, and the historic parks adjacent.

109 State is reputed to have originally been two separate buildings, one facing State Street and a barn on Maiden Lane (now Corning Place), that were joined by Albany builder Arthur Sayles in about 1915 for the retail outlet of the book publishers Matthew Bender Company. It housed various offices on the upper floors, including a silver shop and the Christian Science Reading Room in the 1950s through the 1970s. The building provides an example of a Gothic-inspired commercial office building, with vertical piers dividing the façade into three sections with strips of slightly pointed arched windows on each of the three stories above the commercial first floor. There are also Gothic-inspired finials above each window and original doorways at each entrance.



**Units:** 9

**Completed:** 2007

**Sq. Footage:** 500 - 800

**Bedrooms:** Studio, 1 - 2 per unit

**Bathrooms:** 1 per unit

**Price:** \$700 - \$1,000

**Amenities:** Hardwood floors, hot water included, modern layouts, parking available.

**Contact:** Richard DeThomasis - 518.462.7411

111-113 State Street

When 111-113 State Street appeared to be headed for imminent demolition, Anthony and Richard DeThomasis, along with business partner Anthony Scipione, viewed an opportunity to renew the buildings' history as part of a vibrant upper State Street neighborhood. The group converted the deteriorating structures into nine modern apartments featuring contemporary floor plans and modern appliances.

111 and 113 State are among the oldest buildings on State Street and illustrate the street's early history as a fashionable residential street on the hillside above the bustling commercial districts to the east along lower State, Broadway, and later North Pearl. The buildings are thought to have been constructed as early as the 1810s and were owned by Francis Bloodgood, who was mayor of Albany from 1831 to 1834. One of the buildings was also once occupied by Martin Van Buren, who was governor of New York State and later President of the United States. They were converted to commercial use around 1900 and have housed a variety of small commercial and office establishments since that time. After the 2007 renovation to residential use, the interiors still retain some features of Federal and Greek Revival architecture, reflective of the original construction period.



Downtown Albany

# AT A GLANCE

"There is no comparison to the energy of Downtown. Our clients, who come from across the State, are always impressed with the character and vitality of our neighborhood."

**Ryan T. Donovan, Esq.**  
Harris, Conway & Donovan  
Downtown Office Tenant

## **Downtown Albany - Everything Here.**

With over 300 businesses and services - ranging from financial institutions, to architecture and engineering firms, to startup software companies, to independent retail shops, to government and finance - Downtown Albany has everything just steps away from your new front door.

### **Diversify.**

75+ Restaurants, bars & eateries  
More than a dozen banks  
Five hotels and inns  
Ten salons and barbers  
Four churches  
Numerous convenience, specialty  
clothing and retail stores

### **Stay.**

74 State  
Crowne Plaza  
Hampton Inn & Suites  
Holiday Inn Express-Albany Downtown  
Angel's Bed & Breakfast

### **Out.**

Alive at Five  
Sculpture in the Streets  
Capital Repertory Theatre  
Palace Theatre  
Times Union Center  
Restaurant Week  
First Fridays

### **Convenience.**

Banks  
US Post Office  
Copy Centers  
Fitness Clubs  
Coffee Shops  
Dry Cleaning

Special thank you to City Historian Tony Opalka for contributing the histories of each building for this book.

## Albany by the Numbers

America's Best Places to Raise a Family : Forbes

#9 - Albany-Schenectady-Troy

Best Bang-for-the-Buck Cities  
Forbes

#30 - Albany-Schenectady-Troy

Green City Index

American City Business Journals

#10 - Albany

Best Markets for Young Adults

Portfolio.com

#24 - Albany

Strongest Performing Metro Areas

Brookings

Top 25 - Albany

All America City

2009 - Albany

250 Companies

11 Fortune 500 Companies

Top 3 SBA Lenders

3 of Top 5 CPA Firms

5 of Top 10 Financial Planning/Advisory Firms

4 of Top 10 Stockbrokerage Firms

2 of Top 5 Commercial Mortgage Lenders

6 of Top 10 & 17 of Top 50 Law Firms

3 of Top 8 Intellectual Property Law Firms

9 of the top 10 Lobbying Firms



*Downtown Residential*



Downtown Albany Business Improvement District  
[www.DowntownAlbany.org](http://www.DowntownAlbany.org)  
518.465.2143

Capitalize Albany Corporation  
[www.CapitalizeAlbany.com](http://www.CapitalizeAlbany.com)  
518.434.2532

For inquiries about project development as well as  
information on these properties and others visit  
[www.CapitalizeAlbany.com](http://www.CapitalizeAlbany.com)

