

ALBANY INSTITUTE
OF
HISTORY AND ART

CENTER SQUARE
ASSOCIATION, INC.

A GUIDE TO THE
RECORDS

James Corsaro

July 2017

Albany Institute of History and Art Library

A Guide to the Center Square Association Archives

Collection Title: Center Square Association, Inc., Archives

Call Number: MG 22

Creator: Center Square Association, Inc.

Inclusive Dates: 1958-2013

Bulk Dates: 1980-2000

Abstract: Records of the Center Square Association consisting of correspondence, meeting minutes, legal documentation, photographs, printed material and newspaper clippings re: to issues of concern to the Association, including zoning, code enforcement, parking, neighborhood and community affairs.

Quantity: 36 lin. ft., 36 boxes

[Administrative Information]

Preferred Citation: Center Square Association Archives, Albany Institute of History and Art, Albany, New York.

Acquisition Information: Gift of the Association, Accession: MG 22

Processing Information: Processed by James Corsaro, July 2017

Restrictions on Access: None

Restrictions on Use: Permission to publish material must be obtained in writing prior to publication from the Chief Librarian and Archivist, Albany Institute History & Art, 125 Washington Avenue, Albany, NY 12210

History Note: The Center Square Association, the oldest neighborhood association in the City of Albany began in 1957, although it was not officially organized with a constitution and by-laws until 1958. The Association has been active not only within its community, but was the impetus behind the founding of the Capitol Hill Improvement Corporation in 1975 to use federal funding for Center Square and the Hudson-Park neighborhoods and to the creation with the Neighborhood Resource Center of the city-wide Council of Neighborhood Associations in 1976. It began originally as an organization interested in cleaning up and beautifying Center Square because for many years it been on decline because of the growth of suburbanization around Albany and the neglect by many non-resident property owners. Tree planting, gardens, Clean-Up day and historic house tours in the neighborhood instilled a pride of ownership for the residents and eventually led to an increased awareness of the historic nature of Center Square buildings and the need to maintain that historic integrity and strong community sense of the neighborhood. This spurred the residents to take strong positions against any violations of zoning and building codes in particular re: to parking lots, conversions of single family residences into multiple apartments and other issues. The association was instrumental in helping to create a new and better building code for the city. In addition, the residents of Center Square fought for years for a residential parking permit system to ensure rights of the residents to park near their homes. The building of the South Mall (Empire State Plaza) had a major impact on the neighborhood, particularly on Hudson and Jay Sts., because of state workers driving and parking in the local streets. These issues led to a great deal of neighborhood activism and litigation, much of which is documented in these records. Individual property violations of zoning or building codes also created much necessary litigation for the CSA. Perhaps the most important legal action taken by the CSA was its suit against the demolition of a building of the Fort Orange Club. The CSA lost that case, but gained the right of “standing” in such court cases, which has served as a precedent for litigation for the CSA and other

neighborhood associations. The Center Square/Hudson Park Historic District was placed on the National Register of Historic Places in 1980.

Scope Note: The records of the Center Square Association are the primary source of information concerning the history of this group from 1957 to the present. The organization's goals include the maintenance and improvement of residential living and the preservation of the historic quality of the Center Square neighborhood. The association has an interest in adjacent neighborhoods (Hudson-Park, Washington Park) as well as city-wide issues that may impact the community of the Center Square neighborhood. The records of the group document these concerns and include: the constitution and by-laws, correspondence, minutes of the board and of annual meetings of the membership and a great deal of legal documentation created during cases of zoning and code enforcement for properties in the neighborhood. There is correspondence of the presidents and other officers of the association with the mayor and other officials of Albany as well as with various New York State government officials, particularly re: to the issue of parking and the construction of the South Mall (Empire State Plaza) and its environs. There are a large number of clippings from local newspapers about association concerns re: to parking, zoning, building conversions and other issues that often resulted in legal action versus City of Albany offices, particularly zoning and code enforcement. The association's newsletter was issued, usually quarterly, and those issues are found in the collection as well as some issues of the newsletter of the Hudson-Park Neighborhood Association. Topics such as residential parking permits, zoning, code enforcement, business development on Lark St. and many individual building legal cases make up the bulk of the collection, although there are files of other matters including garden tours, Block of the Year awards, neighborhood parties and other community activities. Illustrating much of the legal and other documentation are a few hundred photographs of facades of the residences and other buildings in Center Square, including a group of photographs of the decorated eaves of many of the buildings. There are many clippings from Albany newspapers throughout the records that have been photocopied.

Organization: This collection is organized both chronologically and by topic. The records as found, when donated, were partially organized by topic and chronology, while most of the collection, not organized when donated, has been processed using the topical and chronological organization.

Related Material: There are no other archives in the Albany Institute's collections directly related to this collection.

Container List:

Box 1: Constitution and By-Laws of the Center Square Association (hereinafter "CSA"). This box contains the copies of the Constitution and By-Laws of the Center Square Association with various amendments as made over the history of the association, 1961-1980. There are also some financial reports of the Treasurer, lists of officers and membership records.

This box also contains historical essays and sociological studies of Center Square neighborhood and neighborhood associations.

F. 1: Photocopy of the certified Certificate of Incorporation of the CSA, 1974 (certified 1980).

F. 2: Constitutions and By-Laws of the CSA, 1961-1980, with re: resolutions. Also, a printed copy of the Constitution and By-Laws, 2006; also the CSA Intervention Policy, 3rd draft, 2008.

F. 3: Lists of officers of the CSA, 1965-66, 1972-73

F. 4: Treasurer's Reports, 1961-1967

F. 5: Membership records of CSA of names and addresses of members, 1966-1967, 1969, 1994-1998.

F. 6: Historical notes about Center Square and surrounding Albany neighborhoods; also two reports: *The CSA, Inc.* by Harold Rubin, 1977; *The CSA, Albany, NY* by Bernd Foerster, 1968 and *CSA: An Overview, 1958-1982*.

F. 7: Group of papers done for urban sociology classes at SUNY Albany about Center Square; 6 papers including Gordana Rabrenovic, *Organizing for Success, Neighborhood Associations in Gentrified Neighborhoods*, 1987.

F. 8: Handwritten and typed notes and brief essays on the houses in Center Square, probably by Catherine M. Bacon, Chairman of the Center Square Historic Survey.

Box 2-4: Minutes of the Board of Directors of the CSA, 1958- 2013

This is a file of the Minutes of meetings of the Board of Directors of the CSA as well as minutes of general membership meetings and related papers, incl. Treasurer's and committee reports, board resolutions, related correspondence, copies of the CSA Constitution, membership information, CSA Newsletters, and other information. The minutes, filed it appears by different officers at various times, include other papers related to the work of the CSA.

The minutes are for the years listed, some years are missing and may possibly be found in the Correspondence files where minutes are also frequently found.

There are two folders of printed meeting notices of general membership meetings for the Seventies and Eighties.

There is a binder of meeting minutes and related papers, 2000-2003, that may have been kept by a board member or officer and may duplicate some of minutes found in the year folders.

Box 2: Minutes

F. 1: 1958, 1962

F. 2: 1963

F. 3: 1964

F. 4-5: 1965

F. 6: 1966

F. 7: 1967

F. 8: 1968

F. 9: 1969-1970

F.10: 1971

F. 11: 1972

F. 12: 1973-1979

Box 3: Minutes, cont.

F. 1: 1980-1989

F. 2: 1990-1991

F. 3: 1992-1993

F. 4: 1994

F. 5: 1995

F. 6: 1996

F. 7: 1997

F. 8: 1998

F. 9: 1999

Box 4: Minutes, cont.

F. 1: Jan. 2000

F. 2: Feb.-March 2000

F. 3: April 2000

F. 4: May 2000

F. 5: June and Sept. 2000

F. 6: Oct.-Nov. 2000

F. 7: Dec. 2000

F. 8: Jan.-Feb. 2001

F. 9: March 2001

F. 10: April 2001

F. 11: June 2001

F. 12: Sept. 2001

F. 13: Oct. 2001

F. 14: 2001-2002

F, 14A: 2003-2005

F. 14B: 2009

F. 15: 2010-1013

F. 16: Meeting Agendas, 2011-2013

F. 17: Meeting Notices, 1970s

F. 18: Meeting Notices, 1980s

Binder of Minutes, 2000-2003

Boxes 5-6: Presidents of CSA

This is a file of papers of six presidents of the CSA, 1963-1972. The papers include those of Herbert Betham, 1963-1965 (records to 1966); Ruth Gilbert, 1966 (records 1964-1966); Walter Langley, 1966-1967; Margaret W. Slocum, 1967; William A. Dumbleton, 1967-1968; Harold Rubin, 1970-1972. The papers include correspondence, agendas and minutes of directors' meetings, and other papers re: to CSA organization business and zoning and other legal matters re: properties in Center Square.

Box 5:

F. 1-3: Herbert Betham (Folders 2-3 include correspondence and clippings which were in binder and all appear to be from Betham's term as president of CSA.

F. 4: Ruth Gilbert

F. 5-6: Walter Langley

F. 7: Margaret Slocum

F. 8-9: William A. Dumbleton

Box 6:

F. 1-5: Harold Rubin, incl. folder (#5) of correspondence with Mayor Erastus Corning concerning various issues re: to Center Square buildings, code enforcement and parking, 1970-1979.

Box 7: Historical notes re; houses on streets in Center Square. This is a file of folders for houses on Chestnut, Dove, Jay, Lark, Lancaster and State Streets in Albany, NY. The historical notes range from a brief sentence or two to a few pages for individual properties on these streets. Some of the descriptions include a photograph of the façade of the house. (Some photos had been removed from the pages.) The notes include ownership history, name of builder, if known and description of any distinctive architectural features. This is a convenient source for brief information about many of the houses in Center Square. These descriptions appear to have been written for an application to the National Register of Historic Places, which was successful.

F. 1: Notes on houses on Chestnut Street

F. 2: Notes on houses on Dove St.

F. 3: Notes on houses on Jay St.

F. 4: Notes on houses on Lark St.

F. 5: Notes on houses on Lancaster St.

F. 6-7: Notes on houses on State St.

Boxes 8-12A: Chronological File: Correspondence, minutes, meeting agendas, clippings and other papers of the CSA filed chronologically. A file of correspondence, reports and flyers, that appear to have been kept by various officers of the CSA over its history and filed chronologically. Correspondence is often between the president of the CSA and mayor and other officials of the city. This chronological file has generally been kept as found. The topics found in this file include minutes of board meetings, property issues, incl. Russell Sage College building, Washington Park proposed arterial, historic sites, housing violations, code enforcement and zoning, South Mall exit, Neighborhood Resource Center and other topics. There are papers in other files related to the files found here, such as those in the Zoning, Parking and Property Case files, so there may be overlap as well as relevant information in both of these files related to the same topics.

Box 8: Chronological File

F. 1: 1958: Minutes, clippings, re: neighborhood group for Lancaster, Dove and Chestnut Sts.

F. 2: 1959-1960: Agenda for meeting, April 29, 1959, clipping

F. 3: 1962: Agendas for meeting, April 25 and Nov.13, clipping.

F. 4: 1963: Minutes of meetings, correspondence of President of CSA, lists of landlords and tenants by street address in Center Square.

F. 5: 1964: Correspondence, minutes of meetings, speech given at a Citizens Planning Committee public forum in Albany, June 10, 1964 re: CSA (by H. L. Betham); also city ordinance re: historic sites in Albany, NY, 1964; two certificates: Citizens Planning Committee for Greater Albany to CSA and National Trust for Historic Preservation to CSA, 1964.

F. 6-7: 1964: Correspondence and other papers and clippings re: various issues for CSA, including use of Russell Sage College building, plans for an arterial to run under Washington Park, historic sites, and other issues.

F. 8: 1964-1965: File of correspondence, drafts of ordinance, clippings, re: to the creation of an Historic Sites Commission in Albany.

F. 9: 1965: Correspondence and other papers re: to housing violations, littering and other CSA issues; also a file of completed questionnaires from CSA members about their opinion of Center Square's positive and negative aspects, etc.

F. 10: 1965: Correspondence, mailing list of members of CSA, clippings, minutes of meetings of the CSA Executive Committee and issues such as the arterial tunnel, housing violations, etc.

F. 11: 1963-1971: Miscellaneous printed items: Historic Sites, Albany, New York (Historic Sites Commission ordinance), 1967; Albany NY Housing Code, 1963; Albany City Record, 1968 and 1971.

Box: 9: Chronological File:

F. 1: 1966: Correspondence, mailing list of CSA members, and other papers, mainly about zoning laws in Albany re: Center Square neighborhood.

F. 2: 1967: Correspondence, clippings re: zoning, other issues re: Center Square.

F. 3: 1968: Correspondence, clippings, CSA Newsletters for Fall and Winter 1968, report by Bernd Foerster, and other papers re: to zoning, arterial tunnel proposal, printed minutes of a public hearing May 23, 1968 re: zoning ordinance.

F. 4: 1969: Correspondence, meeting minutes, and issues of the *Brownstoner*, 1969 and booklet *Home-buyers Guide to New York City Brownstone Neighborhoods*, 1969.

F. 5: 1970: CSA Newsletters, correspondence, meeting minutes, clippings, booklet, *Albany Community Improvement Program* report, Nov. 1970.

F. 6: 1971: Correspondence (mainly re: to zoning issues), clippings, CSA Newsletters, also re: South Mall exit ramps, non-resident owners as officers of CSA and other concerns.

F. 7-8: 1972: Correspondence re: South Mall exits, McDonalds at Madison Avenue and So. Swan St., zoning violations, CSA Newsletters, public notices, map of land use in Center Square, report, *Center Square: Neighborhood Rehabilitation*, meeting minutes, clippings.

Box 10: Chronological File:

F. 1-2: 1973: This is a large file of papers including minutes of meetings, correspondence, clippings, a Statement of Law re: Building and Zoning by the CSA, a Proposed Plan of the CSA for Development of the South Mall Area, a printed *Report of the Committee on South Mall Environs*, membership reports, and including issues such as parking, zoning, South Mall development, etc.

F. 3: 1973: Statement, "Position of the CSA with respect to the Report of the Committee on South Mall Environs," correspondence, meeting minutes, clippings, and other papers re: to McDonald's proposal, code enforcement, parking and other issues.

F. 4-5: 1974: Correspondence, meeting minutes, CSA Newsletters, re: zoning, code enforcement, CSA revolving fund, CSA Transportation Committee, sidewalks and streets, South Mall Environs.

F. 6: 1974: "Position of the CSA with respect to the Report of the Committee on South Mall Environs," Application for Neighborhood Preservation Grant for Center Square, Summary of Recommendations of CSA to the Joint City/State Committee on Albany zoning ordinance, application for a CDBG grant.

F. 7: 1974: Clippings from 1974 file.

F. 8: 1975: Correspondence, clippings, meeting minutes, re: code enforcement, zoning and other issues, also, a group of documents by the CSA Community Development Committee outline of issues.

F. 9: 1976: Correspondence, clippings, CSA Newsletter, etc. re: to zoning, parking and other concerns; also a paper by Harold Rubin, "Code Enforcement in Albany: A Need for Change, 1976.

Box 11: Chronological File:

F. 1: 1977: Correspondence, meeting notices and minutes, etc. re: building permits, zoning, St. Rose arts program, application for and Law Enforcement Assistance Administration grant.

F. 2: 1978: Correspondence, meeting minutes, other papers re: to code enforcement, housing in Albany, no-bid demolitions, conversion of houses into apartments, etc.

F. 3: 1979: Meeting minutes, correspondence, list of CSA officers and block captains, Capital Hill Improvement Corporation, variances for conversions and other areas of concern for CSA.

F. 4: 1980: Minutes of meetings, Christmas Party ad, officers and news of Center Square, clippings.

F. 5: 1981: Correspondence, clippings, meeting minutes with status reports on various zoning and enforcement cases.

F. 6: 1982: Board meeting minutes, clippings, a 3 p. *Center Square Association: An Overview: 1958-1982* for 25th Anniversary celebration, May 22, 1982.

F. 7: 1983: Board meeting minutes, clippings, pages from Albany directory of Center Square addresses, membership drive.

F. 8: 1984: Board meeting minutes, clippings, etc. re: snow removal, Neighborhood Resource Center, zoning, notices about annual CSA election and Clean-Up Day.

F. 9: 1985: Board meeting minutes, clippings, CSA Comments on Housing and Community Development, parking, State St. sidewalks, a Certificate of Achievement from city to CSA, etc..

F. 10: 1986: Board meeting minutes, notices, Mental Health Association building issue, closing of Engine 6 of Fire Dept., Center Square neighborhood tour,

F. 11: 1987: Clippings, notices, meeting minutes about crime, also snow removal, apartment building on Lancaster St., etc.

Box 12: Chronological File:

F. 1: 1988: Correspondence and notices about tree maintenance and plantings in Center Square; also Albany Board of Education and appointment of new School Superintendent, Capitol Hill Review Commission re: buildings on Jefferson and Lark Sts.

F. 2: 1989: Board meeting minutes, clippings, correspondence and notes re: zoning, parking, demolition of a parking garage on Jay St., Neighborhood Resource Center, list of CSA officers, etc.

F. 3: 1990: Board meeting minutes, clippings, notices, correspondence, etc. re: to several issues, incl. zoning, parking, snow removal, garbage, Environmental Committee of the Council of Neighborhood Associations, Capitol Hill Improvement Corp., etc.

F. 4: 1991: Board meeting minutes, clippings, public notices of CSA, correspondence, etc. re: garbage, graffiti, vandalism, Hidden Garden Tour.

F. 5: 1992: Board meeting minutes, clippings, notices of CSA events, community development, Block-of-the-Year Plan for Upper Jay Street, public pay phone installation, Washington Park Neighborhood Association newsletter, July 1992, plan of Trinity Church playground, Albany County Charter.

F. 6: 1993: Board meeting minutes, clippings, Sixth Ward Policing Project, notices of Christmas party and other CSA events.

F. 7: 1990-1993: File of correspondence almost entirely about graffiti in CSA; also some correspondence about painting of mail boxes.

Box 12A: Chronological File:

F. 1: 1994: Various issues, incl. parking, dog pooper scooper enforcement, zoning for groceries, and other topics, clippings.

F.2: 1994-1995: Items incl. lower Lancaster St. lots, meeting notices, code enforcement, parking, etc., clippings.

F. 3: 1996: Items incl.: meeting agendas and minutes, CSA newsletter, amendments to city code, parking, trash and litter, etc.

F. 4: 1997: Center Square News, meeting minutes, assessment of property, Hudson-Park newsletter, street improvements, etc.

F. 5: 1998: Issues incl: assessment re-evaluation, street lights, pay-phones, Hidden Garden tour, meeting minutes. Lark Street Mgt., meeting agendas and minutes.

F. 6: 1999: Jay and Lancaster street trash issues, CSA has an internet website.

F. 7: 2000: April Clean-Up Day CSA newsletter, code enforcement and zoning issues with city Fire Chief, Movable Feast in 2000 and 2002.

F. 8: 2001: North Swan St. project, Neighborhood Resource Center award, parking, AirPage, meeting minutes, etc.

Box 13-20 Subject Files: Correspondence and miscellaneous files of the CSA filed by subject. This is a file of correspondence, reports, flyers, kept by various officers of the CSA over its history and filed as topical/subject files. This topical/subject file has been kept as found. There are a few folders that are chronological files for the early years, 1964-1968, 1973 only.

The topics found in this file are similar to those found in the Chronological Files. There are papers in other files related to the files found here, such as those in the Zoning, Parking and Property Case files, so there may be overlap as well as relevant information in both of these files related to the same topics.

Box 13: Subject Files

F. 1: Correspondence, handwritten notes, survey questionnaire for CSA residents, and other papers re: zoning, historic sites commission ordinance, special lighting for Center Square, proposed CSA program and actions, clipping, and other topics, 1964-1966.

F. 2: Correspondence, survey questionnaire for CSA residents, parking plan, zoning, 1966-1968.

F. 3: Correspondence, clipping, mainly about a television program about Center Square, 1973.

F. 4: Center Square and Zoning, 1966-1968, particularly re: to the creation of a new zoning ordinance in 1968; incl. the Zoning Ordinance, May 21, 1968, correspondence, reports and correspondence of the CSA Zoning Committee, clippings, and *Recommended Zoning Standards*, May 1967 submitted to the City of Albany.

F. 5: Historic sites preservation and urban renewal, 1966-1967, incl. booklet, *Historic Preservation through Urban Renewal*, clipping, and other related items.

F. 6: Homesteading and the creation of a County Homestead Board, 1974.

F. 7: Hun House, 149 Washington Ave.; certificate of the Dept. of Interior naming it an historic building and clippings about the demolition of the house, 1972.

F. 8: South Mall environs and CSA and formation of the Capitol Hill Architectural Review Commission, 1972-1980, incl. clippings, statement of CSA on South Mall environs, and the *Report of the Committee on South Mall Environs*, 1973.

F. 9: Correspondence and clipping re: off-campus housing of SUNY Albany, 1974.

F. 10: Historic preservation, 1964-1974, incl. clippings, press releases, magazine article, and Report on Architecture Worth Saving in Albany County, 1964, CSA on preservation of Fort Orange site.

F. 11: Destruction of 50 Second St. in Troy, NY by Troy Savings Bank and CSA statement in opposition to the destruction, 1973-1974.

F. 12: Neighborhood associations in Albany and other cities, incl. clippings, brochures of associations, membership lists of Pine Hills Neighborhood Association, newsletters, 1965-1990.

F. 13: Lark-Dove Arterial, South Mall exit ramps, bicycling, and other transportation issues, clippings, hearing report of Public Service Commission, correspondence, photograph of proposed plan of Lark-Dove Arterial.

Box 14: Subject Files

F. 1: Elijah Blanner's files, 1964-1975, mainly clippings, with some mailing lists of Center Square residents, pamphlet, *Historic Sites, Albany, New York* and pamphlet, *A Working Capitol for New York State* illustrating plan for South Mall.

F. 2: Zoning ordinance of 1968 and special zoning for Center Square, incl. statements of CSA re: zoning, correspondence, memos, clippings, 1968.

F. 3: Zoning and anti-grouper law in Albany: clippings, Statement of Law re: grouping made to Zoning Board by CSA, papers about this issue in Oyster Bay, NY.

F. 4: Community Development funds and Council of Albany Neighborhood Associations, incl. statements made by CANA re: development funds, clippings, 1977-1985.

F. 5: Community Development Corporations and Albany, incl. two essays: *Formation of Nonprofit CDCs: A Case Study of CDC Origins in Albany and Troy, New York*, 1994 and *Community Power in Albany*, both by Phil Nicholas, Jr., 1994.

Box 15: Subject Files

F. 1: Historic preservation zoning and the origin of the Capitol Hill Architectural Review Commission, 1974-1988, incl. correspondence, clippings, committee minutes, etc. re: South Mall environs, McDonalds restaurant proposal.

F. 2-5: Files of building survey inventories and histories of buildings in Center Square as part of effort to place Center Square on National Register, c. 1967? and 1976-1979

F. 3: Files of building survey inventories and histories of buildings on State, Lancaster, Chestnut, Jay, and Lark Streets in Center Square as part of effort to place Center Square on National Register; also correspondence about nomination to National Register, 1977-1979: Also a group of b x w photo snapshots of buildings in Center Square possibly done for a National Register application, most of these photos are dated 1967-1968. (These photos have been separately filed with the photograph files of CSA records, Box 34, F. 15-17.)

F. 4: Files of histories of buildings in Center Square as part of effort to place Center Square on National Register, c.1967?

F. 5: Building Structure Inventory Forms of buildings (most probably written by Tony Opalka) in Center Square as part of effort to place Center Square on National Register, 1976.

Box 16: Subject Files

F. 1: Correspondence, zoning ordinance quotes, building plans, re: in-fill housing on Chestnut and Lancaster streets, 1984-1987.

F. 2: Correspondence, statement of concerns, memo of decision of Supreme Court of NY, and an inventory of community residences in Albany, re: case of Mental Health Association plans for a community residence on Lancaster St., 1986.

F. 3: Residential parking permit system and plans to alleviate parking woes in Center Square, 1986.

F. 4: Assessment of Center Square properties, legal case before NY Supreme Court, Notice of Petition, legal correspondence and other papers, 1987-1988.

F. 5: Lark St. Reconstruction Project Committee meeting minutes, correspondence, 2002.

F. 6: Proposal for five townhouses at 164-172 Lancaster St. (not built); meeting minutes of CSA re: the proposal, building plans for townhouses, correspondence, 1989.

F. 7: CSA protest vs. zone variance for 501 State St., 2001.

F. 8: CSA Home Restoration and Repair Survey questionnaire, 1991.

F. 9: Plan for exterior improvements to Westminster Presbyterian Church, 1970

F. 10: Maps of Center Square showing land use (1972), relation to South Mall, parking for Rockefeller Institute.

F. 11: CSA questionnaire for members re: quality of life issues. Also, CSA v. Mayor Corning, etc. of Environmental Quality Review Board, 1980, photocopy from a book of reports of the NY Supreme Court.

Box 17: Subject Files

F. 1: 329 State St. use variance for zoning board with opposition statements from CSA and Exhibits A-L, 2002; another copy.

F. 2: Timeline and chronology of 329 State St. zoning variance case.

F. 3: Statement about why CSA sued the Zoning Board re: 329 State St., and inspection reports of 329 State St., 2001-2003.

F. 4: Financial statements re: 329 State St. investment, 2002-2003.

F. 5: Newspaper stories re: CSA suit vs. Zoning Board in re: 329 State and 57 Dove St., 2003.

F. 6: List of CSA members names on Dove, State and Lancaster Sts. near 57 Dove and 329 State.

F. 7: Supreme Court, affidavits, exhibits of CSA in case vs. Zoning Board and W. F. McLaughlin & Co., 2003.

F. 8: Affidavits of petitioners, Notice of Petition and Complaint, petition for a judgment re: Article 78 of the CPLR, Summons, Memo. of Law, Notice of Motion to Dismiss, all re: CSA suit vs. Zoning Board et al., 2003.

Box 18: Subject Files

F. 1: Decision and order of Supreme Court that CSA did not have standing to sue in the case of 329 State St. and 57 Dove St., May 16, 2003.

F. 2: Petitioners-Appellant's Brief and Respondents Briefs re: case that challenged denial of standing of CSA to sue in case of 329 State St and 57 Dove St., May 2003.

F. 3: NYS Supreme Court, Memo and Order affirming that CSA has standing to sue re: State and Dove St. case; also press release re: CSA victory in the appeal.

F. 4: Legal papers re: the above case of the lawsuit of CSA vs. the Board of Zoning Appeals, Feb. 2003, incl. Summary of Proceeding, Memo of Law, etc.; also a statement of why the CSA was suing the BZA.

F. 5: Legal papers re: the above case of the lawsuit of CSA vs. the Board of Zoning Appeals, May 2003, March 2005. incl. Brief for Respondents, Notice of Motion for Realignment, affirmation.

F. 6: Correspondence re: 329 State St. case re: illegal work in violation of a temporary restraining order and other matters, also, Reply to Memo of Law.

F. 7: Legal papers re: the above case of the lawsuit of CSA vs. the Board of Zoning Appeals, incl. affidavits, Notice of Entry, e-mail re: bond of CSA, Memo of Law, 2004-2005.

F. 8: Correspondence, Decision of BZA Notice, Petition of Complaint and Summary of Proceeding, Affidavit, Memo of Law, 2004

F. 9: Correspondence re: CANA joining with CSA in the above lawsuit, also a copy of NYS Supreme Court Case Summary in matter of Save our Main St. Buildings in the Village of Catskill, 2002.

F. 10: Final decision of NYS Supreme Court, June 30, 2005, re: the extension of variances to McLaughlin Partnership.

Box 19: Subject Files

F. 1-4: Block of the Year program with meeting minutes, correspondence, evaluation forms, reports, etc.

F. 1: 1992, Upper Jay St. (betw. Lark and Dove Sts.)

F. 2: 1993 Chestnut Street.

F.3: 1995, Lancaster St.

F.4: 1996, State St. and Adopt-A-Block program, 1998, also status report on BOTY, 1999 and notes on BOTY, 1997.

F. 5: Hidden Home and Garden tours, 1995, 1998, 1999, 2000, 2002, 2013, flyers, award list, clipping; also draft of Beautification Plan and Budget, 2006-2008. Also, clipping about Albany's first clean-up day (5/7/1970)

F. 6: Tree planting file, incl. tree order forms with sketches of tree locations and species, correspondence, 1999-2000; also a memo about dead trees, 1997.

F. 7: Brides Row Centennial, Sept. 1999, incl. invitation, results of silent auction, etc.

Box 20: Subject Files

F. 1: Plan for the Preservation League of New York State 2000-2004, adopted by board, 1999.

F. 2: Council of Neighborhood Associations, Love Thy Neighborhood conventions in Albany, 1976-1990 (not all years) flyers advertising conventions and a booklet, 1982, describing each of the neighborhood associations.

- F. 3: Washington Avenue Armory, photocopies of sketch of the Armory's floors and statement of the Armory's weaknesses and strengths, n.d.
- F. 4: CSA project: Bright Red Bookshelf, a community literacy program, 2009.
- F. 5: City of Albany, Historic Resources Commission Ordinance, 1988
- F. 6: Community Development Block Grant program, 1995; also CDBG and Capital Hill Neighborhood Consortium program and 1995 and 1998 Paint Program.
- F. 7: Hudson-Jay Park, correspondence, plan of park, etc., 1999-2000.
- F. 8: Council of Neighborhood Associations, By-Laws and meeting minutes, 1933 and Neighborhood Resource Center, papers re: to neighborhood watch and service awards, 1997-2001; also conference, Neighborhoods Work 8 Program with notes about Center Square assets and gaps, 2005.
- F. 9: Policing and crime: papers re: Community Police Advisory Council, 1998-2006, incl. minutes of meetings of council, flyers about safety, Lark St. Area Public Safety Committee, 2007; also Sixth Ward Team Policing Pilot Project, 1993.
- F. 10: Assessment issues and Center Square, 1998, concerns about data collection and errors in properties assessed in Center Square; correspondence and other papers.
- F. 11: Flyers and other papers re: sales of particular homes in Center Square, 1998-2000 and Real Estate Auction of properties in Albany County, 2003; also a County Real Property Disposition Plan for foreclosed properties, 2000.
- F. 12: Real Property Valuation System, Assessment Data Array for Center Square properties, 1998 and printout of data for Converted County-Owned Delinquencies in the City of Albany, 2001.
- F. 13: University Heights Association, *UHA News*, 2002; Park South Neighborhood survey.
- F. 14: Spiral notebook with notes about various meetings and other notes.
- F. 15: Miscellaneous printed and other items.
- F. 16: Large map of Assessment Disclosure, City of Albany, Albany County, by NYS Office of Real Property Services, 1998. Also, map of Land Use in Center Square, showing, by colors, residential, commercial, institutional, parking and open space lands.

Box 21: Newspaper issues and Newspaper Clippings, Local newspaper issues.

Clippings from local (Albany newspapers) about various Center Square activities and involvement in zoning, parking and other issues. Many of the clippings are also found in

pertinent folders and have been photocopied; most of the clippings in this folder have been photocopied. Some were not photocopied because they are mounted or very large (full page) and because *all* the clippings in these records are also available on microfilm of newspapers at the Albany Public Library and New York State Library.

F. 1: Group of mounted clippings about Center Square and urban architecture preservation, 1965-1972, nearly all from the Knickerbocker News and Times Union.

F. 2: Issues of *Capital Neighbors*, a local newspaper, 1996, Feb. 1999 Fall 2000, Holiday (Christmas) 2000, Spring and December 2001, Spring 2004, Summer 2004. Most issues have an article about some aspect of Center Square.

F. 3: Full page articles about Center Square from the Times-Union, 1974, 1977, 1980 and an issue of the SUNY Albany Student Press, 1972 with articles about parking and student housing.

F. 4-8: Photocopies of newspaper clippings about Center Square events, residents, buildings and issues of concern. Some of the clippings are dated, many are not; and are not in any particular order.

Boxes 22-23: Zoning

These two boxes contain a quantity of legal documents, briefs, petitions, correspondence, Albany Zoning Board appeals, hearings and decisions, Zoning Board Notifications of Local Action and other material re: to issues of concern to the CSA about changes in the Center Square, position of CSA re: South Mall Environs, neighborhood and alterations to buildings and spaces and changes to the city zoning ordinance, 1970-2005. The files are in general chronological order with some folders related to a specific zoning case.

Box 22: Zoning:

F. 1: 1970-1973, incl. Report of the Committee on the South Mall Environs, 1973.

F. 2: 183-201 Jay St. case, 1983-1989

F. 3: City of Albany Zoning Ordinance, 1993 and Amended 1999.

F. 4: Zoning issues, 1992-1999, incl. fish fry takeout place, State St. Mansion House

F. 5: 310 State Street case, 1991-2001

F. 6: 57 Dove St./329 State St. case, 2003

F. 7: 57 Dove/70 Chestnut St./ 329 State case files, 2001-2004.

F. 8: Petition and photos re: 329 State St., a public nuisance and non-conforming status., 2001.

Box 23: Zoning, cont.:

F. 1-3: Legal briefs, working papers, affidavits, narrative description of variances, and other material related to the zoning cases of 329 State St. and 57 Dove St., 2001-2004.

F. 4: Zoning cases of 313 State St., 90 Swan St. and others.

F. 5: Zoning cases and complaints re: 214 Jay St., 310 State St., 308 Hudson Avenue, 128 Lancaster St.

F. 6: Miscellaneous papers re: various zoning issues on Lancaster, Lark, State and Chestnut streets, 2001-2003.

F. 7: Account statement of Young, Sommer et al for work on zoning cases, 2004-2005 and notes on donations to the CSA Legal Fund.

F. 8: Miscellaneous correspondence and press releases re: code enforcement and zoning, 1978, 1979, 1995, 1999.

Box 24: Parking in Center Square, 1991-2005.

Parking, both on-street parking and parking lots, has been a major issue of contention and dispute of the CSA with the City of Albany and in particular with the New York State employees who have used the streets adjacent to the Empire State Plaza for daily parking. There is a good deal of material about the residential permit parking system.

The papers are generally filed chronologically in this file and consist of: correspondence, CSA internal memos, petitions re: parking in Center Square, a parking space survey, 2005, broadsides re: to parking, Final EIS about the Sheridan Hollow Parking Facility, 2003, Report of the Parking Task Force, Dec. 1994 and NYS legislative bills re: to parking in Center Square. Also a file including 2 letters, an Assessment Disclosure Map of Albany, 1998 and an EIS re: the Grand Street Parking Garage, 1998.

F. 1: Final EIS about the Sheridan Hollow Parking Facility, 2003, by Clough, Harbour & Assoc., for the NYS OGS.

F. 2: Statement of Findings re: Grand Street Parking Garage EIS, Oct. 1998

F. 3: Downtown Albany Parking Quiz re: residential parking permit plan, sample permit parking decals, Leave Your Car Home Day flyer.

F. 4: Correspondence (mainly e-mail) from Kathleen Rose, a Center Square resident active in the movement for a resident permit parking system, 2005, incl. a list of street parking space survey of Albany done in 2005.

F. 5: Correspondence and other papers re: to parking in Center Square, 1989

F. 6: Correspondence and other papers re: to parking in Center Square, 1992-1998

F. 7: Petition supporting resident parking proposal, n.d. (2004?)

F. 8: Report of the Parking Task Force, Albany, NY 1994, also various legislative bills and court briefs re: to parking, 1991-2009.

F. 9: Miscellaneous printed and other items re: to parking, 2002-2004.

Box 25: Hudson-Park Neighborhood Association and Lark Street Development

This is a file of records of two organizations concerned with property, business, parking and housing bordering Center Square with similar concerns and interests. The three organizations have worked on similar issues at different times in their history. The records of the two organizations here include the following items. There is also (F.9) a copy of the constitution and by-laws of the Washington Park Area Improvement Association.

Hudson-Park Neighborhood Association: The Hudson-Park group was formed in 1974 to help “neighbors committed to maintaining a ...sense of community and a high quality of life.”

F. 1: The papers included in this file are concerned mainly with the creation and upkeep of the Hudson-Jay Park and Community Garden and include correspondence, park plans, work schedules and assignments for volunteers at the park and other papers, 1997-2003. There are five issues of the *Neighborhood News* (May 2000, March & April 2001, June and November 2003). Also, a census report of Neighborhood Statistics Program, Narrative Profile of Hudson Park-Center Square; Also, a plan by NYS OGS of the Improvements to Turnaround, South Mall Arterial, Swan St., 2000.

F. 2: File of minutes, and other papers of the City of Albany Dept. of Housing and Community Development re: to the Consolidated Planning Process, 1995.

Lark Street Neighborhood District Management Association: This association is concerned with the preservation and development of the Lark Street neighborhood which is both a commercial and residential neighborhood. The files include:

F. 3: Correspondence, legal papers, building plans re: controversy over the proposed demolition of 207 Lark St., i.e. Lemme’s Market, 1989-1994

F.4-7: Correspondence, agendas and minutes of meetings of the Parking, Stakeholders and Reconstruction Committees, proposals and reports of Clough, Harbor and others re: to the Lark St. Reconstruction (aka Rehabilitation) Project, 2000-2002.

F. 8: Correspondence and Zoning Board Agenda re: to the application of LuLu’s for a liquor license for 288 Lark St., 2001.

Washington Park Area Improvement Association:

F. 9: This is a photocopy of the Association's Constitution and By-Laws, undated, 2 cop.

Boxes 26-32: Property Cases.

This is a large file of records of correspondence, court decisions and legal briefs, reports, complaints to city, minutes of meetings, notices of violations of city codes, applications to Zoning Board, zoning decisions and appeals, testimony before Zoning Board, maps, tax statements, newspaper clippings and other material re: to the properties and planning issues re: to properties in Center Square. The issues generally re: to changes in property designations from single to multi-family dwellings, new apartments, parking lots, condition of properties, and other issues that might impact the Center Square neighborhood. The records are filed by property address. Some folders are filed separately because of their larger (legal) size, i.e. folders.

Box 26: Property Cases: Legal Size files.

F. 1: Terence J. Fox properties, 1916, 1971-1979, at Chestnut St. (58, 60, 62, 64); Lancaster St. (111,113,115,115 ½); South Swan, (96, 98).

F. 2: 48A Dove St., 1973-1983

F. 3: Elberon Place, nos. 3,5, 7, 9, 11; 1987

F. 4: 308 Hudson Avenue, 1981, property of Christopher Eatz and Kermit Bossard

F. 5: 161 Lancaster St., 1973-1975

F. 6: 177 Lancaster St., 1974-1977

F. 7: 244 Lark St., 1973-1981

F. 8: 96-98 South Swan St., 1980-1981 (law office)

F. 9: 248 State St., 1985-1992

F. 10: 256 State St., 1981-1985

F. 11: 258 State St., 1971-1981 (Russell Sage College)

Box 27: Property Cases

F. 1: John Garry and Daniel Lanzetta properties, 1981-1987, Chestnut St. (70-78) and Lancaster St. (117-125)

F. 1A: Clippings for Garry/Lanzetta file.

F. 2: Daniel Button property, 1970, 134 Chestnut St.

F. 3: 144 and 146 Chestnut St., 1971-1974, 149 Chestnut St., 2000

F. 4: 151 Chestnut St., 1980-1983, 70-78 Chestnut St., 1995; 154 Chestnut St., 1989; 167 Chestnut St., 1998

F. 5: 39 Dove St., 1969-1975, 43 Dove St., 1999.

Box 28: Property Cases

F. 1: 47 Dove St., 1970-1980

F. 2: Hamilton St. parking lot, 1973

F. 3: Elk St., nos. 2, 3, 4 (State Bar Association building), 1968

F. 4: 175 Jay St., Knickerbocker Apartments, 1988-1990

F. 5: 183-201 Jay St., 1983-1990, 165, 174 and 176 Jay St. 2001.

F. 6: 192 Jay St., 1981-1982

F. 7: 128 Lancaster St., 1974-1975, (Tri-City Women's Center)

F. 8: 142 Lancaster St., 1982-1984, (Albany Area Housing Opportunities, Inc.)

F. 9: 151-153 Lancaster St., 1979-1989

F. 10: 152 Lancaster St., 1974-1977

F. 11 Lancaster St., nos. 164,166, 168,170, 172; 1989-1992

Box 29: Property Cases

F. 1: 171-173 Lancaster St., 1973-1976

F. 2: F. 25: 201 Lancaster St., 1968-1979

F. 3: 208 Lancaster St., 1972-1976

F. 4: 222 Lancaster St., 1986, (Community Residence for Mentally Disabled Persons)

F. 5: 238 Lark St., 1978

F. 6: 252 Lark St.,1980-1989

F. 7: 254 Lark St. 1988-1992

- F. 8: 275 Lark St., 1981
- F. 9: 4 & 6 Spring St., parking lot case
- F. 10: 253 State St., 1974-1981; 248 State St., 2000
- F. 11: 315 State St., 1982; 274 State St., 2003
- F. 12: 324 State St., Picotte Hall of College of St. Rose, 1972-1991
- F. 13: 326-328 State St., 1974-1977
- F. 14: 327 State St., 1978-1984
- F. 15: 342 State St., 1976; 346 State St. 1998
- F. 16: 351 State St., 1977-1981
- F. 17: 352 State St., 1972-1989
- F. 18: 116 Washington Avenue, Ft. Orange Club parking lot, 1980-1982
- F. 19: 149 Washington Avenue, parking at former Hun House, 1973

Box 30: Property Cases: Legal Size files.

- F. 1: 281-283 State St., “Camary”; home for autistic adults, 1974-1989
- F. 2: 281-283, Bed and Breakfast, 1989-1992
- F. 3: 281-283 State St., 1992-1993; 2000
- F. 4: 281-283 State St., 1992-1993; Record on Appeal of this State St. case

Box 31: Property Cases: Legal Size files.

- F. 1: 312 State St., 1975-1984
- F. 2: 314 State St., proposed demolition for a parking garage, 1971
- F. 3: 314 State St., 1977
- F. 4: Same, 1981
- F. 5: Same, 1984
- F. 6: Same, 1985
- F. 7: Same, 1986

F. 8: Same, 1987

F. 9: Same, 1988

F. 10: Same, 1989-1992

Box 32: Property Cases:

This is a file of papers for a variety of legal and zoning cases re: to properties on Lark, State, State, Jay, and Lancaster; also a file on Washington Avenue and Dove St. The papers in these files were filed separately and may or may not relate to case files in the above property cases. The papers include notification of local action, correspondence, clippings, testimonies, zoning appeal applications and other papers. Some of the original folders holding these files have annotations that may be useful and they have been saved with the file. The files include the following:

F. 1: 200 Lark St., Wine bar restaurant.

F. 2: 207 Lark St., Elda's restaurant

F. 3: 227 Lark St. cafe

F. 4: 187 Lark St., restaurant and apartments

F. 5: 189 Lark St., Ike's Pizzeria

F. 6: 258 Lark St., Lionheart, Boatslip cases

F. 6A: 258 Lark St., Bombers case

F. 7: 286 Lark St., Rome's bar; 291 Lark St., 2000

F. 8: 288 Lark St., LuLu's

F. 9: 242 Lark St., conversion to 2-family house

F. 10: 258 Lark St., take-out restaurant

F. 11: 249 Lark St., Trinity Methodist Church

F. 12: 238 (exterior alteration) and 246 Lark St., (conversion to 3 units)

F. 13: 255 Lark St., Planned Parenthood; also 256 Lark St. Investors, 1988

F. 14: 252 Lark St., Café News

F. 15: 181-193 Jay St., 199-201 Jay St.

- F. 16: 158 Jay St., 159 Jay St., 175 Jay St.
- F. 17: 126 Lancaster St., 135-141 Lancaster St., 136 ½ Lancaster St.
- F. 18: 164-172 Lancaster St.
- F. 19: 194 Lancaster St., 208 Lancaster St., 215 Lancaster St., 222 Lancaster St.
- F. 20: 290, 291, 292, 298, 308 State St. cases
- F. 21: 310 State St., Air-Page case
- F. 22: 323, 336, 342, 344, 346 State St.
- F. 23: 352, 403 State St.
- F. 24: 353 State St.
- F. 25: 501 State St.
- F. 26: 159 Dove St., 110 Washington Ave., 38 Ten Broeck St., St. Joseph's Church
- F. 27: 70 Willett St., 2002 and Wellington Hotel demolition case, 2004; 195 Washington Ave., 2007; 439 Madison Ave. (Dunkin Donuts), 2000

Boxes 33-34: Photographs

This is a collection of color photographs, dated 1885-2000 (one photo dated 1885 with nearly all the rest date 1997-2000) of two major themes: 1. photos of houses and other buildings and 2. photos of CSA events such as street fairs, Christmas parties, etc. Individual house photos are not identified except for a few; other photographs of houses and buildings are identified only by the street where they are located. Event photos are identified only by the event and date. Individual persons are not identified in the photos.

Box 33: Photographs of Houses and Other Buildings

There are many photos of houses and other buildings on streets in Center Square. Only facades are photographed with a few of the backs of buildings and some detailed photos of stoops and front doors. The photos are chiefly color photos and vary in quality. The photos are filed by street and some have street addresses. Negatives are currently filed with the photos.

- F. 1: Lancaster Street, March 2000, 27 photos, no addresses, negs
- F. 2: Lancaster Street, March 2000, 27 photos, no addresses, negs.
- F. 3: State St. betw. Lark St. and Dove St., March 1999, 46 photos, addresses given

- F. 4: Chestnut St., lower section, March 1999, 23 photos, no addresses, negs.
- F. 5: Jay St., lower section and Dove St. betw. Lancaster and Jay Sts., March 1999, 27 photos, no addresses, negs.
- F. 6: Lancaster St., betw. Jay and Dove Sts., March 2000, 29 photos, no addresses, negs.
- F. 7: Chestnut St., betw. Lark and Dove Sts., March 1999, 26 photos, some addresses, negs.
- F. 8: Lemme's Market, 2 photos of façade and 2 photos of an elevation plan for the property, no date.

Box 34: Photographs of houses and other buildings and CSA events.

- F. 1: Chestnut St. betw. Dove and Jay Sts., April 1999, 28 photos, no addresses, negs.
- F. 2: State St, Spring 1997, 32 photos, no addresses, negs; some of these photos were taken to show poor street conditions.
- F. 3: Lancaster St., March 2000, 56 photos, no addresses, negs.

Events:

- F. 4: Photographs of a Christmas party in a home in Center Square, 1993? 1994?, 13 photos,
- F. 5: Photographs at the City Hall of a protest about parking in Center Square, 3 photos, undated.
- F. 6: Photographs of plantings at curbside and window boxes and gardens, 10 photos, undated, June 2001?
- F. 7: Photographs of 100th Anniversary party for Bride's Row houses, Sept. 1999, 12 photos
- F. 8: Photographs, of garbage cans in winter and trash heaps behind house that may have been used in a complaint to city about property owner? 17 photos
- F. 9: Photographs, b/w, of house and driveway on north side of Chestnut St. betw. South Swan and Dove Sts., c. 1974, 5 photos.
- F. 10: Photographs of Spring cleanup, May 1971, b/w, 6 photos, negs.
- F. 11: Photograph of 82 Chestnut St., built in 1885 by Robert James; a matted sepia photograph, undated, possibly taken about 1890-1900?

F. 12: Photograph, b/w, 8 x 10, of house at southwest corner of Dove and State Sts., undated, ca. 1960-65, 2 cop.

F. 13: Photograph, b/w, 8 x 10, of stoops, facades and sidewalk along a section of Lancaster St., 2 cop.

F. 14: Albany Eaves: Photographs of eaves on buildings in Center Square, all identified with addresses, col., 29 photos.

F. 14A: Slides of the eaves photos with a numbered list and a cd labeled "Albany Eaves."

F.15-17: Photographs of facades and eaves, stoops and groups of buildings in Center Square, mainly on Lancaster, Lark and Dove Sts., b & w, 120 photos. Most of the photos are identified with an address. Most of these photos date 1967 and 1968, others undated.

F. 18: Miscellaneous, incl. a postcard of Lincoln Park Pool, Albany; a photo of child on a fire engine, and a few unidentified negatives.

Box 35: Miscellaneous Items:

1. Six photographs of downtown Albany streets before and after the building of the Empire State Plaza, mounted on boards, probably used in an exhibit.

2. Binder of: Albany, Department of General Services, Customer Service & Resource Guide, Mayor Gerald D. Jennings, undated.

3. A floppy disk, with date 9/95 noted.

4. A cd-r disk with CSA legal affidavits, etc. re: to the CSA case vs. McLaughlin Partnership (329 State St.)

5. Folder of brochures, flyers, etc. of program of a conference by Neighborhood Resource Center, Dec. 2001.

6. Folder of brochures, flyers, etc. produced by the Albany Downtown Business Improvement District, Dec. 2001?

Box 36: Printed Material. This box contains the CSA newsletters, small paperbacks, pamphlets and brochures as follows:

F. 1: Printed Material: Newsletters of the CSA, 1965-1976, possibly not a complete run of the CSA newsletter.

F. 2: City of Albany Budget, 1992, 1993, 1995

F. 3: Historic Albany Foundation and CSA, House and Garden Tours, 1976, 1980-1987 programs

F. 4: Brochures about CSA and other historic sites and neighborhoods in Albany, NY

F. 5: Center Square: Neighborhood Rehabilitation, by Capital District Regional Planning Commission, 1972.