HUDSON-MOHAWK URBAN CULTURAL PARK
MANAGEMENT PLAN

The Hudson-Mohawk Urban Cultural Park Commission 97 Mohawk Street Cohoes, New York 12047

December, 1984

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OVERVIEW AND SUMMARY

#### 1.1 Introduction

Riverspark\*...a bold venture in urban planning is being coordinated by the Hudson-Mohawk Urban Cultural Park Commission, a regional agency formed in 1977 by the local governments of Troy, Village and Town of Waterford, Cohoes, Green Island, and Watervliet. In deciding to plan for and develop the Hudson-Mohawk region as a new notion of a park, local officials and residents began a process that will preserve a national historical legacy and encourage many beneficial uses from a unique cultural landscape.

The concept of <u>Riverspark</u>, a live-in, learn-in park, has been adopted by New York State and forms the basis of a new state-wide system of urban cultural parks, a first of its kind in the nation. Inclusion in this system will provide statewide recognition and promotion of <u>Riverspark's</u> uniqueness and significance and assistance in preservation and development of our resources. As one of 13 designated urban cultural parks, the Hudson-Mohawk communities and state government will work jointly to attain the state's four goals for UCPs: preservation, education, recreational use, and economic development.

The management plan summarized by this document satisfies the requirements of state law for inclusion of <u>Riverspark</u> in the statewide system. It blueprints projects and programs and identifies costs and benefits associated with the fourfold UCP goals.

The plan will guide state and local actions over the next decade in a way that will ensure in the fullest sense the beneficial development of this region.

\*The Hudson-Mohawk Urban Cultural Park, legally recognized by New York State in 1977, is retained as the formal name of the park. Most significantly, this plan projects that <u>Riverspark</u> will attract a quarter of a million visitors annually by 1996. It will create 200 new jobs, stimulate \$17,000,000 in private expenditures and add \$2,000,000 annually to state and local tax revenues. Both state and local economic consultants agree that each urban cultural park in the statewide system will be a respected location attracting residential and commercial development. New York State's Office of Parks, Recreation and Historic Preservation estimates that each \$1 of public funds will yield \$7 in private investment in support of an urban cultural park.

This summary will focus on <u>Riverspark's</u> principal elements: public facilities, interpretation, preservation, recreation and economic development. Although developed as individual subjects, they closely interrelate, enriching the character and quality of life for all the residents of the six neighboring Hudson-Mohawk communities and for thousands of visitors. The fabric of industrial America will unfold as they explore <u>Riverspark...</u>where water ignited a revolution.

# 1.2 Park Concept

<u>Riverspark...</u> an innovative park design celebrating the birthplace of America's Industrial Revolution, illustrates in brick and mortar, and through the cultural heritage of its residents and institutions. the dramatic development of the United States from an agrarian society to a major industrial nation.

The park theme, Labor and Industry, pays tribute to the significant contribution this region made to the industrial development of New York State and the nation. Located at the confluence of the Hudson and Mohawk Rivers, it was the hub for a network of waterways which opened far reaching markets to the north and west. It was the center of the thriving iron and textile industries. Some of the nation's earliest labor union activity began in this area.

The park's name....Riverspark, signifies both the two historic rivers that are the dominant natural features of the park and the role that water power played in "igniting a revolution." Through Riverspark we will preserve, interpret, and promote our historic resources and rich heritage.

Providing a framework for the urban cultural park, the 28 mile Heritage Trail links over 60 historic, cultural, and scenic sites within Riverspark. The waterways of Riverspark will regain their prominence through festivals, new waterside parks, and regularly scheduled river boat tours delighting both resident and tourist alike. Two visitor centers will funnel the park's estimated annual visitation of 250,000. Theme attractions, strategically located along the Heritage Trail, will highlight aspects of the overall park theme through interpretive programs.

Through public investment in <u>Riverspark</u>, long lasting returns will be accrued by the six participating communities and the state. These returns will be measured by increases in private investment, tourist expenditures, jobs, and related tax dollars. A revolving loan fund to stimulate private investment in target areas will be established within the park program. This along with other investment incentives will foster the rapid revitalization of our historic downtown and residential districts.

There will be a dramatic change in the way this region is perceived making it a great place to live, work, or visit.

#### 1.3 Public Facilities

While the overall landscape of the six Hudson-Mohawk communities comprise the historic setting of Riverspark, it will be Riverspark's public facilities that will maximize educational and recreational opportunities and facilitate preservation of significant landmarks.

The Public Facilities Plan proposes the development of two visitor centers, several theme attractions and additional historic sites, and two open space recreational parks. These facilities are strategically located along the Heritage Trail which links over 60 historic, cultural, natural and scenic sites. The substantial public investment required to develop these facilities over the next ten years will be amply repaid through increased tourism and other economic activity.

#### Visitor Centers

Riverspark's two visitor centers are strategically located in the heart of downtown Troy and Cohoes where visitor amenities are concentrated and economic benefits are maximized. These centers will provide a multi-media orientation where tourists can be told of the history and significance of the area and introduced to the park's attractions. From these locations, visitors will be directed to historic sites, restaurants, shopping, and embark upon Riverspark's various tours.

- The <u>Burdett Building Visitor Center</u> is located in historic downtown Troy just steps away from Riverfront Park. This facility will bolster the transformation that the River Street corridor is undergoing from a street of mostly derelict and underutilized 19th century warehouses and storefronts to a street of newly restored landmarks used for market-rate housing, offices, specialty shops, and restaurants.
- The landmark <u>Silliman Church</u> provides a striking architectural setting for a Visitor Center in the heart of downtown Cohoes. It is conveniently and prominently situated near the restored Remsen Street shopping district, discount specialty stores, and Cohoes Music Hall, which features some of the best of regional theatre.

# o The Burden Building: Industry

This architecturally outstanding building, listed in the National Register of Historic Places, once served as the administrative offices of the vast iron and steel works that surrounded it. Located in South Troy, it will serve as an interpretive center on Riverspark's industrial history.

### o Second Street Historic District: Culture

The vast fortunes generated by 19th century commerce and industry is best evidenced by the magnificent architectural styles to be found on Second Street in downtown Troy. From sumptuous townhouses built for the captains of industry to elegant public structures, this six block district provides the most appropriate setting for the interpretation of this region's cultural life. Rensselaer County Historical Society will expand their exhibit and events programs to interpret the rich cultural resources to be found in Riverspark.

# o Rensselaer Polytechnic Institute: Technology

From the days of its founding in 1824, this institution provided the technical expertise to build the foundries, factories, canals and power works of the Hudson-Mohawk area. A permanent interpretive exhibit exploring RPI's leadership in education and technology in the 19th and 20th centuries will be accessible to the public.

# o Harmony Mills Turbine Room: Textiles and Water Power

Two massive turbines once powered 130,000 spindles and 2700 looms to produce 700,000 yards of cloth per week. These turbines will form the backdrop for a lively and realistic interpretation of the textile industry and water power resources for which this region was noted. Situated overlooking the Mohawk River and the dramatic Cohoes Falls, the architecturally magnificent Harmony Mills Complex is surrounded by some of the best preserved examples of worker housing and the area's finest discount shopping.

# o Waterford Lock 2: Canals

This landscaped triangular island, bounded by Erie Canal's Lock 2, the Old Champlain Canal, and the "Sidecut", a 130 year old series of locks, provides the setting for Riverspark's exhibitry describing the critical role the canal system played in securing the 19th century growth and prosperity of New York State. From this hub, visitors will be able to tour the adjacent historic village of Waterford, walk the towpath of the Old Champlain Canal, explore Peebles Island State Park, or hike up the famous Waterford Flight - the highest rise in the shortest distance of any series of locks in the world.

# o The Rensselaer and Saratoga Shops: Rail and Transportation

This national register facility in Green Island was erected in 1872 for the repair and rebuilding of steam engines. It provides an excellent location for the future development of a center interpreting the important role railroads played in the development of this region.

# o Watervliet Arsenal Museum: Munitions

The Watervliet Arsenal is a National Historic Landmark -a distinction reserved for the nation's most important historic sites. In operation since 1813, the Arsenal is the only manufacturer of cannons in the nation. The Cast Iron Storehouse, one of the Arsenal's oldest and most noteworthy buildings, will house a museum on armaments manufacture.

The Public Facilities Plan also proposes the further development of historic sites including St. Mark's Church (Green Island), the Herman Melville House (Lansingburgh), Troy and Cohoes Music Halls, and the Gasholder House (Troy).

# 1.4 Interpretation

Riverspark offers historic canals, waterfronts, and warehouses where commerce boomed in the 1800's; spectacular waterfalls which powered industries from the 1660's to the present day; 19th century mill districts and blocks of workers' housing; stately brownstones, elegant churches, merchants' mansions, Victorian music halls and operating industries. The interpretive program will use these resources to enliven our rich heritage.

# Labor and Industry Theme

The urban area surrounding the confluence of the Hudson and Mohawk Rivers thrived as a booming center of industry and commerce. Labor and industry dominated 19th century life in the Hudson-Mohawk communities and shaped the transformation from an agrarian to an urban, industrial society. Many of its historic buildings, sites, and natural vistas remain intact. Through their interpretation we will explore many facets of the park's "Labor and Industry" theme and experience America's Industrial Revolution.

## Interpretive Programs

- o <u>Multi-media exhibits</u>. Most of the projected 175,000 annual facility visitors will first experience the park through one of two Visitor Information & Orientation Centers. There they will encounter a dramatic multi-media panorama and exhibits that will excite the visitors interest, familiarize them with the park's marvelous resources and orient them about the tours, special events, and other UCP happenings.
- o <u>Riverspark's</u> theme attractions. These public facilities will recreate important aspects of 19th century life. For instance, the mighty turbines housed at the Harmony Mills will demonstrate the significance of the tremendous

water power resources used in this area for developing its huge textile industry. Through realistic recreation of the turbines' thundering sound, the swirling water, and the turning of its gears, wheels, and the leather belts, the visitor experience will be enhanced. Exhibitry designed for each attraction will be relevant and dramatic, and will capture the historic character of this area's exciting past.

- Tour program. A major feature of our park is the interpretive tour program. Guided tours will be offered by van, boat, bicycle, and foot to heighten understanding of this region's significant contributions to the industrialization of this nation. Self-guided tours will be encouraged through maps and tour tape cassettes. Theme and industry tours will highlight specific aspects of the park.
- Place making. Wall murals, historic markers and interpretive art will highlight for residents and visitors alike the unique character of each Hudson-Mohawk community.
- o <u>Educational enrichment programs</u>. Young people in their schools and in their communities will be exposed to the region's historic significance.
- o Matching grant program. The Commission, in its central role as facilitator, will encourage and support interpretive programming by private organizations and individuals through a 25% matching grant program.
- Workshops, conferences, and lectures. Special programs will be planned for those wishing to delve more deeply into aspects of our rich heritage.

#### 1.5 Preservation

The preservation plan was prepared to implement the goal of maintaining the integrity of <u>Riverspark's</u> 19th century setting as a living environment. <u>Riverspark</u> is not only a showcase of preserved landmarks, but also intact historic groupings interwoven with contemporary structures.

The Hudson-Mohawk region, the place of origin for the state system of urban cultural parks, has a need for a pragmatic approach to preservation that will encompass social and

economic concerns and make provisions for change. The Heritage Trail Plan noted that "The conservation of a complex urban area...will require the development of new tools as well as new alliances of public agencies and the private sector". These challenges motivated the preservation planning effort.

An inventory was organized to identify and classify natural resources and features for purposes of protection and determination of interpretive and recreational value. The Heritage Trail Plan's comprehensive inventory and assessment of the park's cultural resources were updated. Through surveys, interviews and consultations with public and private organizations, the priorities and strategy of the preservation plan took shape.

# Planning Strategy

The planning process identified historic sites and districts that are eligible for the State and Federal Registers of Historic Places and that are closely related to Riverspark's theme. These proposed "primary historic districts and sites" will be protected by either a local ordinance or private restriction or a combination of both. Much of the area requiring special protection is already subject to local historic district ordinances. Property owners in these areas will be eligible for preservation loans and grants through Riverspark's preservation revolving fund.

The preservation plan also attempts to create an environment for continuity throughout the historic communities that make up Riverspark. It seeks to accommodate change to meet contemporary needs with respect for cultural heritage. These "contextual" areas will be subject to a voluntary program for maintaining a sense of the past in a manner compatible with present day functions. Public actions like signage, special designations, capital programs, education, technical assistance, and incentives for private actions that preserve historic resources will be utilized. Education and maintenance of cultural identity, which are part of the Interpretive element, have an important supportive role for the preservation plan.

The preservation plan's success will come from creating a general understanding of the value of the park's character and way of life, while also preserving and maintaining strict standards for historic districts. That understanding has begun to take shape over the last few years. Riverspark will become the vehicle to solidify it.

#### Priorities

For the purpose of defining the Commission's preservation role, including the channeling of financial resources for preservation, the plan establishes four classifications prioritized on the basis of intrinsic significance, relationship to park functions, and feasibility. These are:

- o Primary historic districts and sites which are Register listed and Commission priorities. Recommended for this classification:
  - o. Troy's downtown historic district
  - o Waterford Village historic district
  - o Cohoes historic district
  - o Burden Building (Troy)
  - o Harmony Mills (Cohoes)
  - o Watervliet Arsenal (Watervliet)
  - o Silliman Church (Cohoes)
  - o Waterford Locks (Waterford)
- Secondary historic districts and sites which are also Register listed, but lesser priority based on the functions of the Hudson Mohawk UCP.
- o Heritage Trail which runs through both historic districts and contextual areas.
- o Contextual which are all remaining areas of <u>Riverspark</u> which are identified for the general goal of promoting a vivid impression of continuity throughout the historic park.

#### Preservation Standards

The State Urban Cultural Park (UCP) Act provides that preservation standards be appropriately applied in each UCP. The plan recommends that the Secretary of Interior's "Standards for Rehabilitation" be used for primary and secondary historic districts designated by the Commission. Guidelines for special concerns including preservation of industrial architecture are also specified.

Each local government within <u>Riverspark</u> will have the responsibility for implementing preservation standards for these historic districts and sites. A monitoring role is outlined for the Commission.

#### Assistance

The plan recommends that the Commission initiate a preservation revolving loan and grant fund to supplement the significant expenditures being made by local governments for preservation and rehabilitation. The Commission will also be responsible for coordinating, encouraging, and supporting the provision of technical services. These recommendations include establishing a technical services committee, preparation of a guide to preservation practices, and development of special programs for voluntary application of preservation practices.

#### Governmental Coordination

The plan renews a Heritage Trail Plan recommendation for the governor to issue an executive order "directing state agencies to focus existing funding and development programs in urban cultural park areas." This would strengthen implementation of the provisions in the current UCP law that seeks to foster the participation of all relevant state agencies in the development of urban cultural parks.

#### 1.6 Recreation

Expanded recreational opportunities and special events are an integral part of the <u>Riverspark</u> program. The fun, excitement and recreational opportunities they create will help promote the park's interpretive themes and shape a positive image of this area as "an exciting place to work, live or visit." They also have a substantial direct and indirect economic impact on this region.

### Parks & Sightseeing

<u>Riverspark's</u> natural resources abound with a delightful mixture of scenic vistas and pastoral settings. Their preservation and beneficial use are priorities.

- o Riverboat tours on a regularly scheduled basis will be established between downtown Troy and Waterford.
- Peebles Island State Park features fine views and historic industrial architecture within a picturesque natural setting at the confluence of the Hudson and Mohawk Rivers. Its development by the state will facilitate hiking, cross-country skiing, picnicing, jogging, and bicycling on this 132-acre island.

- o Linear parks along historic canals will be developed or expanded in Waterford to enable visitors to explore the historic Old Champlain Canal and the Erie Canal's famous "Waterford Flight" of locks.
- Scenic overlooks offering panoramic views of our historic communities, waterfalls, and other natural settings will benefit from improvements in access, landscaping, and signage.
- A new park is proposed adjacent to the Burden Building along the Hudson River in south Troy. It will offer visitors and residents picnic areas, playfields, trails and boat docking.
- o Boat access ramps are recommended for installation north and south of the Federal Dam to promote fishing and other recreational uses of the Hudson River.

#### Events

Heritage Trail foot races and bicycle tours, ethnic festivals and fireworks, streetfairs and bazaars already brighten our urban landscape. Riverspark will highlight these and other events that celebrate our heritage and our hopes. The Commission, in its role as facilitator, will work with other local organizations in the regional planning, coordination, and promotion of recreational and cultural events. The plan recommends:

- o Establishment of an Events Clearinghouse to encourage events clustering and diminish unproductive competition, thereby increasing audience appeal and attendance.
- Cooperative advertising and events promotion to include creation of Promotional Assistant position on Commission staff.
- Creation of 25% matching fund to stimulate special events.

### 1.7 Economic Development

Significant economic benefits will be accrued by the Hudson-Mohawk region and the State of New York through the implementation of this plan. Riverspark attendance is conservatively expected to grow from 60,000 in the start-up year (1986), double by the

target operation year (1991), and ultimately exceed 250,000 annual visitors by the time all public facility restorations are completed (1996). This would make <u>Riverspark</u> as attractive a tourist attraction as Hyde Park, West Point, and the State Museum in Albany. In addition, there would be a countless number of "casual" visitors lured to the region by the image and excitement created by the UCP.

#### Costs

In the next dozen years, the management plan envisions dramatic changes for the Hudson-Mohawk Urban Cultural Park. During this period, two visitors centers and other public facilities must be built; museums and exhibitions must be designed and developed; parkland must be bought and/or improved; boat, bus and walking tour programs must be started; directional and interpretive signs must be mounted all along the Heritage Trail; and the historic buildings, facades and streetscapes that make up the fabric of the UCP must be restored and/or improved.

Implementation of these plans will involve a substantial public and private investment. Riverspark direct development costs are expected to total nearly \$30 million as follows:

0	Public facilities, including two visitors' centers, seven theme attractions and seven key historic sites.	\$	5,	100,000
0	Interpretive exhibits for these and other facilities.	\$	1,	200,000
0	Recreation elements featuring two state parks on the river, as well as canal, overlook and other parks.	\$	2,	500,000
0	Circulation element including bus and boat tours.	\$		400,000
0	Signage element	\$		100,000
0	Preservation element including projected Community Development funds from the six Hudson-Mohawk municipalities.	\$2	0,	400,000

In addition, there are a number of UCP-related projects that will cost another \$45 million. These include mostly private development initiatives to revitalize the districts adjacent to the Troy and Cohoes Visitor Centers and other historic sites. The total UCP development costs would be \$75 million.

How will these costs be paid for? It is proposed that the State UCP Program contribute 5 million toward creating Riverspark. Other state programs would spend about \$2 million, mostly for traditional park development. This would be matched by a local public contribution of roughly \$28 million by local municipalities and counties. These public investments would then leverage \$40 million in strictly private investment.

#### Benefits

The benefits of the Urban Cultural Park more than justify these expenditures. Nearly a quarter of a million tourists and local facility visitors—plus an even greater number of casual visitors—will have a major impact on the local economy and the image of the six UCP communities: Troy, Cohoes, Town and Village of Waterford, Green Island, and Watervliet. By 1996—the target year to complete Riverspark facilities—the following economic impacts are anticipated.

- o <u>Jobs & Taxes</u>. Visitor expenditures will generate approximately 200 jobs. UCP-related sales and property tax revenues will total nearly \$2,000,000 a year for the six UCP communities, three UCP counties and New York State.
- o Expenditures. Visitors will spend nearly \$8,000,000 per year in the area. Of this, nearly \$6,500,000 per year will be spent on local retail goods and services. The remaining \$1,500,000 per year will be spent on overnight accommodations.
- Multiplied Impacts. Much of the \$8,000,000 in visitor expenditures will be recycled in the local economy and thereby generate an additional \$9,000,000 in local expenditures.
- Indirect Impacts. The image of the Hudson-Mohawk communities will greatly improve in large part because of casual visits to the Urban Cultural Park. Total new private investments and increased property values could, after the turn of the century, equal 10 times that of the original UCP capital investment or about \$300,000,000.

o <u>Economic Development</u>. A good portion of the UCP and related investment will be made in downtown Troy and Cohoes. This will greatly enhance private and public redevelopment activity in these two cities.

It will be many years before the entire management plan is implemented and all of these benefits are realized. A phasing plan has been formulated mindful of the goals and capabilities of the involved groups and public agencies. The year 1986 has been set as the target year to open the visitors' centers; the year 1991 has been set as the target year to open six of the seven theme attractions; and the year 1996 has been set as the target year to have all of these facilities developed to their maximum potential. Implementation of the full plan will require a major commitment from the six Hudson-Mohawk communities, three counties, the State of New York, and many local institutions and private interests.

The plan provides a balanced partnership between these parties, with the local communities and Hudson-Mohawk UCP Commission in the lead.

#### 1.8 Promotion Plan

Envision Communications was retained by the Hudson Mohawk Urban Cultural Park to develop a promotion communications plan to be included in the Management Plan. The goal of the plan is to build general awareness of the Park and stimulate attendance at visitor centers, specific historic venues and recreational events.

In developing this plan, Envision: reviewed existing publications, conducted a random sample attitudinal survey of 136 Capital District residents, toured the Park, and interviewed various residents.

Survey results indicate serious problems in promoting the Park to residents. Specifically, residents report:

- low visitation in last year to historic sites, museums, or educational events
- a high interest in American history but low participation in related activities
- low esteem of Cohoes and Troy as good places to visit

- view that Troy is the least desirable place to visit of all listed in survey
- term "culturally broadening" apparent negative in terms of attracting visitors

Consistent with the directives of the Park, the plan seeks to develop a promotion program directed at RESIDENTS and NON-RESIDENTS. More specifically, principal target audiences for the Park messages are:

#### RESIDENTS

Members of historical societies
Members of housing rehabilitation groups
Museum goers
Media
Government officials
Business/Industry leaders
School teachers (especially in Social Studies)

#### NON-RESIDENTS

Frequent travelers
Museum goers
Tour group operators
Conventioneers
Returning college alumni
Historical societies
Architecture students/professors
School teachers (especially Social Studies)

Given the limited promotion budget of the Park, as well as the cost-effectiveness of targeting messages, the plan recommends ranking various audiences, as follows:

community opinion leaders museum visitors school teachers within 50 miles of the Park

tour group operators travel agents frequent travelers

historical societies/preservation groups architecture students/schools returning college alumni conventioneers

In developing a general theme and promotional name for the Park, Envision sought to build interest and excitement into the perception of the Park, without contravening the basic historical nature of the Park.

As to names, the following were considered:

Craftsmen Center Nation's Builder's Park America's Cradle of Industry Prologue Spark

Of all considered, Envision recommends one which conveys: excitement, historical import, activity and causes the reader to ponder its meaning....

Riverspark

Where Water Ignited a Revolution

Can use themes of "Be a part of America's Second Revolution; Come to the Nation Builders' Sightway, it's a revolutionary experience; Come Rock America's Cradle of Industry".

Basic promotion tools recommended for development over a four-year span include:

General flyer/folder
Site- or event-specific inserts
Posters
Public relations in vertical (travel-related)
publications
Stationery and signage

Additionally, the assembly of an image bank, consisting of photos and illustrations, is required.

The suggested development of materials and the budget impact on an annual basis is:

<u>Year</u>	<u>Items</u>	Cost
1984	Corporate Identification Image Bank Flyer - pre-print	\$14,731
1985	Flyer - printing Insert #1 Poster #1 Article #1	\$19,159

1986 Inserts #2 & 3

Poster #2

Articles #2 & 3 \$15,950

1987 Inserts #4, 5 & 6

Poster #3 \$15,001

These are base budgets. As facilities develop and the need for other promotion materials increases, budgets will have to accommodate those needs. Thus, total budgets recommended on an annual basis are: 1984, \$18,750; 1985, \$52,000; 1986, \$38,000; 1987, \$38,000; and, 1988, \$40,000.

### HUDSON-MOHAWK URBAN CULTURAL PARK BOUNDARIES

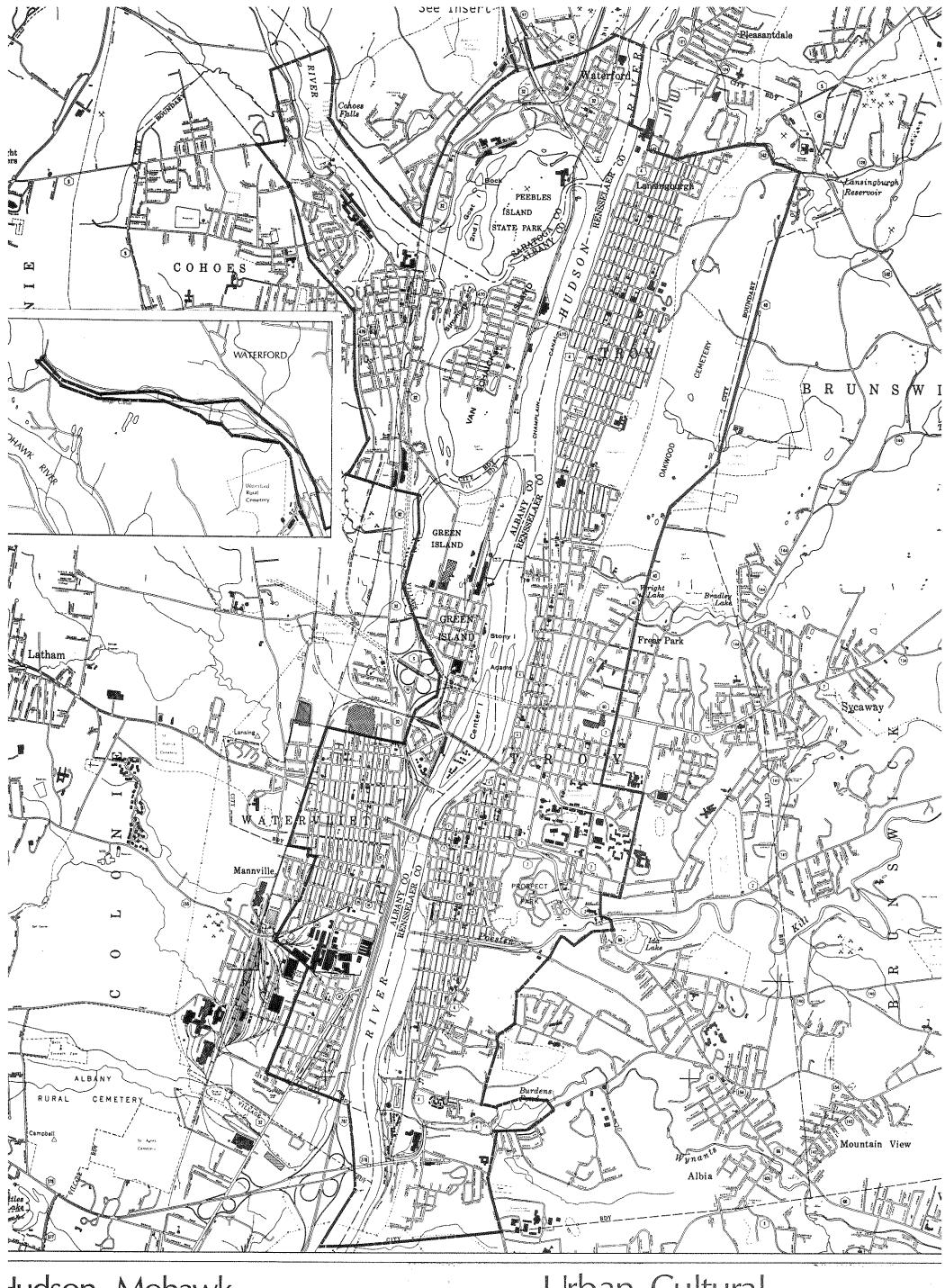
## 1.1. Introduction: The Urban Cultural Park Act

The urban cultural park act provides that a UCP management plan shall include the boundaries for the UCP. Paragraph (a) of subdivision 4 of Sec. 35.05 of the Parks, Recreation and Historic Preservation Law specifies that:

The boundaries of the park set forth in text and depicted on a map. Areas or zones within the park shall be identified for particular nature and intensity of use including those zones most appropriately devoted to public use and development by state or local government; and private use. Boundaries shall be located as deemed necessary or desirable for the purposes of resource protection, scenic integrity, and management and administration in furtherance of the purposes of this title and the estimated cost thereof;

It is clear from this provision and purpose of the UCP Act that the boundary requirement is to serve a two-fold purpose: (1) to define the overall area of the UCP that is an historic setting "where natural features, historic events of trends and the record of the people who lived there combine to reveal a special character that reflects man's important attainments from the past to the present time" and (2) to identify boundaries for zones and sites based on management objectives and needs.

This component of the management plan will explain the reasons for the HMUCP boundaries and will generally describe the boundaries as they are specifically delineated on an accompanying map.

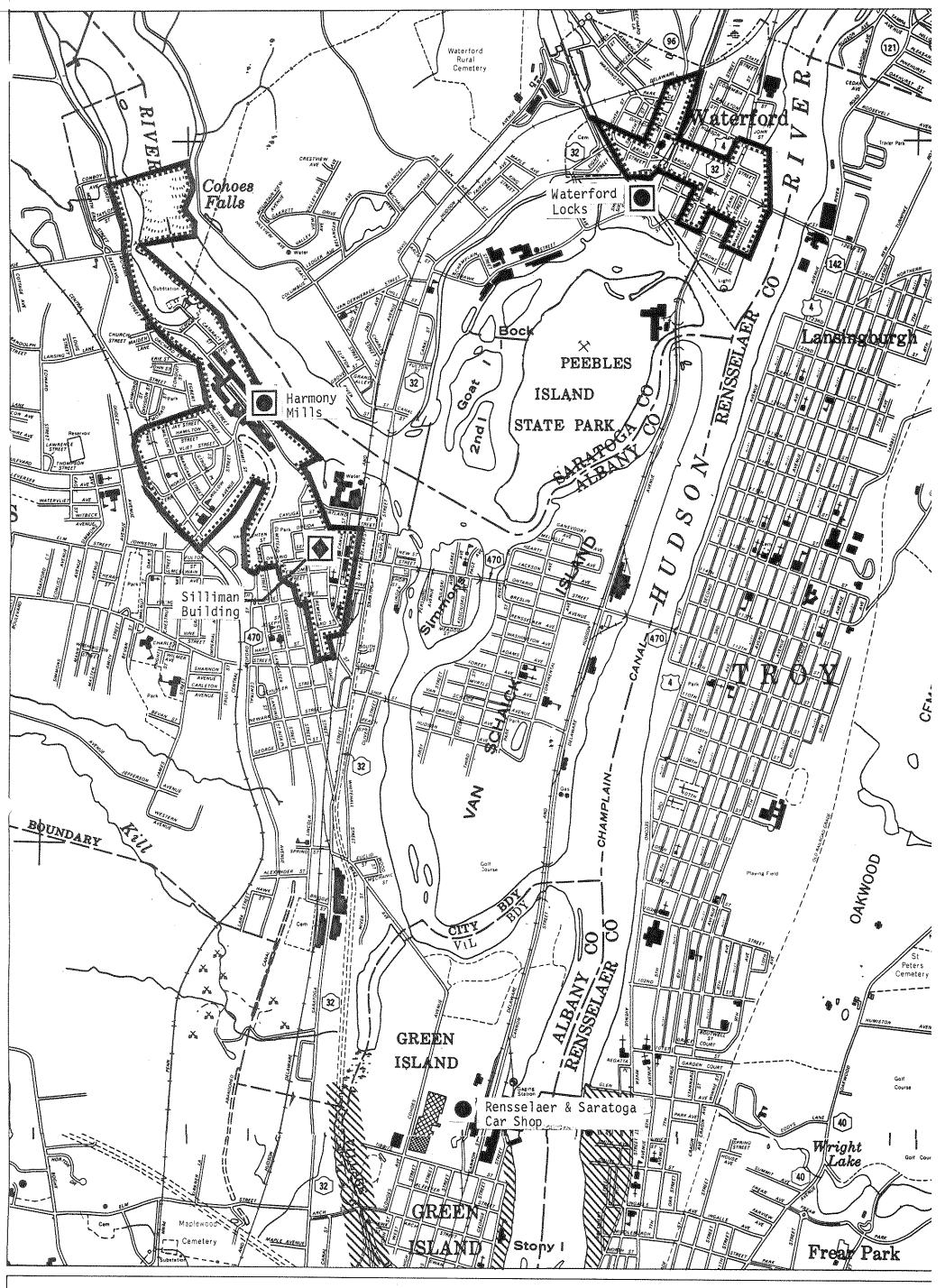


Hudson - Mohawk Jrban Cultural Park

Urban Cultural Park Boundary

ackhurst Fish Hutton Katz anners & Architects

p Source : .S. DOT Planimetrics 1974

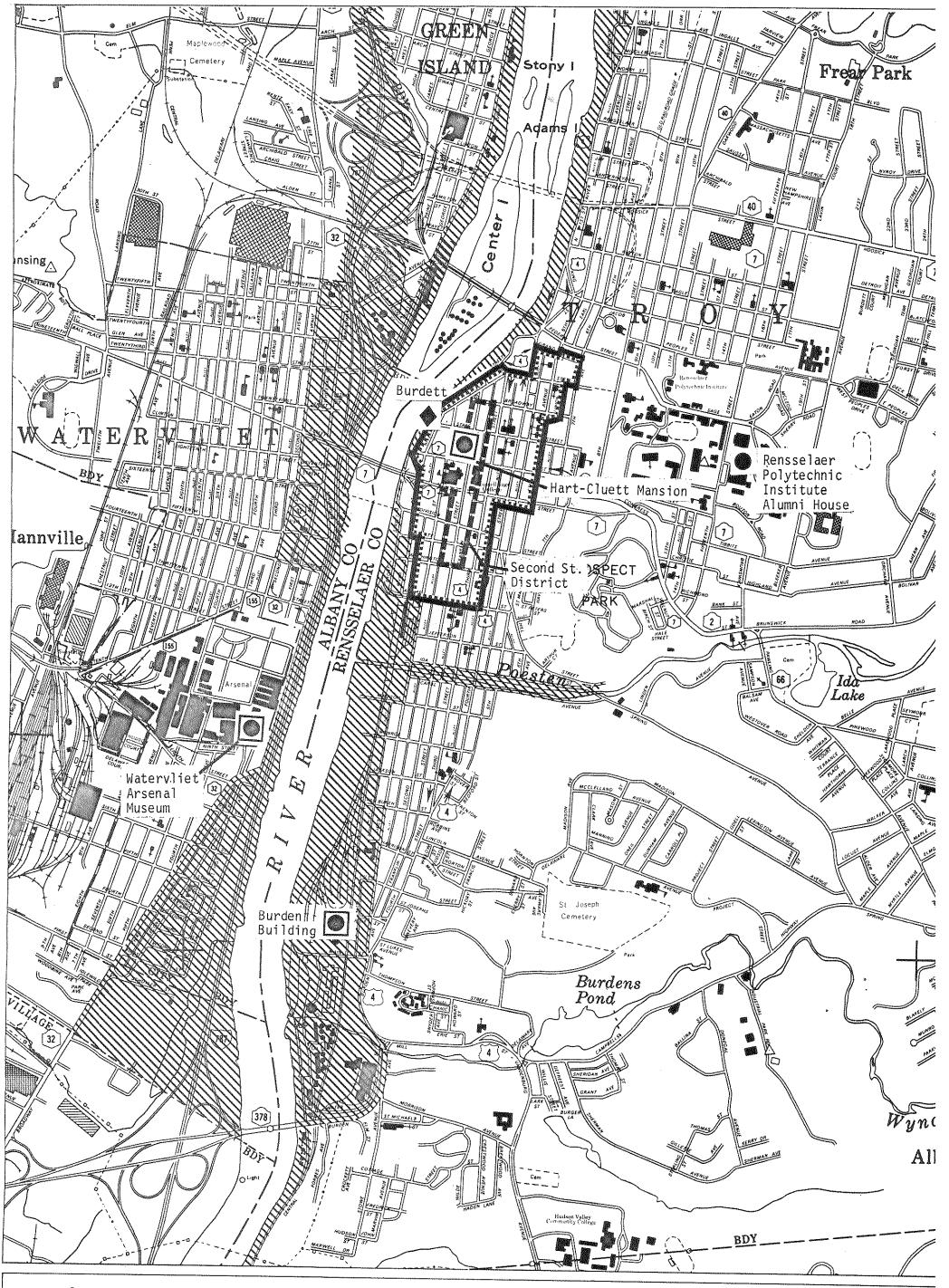


Hudson-Mohawk Urban Cultural Park

North Section Facilities

Buckhurst Fish Hutton Katz Planners & Architects

Proposed Primary Historic District Coastal Management Zone



# Hudson-Mohawk Urban Cultural Park

Buckhurst Fish Hutton Katz Planners & Architects

0 500

2500 ft

# South Section **Facilities**



Proposed Primary Historic District Coastal Management Zone Visitor Center Theme Attraction

### 1.2 Background

In 1977, the New York State Legislature passed an Act that recognized the Hudson-Mohawk Urban Cultural Park as created by 6 neighboring municipalities. Saluting the great historical-cultural significance of the area, the Legislature identified it as the first urban cultural park in New York State, stating: "The area at the confluence of the Hudson and Mohawk Rivers, encompassed in the cities of Troy, Cohoes and Watervliet, the villages of Waterford and Green Island and the town of Waterford shall be known as the Hudson-Mohawk Urban Cultural Park in recognition of the unique and significant urban resources and cultural Heritage encompassed by those communities (emphasis added) for purposes of interpretation, conservation and enhancement of the historic, cultural, economic, natural and architectural resources of the Hudson-Mohawk area" with the assistance of the New York State Office of Parks and Recreation.

The exterior boundary of the HMUCP as created by its organizing municipalities is its municipal boundaries with the exception of the suburban-rural area of the Town of Waterford. This boundary was established because, even with instances of contemporary development, it was determined that the overall geographic area of the communities possessed a "special character" derived from its dominant 19th century growth period and its physical setting. Furthermore, an inclusive boundary for the park furthered the Commission's participatory goal. Within this boundary are landmarks, historic districts and special natural features and areas that call for preservation and use in a traditional park like manner, but it is the uniqueness and innovation of the urban cultural park idea that brings together such an "amalgam" of resources "embracing man's total surroundings" and fosters maximum participation and beneficial use.

While the HMUCP boundary as established in 1977 and as recognized by Sec. 13.27 of the Parks, Recreation and Historic Preservation law will continue for the purposes of the HMUCP as a local or regional UCP, the boundary will be modified for the HMUCP as part of the Statewide System at the behest of OPRHP.

### 1.3 Exterior UCP Boundaries for State Program

The narrower state UCP program boundaries for the Hudson-Mohawk UCP delineate in a stricter fashion physical development marked

by the period of industrialization and the regional park's river setting. Most of the area in Troy within this boundary is being reviewed for a multiple resource National Register nomination. The whole of the area within this boundary evidences a strong continuity with the 19th century.

In general the boundaries have been drawn along municipal boundaries, census tract borders (Troy), and railroad track right-of-ways (Village and Town of Waterford, Cohoes, and Watervliet).

The specific boundary line for the Hudson-Mohawk UCP for state purposes, starting at the Hudson River between Troy and Waterford, is as follows:

From the center of the Hudson River, West along northern border of 143 Second Street property at Village of Waterford boundary to the D&H Railroad tracks. Southwest along west side of tracks to the Erie Canal. North along state property line on east side of Erie Canal to the Mohawk River and back down state property line on west side of Erie Canal to west side of D&H Railroad tracks. Southwesterly along west side of D&H Railroad tracks to the Mohawk River. Northwest along north bank of Mohawk to the City of Cohoes boundary. Follow City of Cohoes boundary line westerly to the N.Y. Central Railroad track right-of-way. South along the west side of the N.Y. Central Railroad tracks right-of-way to the southern boundary of Cohoes. Follow the Cohoes boundary east and continue east until you reach the Village of Green Island boundary. Follow the Village of Green Island boundary south to the northern boundary of the City of Watervliet. West along the City of Watervliet boundary line to the D&H railroad tracks. South along the D&H to the City of Watervliet boundary line. Southernly along the Watervliet boundary line to the Hudson River. South along the western side of the Hudson River to a point opposite the southern boundary line of the City of Troy. East across Hudson River and along southern boundary of City of Troy to Vandenburgh Avenue. North along Vandenburgh Avenue then west on Campbell Avenue to circle around Burdens Pond to Delaware Avenue. North along Delaware Avenue to Spring Street and west on Linden Avenue following the eastern boundaries of Census Districts 410, 409, and 406. West on Linden Avenue to north on Pawling Avenue to north on Bleeker Avenue to north on Burdett Avenue. West on Peoples North on 15th Street to north on Oakwood Avenue. West on Northern Drive to 125th Street. West on 125th Street to eastern curb of Second Avenue. North on Second Avenue to 126th Street. West along northern curb to center of Hudson. River.

## 1.4 Zones, Sites and Features

The following zones, sites and features are identified and delineated on the HMUCP boundary map to carry out management objectives:

- Zones for public use and development.
  - o The Heritage Trail including streets, public spaces and fronting property along the route established by the Heritage Trail Plan submitted by OPRHP to the NYS Legislature.
  - o Troy Primary Zone. The area encompassed in the proposed Troy Primary Historic District (downtown commercial and residential districts) and including the 2nd Street district attraction and a visitor center.
  - o Waterford Primary Zone. The area encompassed in the proposed Waterford Primary Historic District.
  - o Cohoes Primary Zone. The area encompassed in the proposed Cohoes Primary Historic District and including a visitor Center, the Cohoes Music Hall and Harmony Mills.
  - o Coastal Management Zones.
- o Sites for public use and development.
  - o Visitor Centers

Burdett Bldg., Troy Silliman Bldg., Cohoes\*

o Attractions

Watervliet Arsenal Museum\*
Burden Building\*
Harmony Mills\*
Hart-Cluett Mansion\* & 2nd Street District
Waterford Locks\*
R & S Car Shop
RPI Alumni House

\* Proposed primary historic sites

### o Other

Cohoes Music Hall Troy Music Hall Herman Melville House

3. Private use zones. The UCP Act specifically provides for identification of private use zones. These would be those areas of the UCP - "man's total surroundings" - where property use is of a private nature. Through appropriate and varying levels of preservation, and interpretive programs these private uses are an important element of any UCP. Maintenance of private uses is necessary to enhance the historic character of the UCP and through house tours, cultural programs, etc., public benefits are directly derived. These private use areas are denoted as a contextual zone in the HMUCP.

# 1.5 Primary Zone Boundaries

The <u>Cohoes Primary Zone</u> is bounded by the Cohoes Falls and extends along a line 50 feet above the northernmost point of the falls (and parallel to them) to the east bank. The boundary proceeds along the east bank to a point 50 feet southeast of the foot of the falls. It proceeds to the west bank parallel to the falls and southward along the west bank to a point opposite the southern property line of 7 Mohawk Street. The boundary continues along the southern boundary line of 7 Mohawk Street to its intersection with Mohawk Street.

The boundary of the Primary Zone then moves southerly along the center line of Mohawk Street to its intersection with the center line of Oneida Street. It then proceeds easterly along the center line of Oneida Street to the center line of the Delaware & Hudson Railroad right-of-way. It continues southerly along the center line of the Delaware & Hudson Railroad rightof-way to the intersection of the Delaware & Hudson right-of-way and the center line of Mohawk Street. The boundary proceeds north to the southern property line of 180 Mohawk Street and the rear property lines of 60-68 Howard Street. It extends to the rear (east) property line of 217 Remsen Street where the boundary turns south running along the rear property lines of 217 to 241 Remsen Street and on the west property line of 11 Columbia Street. At 11 Columbia Street the boundary turns west on Columbia Street for 133.25 feet to the intersection of the center line of Columbia Street and center line of Remsen Street. Then it turns north along Remsen Street. At a point

on Remsen Street 173 feet north of the intersection with the center line of Columbia Street and the southern property line of 228 Remsen Street the boundary turns west along the southern property lines of 228 Remsen Street to the rear of that property. It then runs north along the rear property lines of 228 to 170 Remsen Street crossing Howard Street.

When the boundary reaches the piece of land at 168 Remsen Street, it turns west along the irregular southern boundary of this property, extending to the center of Main Street. The boundary then runs north along Main Street 152 feet to the intersection of the center lines of White Street and Main Street where it turns west along the center line of White Street for 50 feet and then north following the west property line of 31 Main Street and the south and west property lines of 13 Main Street. It continues along the rear property lines of 11 and 9 Main Street to the southern property line of the piece of land north of 9 Main Street. The boundary turns west following the south property line of that piece of land to the center of Olmstead Street. At this point the boundary line runs north along the center line of Olmstead Street to its intersection with the center line of Ontario Street. Then the boundary proceeds westerly along the center line of Ontario Street to its intersection with the eastern right-of-way of Standish Place. The boundary then continues along the eastern right-of-way of Standish Place until it intersects with the bottom of the hill below the Johnston Mansion. The boundary continues up the hill toward the Johnston Mansion and then along the crest of the hill to the railroad tracks. The line follows the tracks until it reaches a point opposite the north side of Jay Street. From the north side of Jay Street the line crosses Egbert Street and reaches Harmony Street, running along the northwest side of Harmony Street to the west side of Devlin Street to the remains of Lock 18. The boundary line then crosses from the north side of Lock 18 to a point 50 feet above the falls, the point or place of beginning. This is the same boundary as the proposed Cohoes Primary Historic District.

Waterford Primary Zone. Starting at the Hudson River, the southern boundary runs west along the north side of South Street as far as Parker Lane, then north along Parker Lane to Middle Street, then west on Middle Street to the alleyway between Second and Third Streets. It then runs south down the alleyway to South Street, then westward along the north side of South Street to the alleyway between Third and Fourth Streets. It then runs north along the alleyway to the rear of properties facing on the south side of Broad Street

following the rear of said properties westward to the old Champlain Canal. It then follows the east side of the Champlain Canal to the Erie Barge Canal, then going westward along the north side of the Barge Canal to a point just west of Numbers 7 and 9 Eight Street. It then runs eastward to Seventh Street at the intersection with Pine Street, running east on Pine Street and then north behind the buildings fronting on the west side of Sixth Street to the D & H Railroad tracks. Then east along the tracks to the old Champlain Canal and south along the canal to Division Street. The boundary proceeds eastward along Division to the alleyway between Third and Second Streets, proceeding northward along this alleyway to Hudson Street, then east to the Hudson River, and from there along the Hudson River to the point of origin. This is the same boundary as the proposed Waterford Primary Historic District.

Troy Primary Zone. From its intersection with Adams Street, north along First Street Alley to Liberty Street; west on Liberty Street to River Street; north on River Street to Division Street; east on Division Street to First Street Alley; north on First Street Alley to Congress Street; Congress Street west to Front Street; north on Front Street to intersection with Third Street and Fulton Street; east on Fulton Street to Fourth Street; north on Fourth Street to Grand Street; east on Grand Street to Sixth Avenue, (including structures on both sides of street between Fifth and Sixth Avenue); Sixth Avenue south to Fulton Street; Fulton Street east to Union Alley; Union Alley south to State Street; State Street east to Fifth Avenue; Fifth Avenue south to Ferry Street; Ferry Street (including structures on both sides) west to Church Street; Church Street south to Adams Street; Adams Street west to First Street Alley. Unless otherwise specified, the center line of above streets constitutes the boundary line.

The primary zone boundaries for Cohoes, Waterford and Troy are the same as the respective proposed primary historic district boundaries.

Color coded preservation maps for the Cohoes, Waterford and Troy proposed primary historic districts can be found on the following pages. These maps provide the recommended boundaries for these districts and a building by building assessment of its historic status following the standard color codes:

RED PIVOTAL (Historic)

An intact building which has special visual merit or historical

importance.

GREEN MATRIX (Historic)

A vernacular building which retains an historic appearance.

YELLOW FILLER (Historic)

An old building which has had unsuitable alterations or sidings

added.

BLUE INCOMPATIBLE (Non-Historic)

A building which detracts from

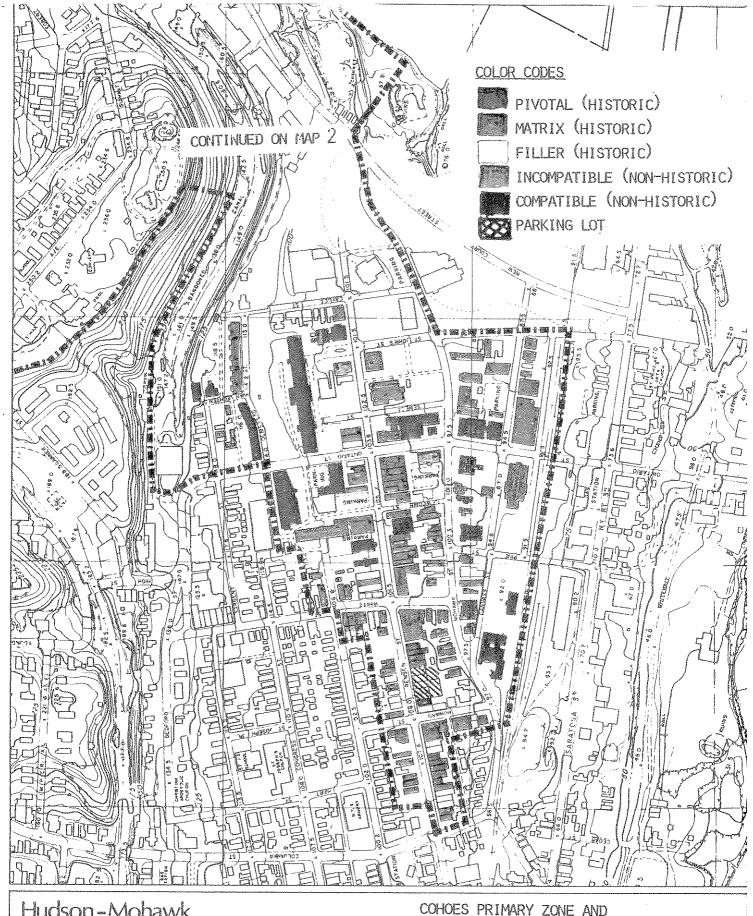
the historic environment.

BROWN COMPATIBLE (Non-Historic)

A recent building which does

not detract.

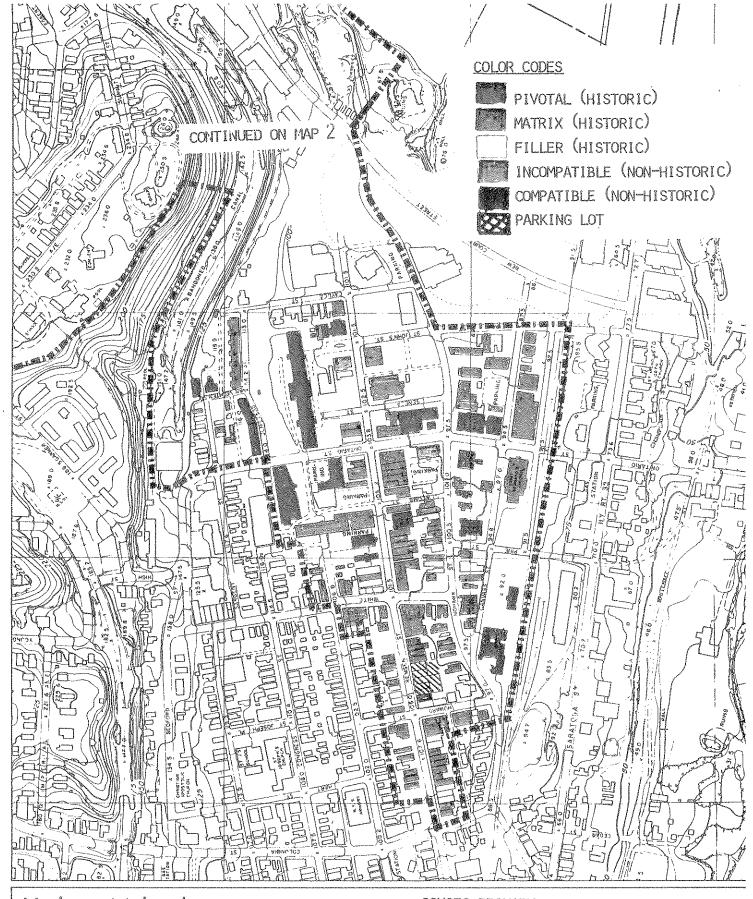
CROSS HATCH PARKING LOT



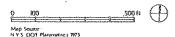
Hudson-Mohawk Urban Cultural Park

COHOES PRIMARY ZONE AND
PROPOSED PRIMARY HISTORIC DISTRICT
MAP 1





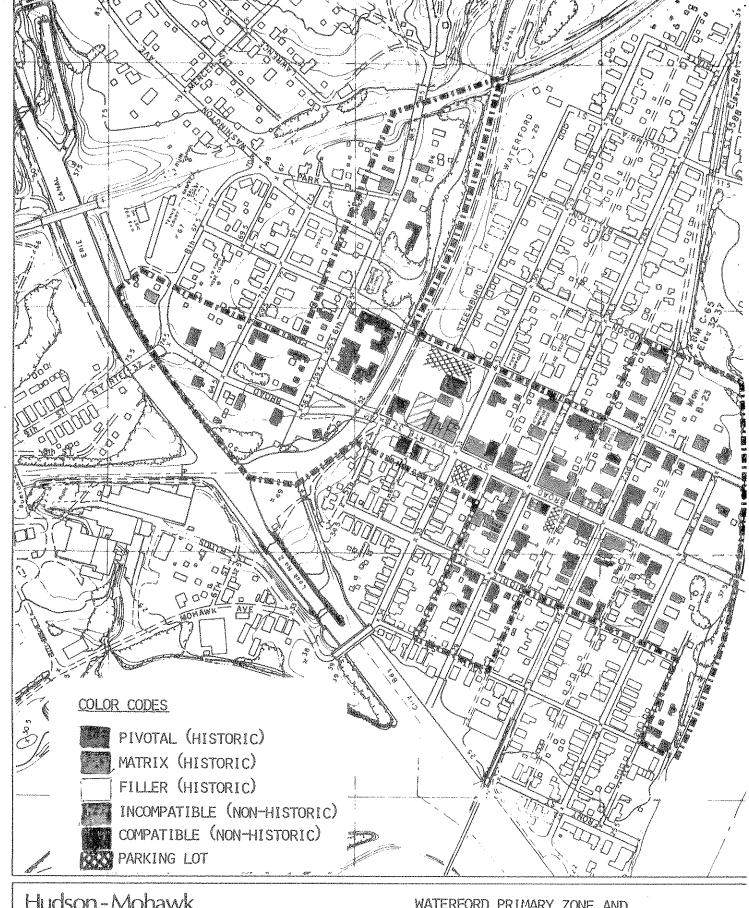
Hudson-Mohawk Urban Cultural Park COHOES PRIMARY ZONE AND
PROPOSED PRIMARY HISTORIC DISTRICT
MAP 1



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**BOUNDARY** 



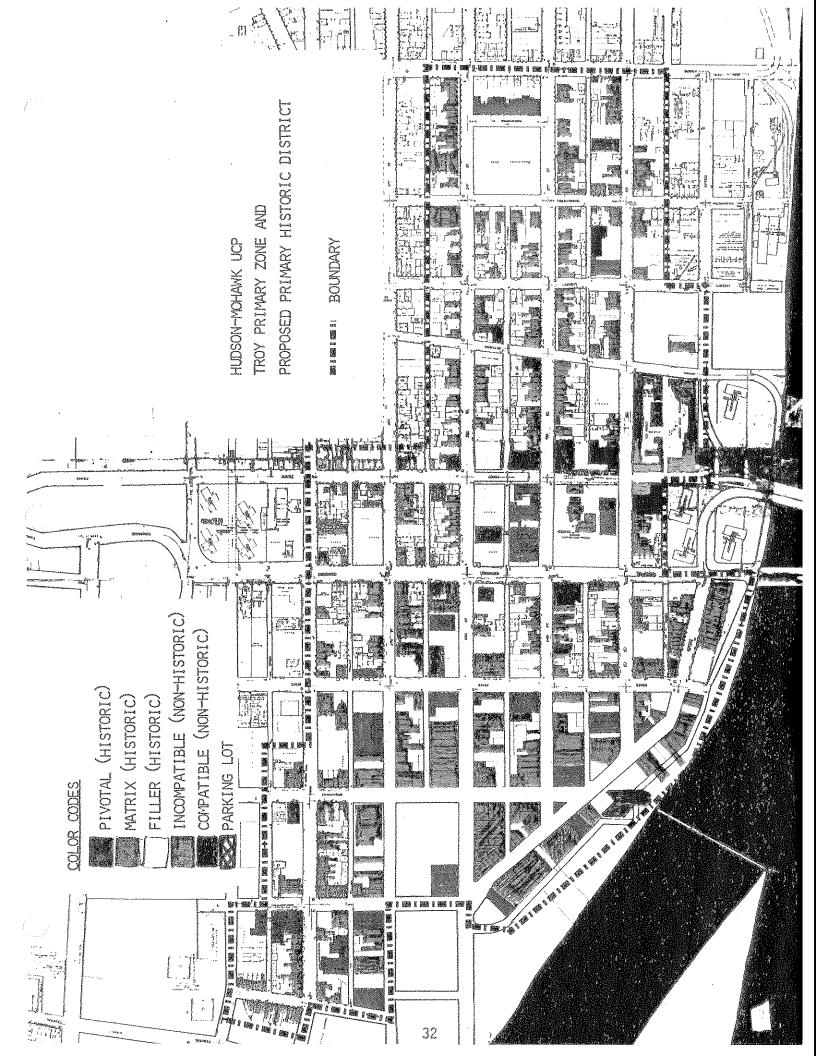


Hudson-Mohawk Urban Cultural Park

WATERFORD PRIMARY ZONE AND
PROPOSED PRIMARY HISTORIC DISTRICT

BOUNDARY





### 1.1 Introduction

Goals and objectives for the development of the Hudson Mohawk Urban Cultural Park (HMUCP) have been delineated in a variety of documents since the HMUCP Commission was established in 1977 by a joint cooperative agreement among the six member municipalities. The primary goal set forth in that agreement was to "evaluate and encourage cooperative effort for the purpose of interpretation, enhancement, development and use of the area at the confluence of the Hudson and Mohawk Rivers." In the same year the state legislature set forth a similar goal in recognizing this area as the first urban cultural park and providing for a plan to develop the Heritage Trail.

The Commission, with the assistance of the Hudson Mohawk Industrial Gateway, began detailing park goals and objectives in two documents: "The HMUCP Development Program: Preliminary Statement" (1977) and a "Policy Statement for the HMUCP" (1978). Park goals were categorized within the three areas of physical development, economic revitalization, and social/cultural enhancement. The Heritage Trail Plan, prepared by consultants for the State Office of Parks, Recreation and Historic Preservation (PARKS), expanded upon these goals and developed a more comprehensive list of priorities.

The Commission has been working closely with State PARKS during the past 5 years in implementing some of these objectives, which include performing feasibility studies, developing a tourism program, park promotion, Commission staffing, and signage.

The statewide urban cultural park program has developed four system goals: preservation, education, recreation, and economic development. They are compatible with the HMUCP goals and provide a framework within which to discuss the park's goals and objectives.

It should be understood that the overall park strategy is a complex web where the Commission at times may be a direct and primary actor. It will often, though, work in partnership with other entities (e.g. co-sponsoring marathon with City of Troy) or will simply be a facilitator for other organizations which share similar objectives. Therefore, the Commission's immediate organizational objectives will differ in scale from the overall formulation of HMUCP objectives which are shared by the many different entities with varying roles in a park composed of functioning communities.

# 1.2 Evaluating performance and effectiveness

The Commission is primarily a coordinating and supporting body for entities and organizations within the HMUCP that will be the primary actors in achieving Park objectives and carrying out Park programs. These entities and organizations should include the municipalities with their community development programs, the Hudson Mohawk Industrial Gateway promoting cultural tourism and supporting historic preservation, organizations with museum facilities providing interpretiveeducational services and programs, community, cultural and neighborhood organizations providing programs and promoting activities that foster cultural identity, the Chamber of Commerce and other business related organizations promoting the economic assets of the Park, etc. Some of these activities or programs will be pursuant to contract with the Commission and others will be simply based on informal understandings. Evaluation of performance and effectiveness must be reviewed in this context of a complex and concerted effort.

Generally, performance and effectiveness will be evaluated using two techniques. The first will be an implementation schedule for three year periods beginning with the completion of the Management Plan. It will specify facilities and programs to be completed or, at least, significantly advanced during the succeeding 3 year period. For example, it may call for completion of design, construction and opening of a visitors' facility within 2 years; design, fabrication and availability of Historic Plaques within 1 year; organization of a bed and board program within 18 months with accommodations offered in the succeeding 18 months.

The implementation schedule will be separate from the Management Plan, drawing on those items in the plan to be undertaken in the next three years. It will be prepared upon state approval of the plan.

Every three years following completion of the Management Plan, the Commission will undertake a review of the plan and the preceding implementation schedule. This review will include status reports on the Park goals for preservation, education, recreation and economic development and on the implementation schedule. A public meeting will be held and a new implementation schedule prepared. At this time there will be opportunity to evaluate the effectiveness of the Commission in its coordinative-supportive role with park entities and organizations and for public input.

## 1.3 Goals, Objectives, and Performance Standards

The following pages detail the Hudson-Mohawk UCP's goals, objectives and performance standards in chart form.

SYSTEM GOALS	PARK GOALS	PARK OBJECTIVES	MEASURE OF PERFORMANCE
Preserve historic build- ings and settings which portray the State's heritage.	Preserve and protect historic buildingsand settings in the park's primary zones, designated sites, and along the Heritage Trail.	Implementation of HMUCP Historic Preservation Plan in cooperation with the State, the municipalities and private interests. Such plan to include:  Implementation of preservation ordinances	Preservation ordinances or private
	entreprise seament	or private restrictions for primary zones.	restrictions adopted & implemented for primary zones.
	and the state of t	Implementation of voluntary preservation practices in contextual areas of park.	Preservation Practices Improvement Program established & operating
	COLUMN TO THE PROPERTY OF THE		Preservation Practices Handbook designed & published.
36	NASOS PRINCIPAL NASOS PRINCIPA	Economic incentives for preservation.	Creation and use of preservation revolving loan & grant fund.
	description of the control of the co	Nomination of historic resources to National Register	Program facilitating nomination of historic resources onto National Register set up and all properties within primary zone nominated.
,	A Company of the Comp	Technical services and assistance	Technical Services Committee created.
	ed bear construction		Preservation Clearinghouse established.
			Guide to Preservation Services published.
		Increased community awareness of cultural and historic resources.	Acceptance and use of park plaques and other cultural awareness mechanisms.
		Support for cultural institutions and neighborhood organizations that strengthen cultural identity within the park.	Exhibit & Program Support Matching Fund Program set up & operational.
	Telescope de California de Cal		

SYSTEM GOALS	PARK GOALS	PARK OBJECTIVES	MEASURE OF PERFORMANCE
	Conserve the river coastal zones, gorges, wetlands, and other natural resources within the park.	Identification, conservation and beneficial use of the natural resources of the HMUCP through:	
		Preparation of a natural resources based interpretive plan.	Natural Resource Interpretive Plan undertaken.
	and the state of t	Establishment of review mechanism to ensure identification and program to aid natural resource preservation.	Biennial meeting on park's natural resources held with representatives from state, county, local, and private environmental agencies.
•	opposite	In cooperation with the state, the municipalities and private interests,	Fishing brochure developed.
37	depote associate	the support and encouragement of programs including urban fishing, urban forestry, education on the natural history of the area encompassed within the HMUCP and general nature studies.	Park recreational opportunities brochure developed.
	a production and the second and the	Establishment of nature trails and/or center at Peebles Island & Burden Pond.	Nature trails established at Peebles Island & Burden Pond.
	reductives and do real and database pressure page.	Conservation and beneficial use of open space and natural resources of Peebles Island State Park.	Master Plan for Peebles Island developed & implemented.
	To de la contraction de la con	Intergovernmental Coordination	Notification & review process for state projects established.
	na n		Recommended executive order promulgated.
	Capital Distriction		
	U-VIII TO STORY OF THE STORY OF		

System Goals	PARK GOALS	PARK OBJECTIVES	MEASURE OF PERFORMANCE
ducate the public about ne history and signifi- ance of the historic fildings and natural nd man-made settings.	Educate residents of the park and visitors about the history and significance of the buildings and natural and man-made settings that help to interpret the park's labor and industry theme.	Implementation of HMUCP interpretive education plan based upon the heritage of the park's communities. Such plan to include:  Interpretive exhibits.	Exhibits developed and installed in 2 visitor centers and 7 theme attractions.  Exhibit & Program Support Matching Fund Program set up and operational.  Audio-visual program developed and functioning in 2 visitor centers.
		Tour programs	Walking tours in Cohoes & Troy established with signage. Tour program operating with regularly scheduled van tours leaving from each visitor center.
සූ	PORTIVISACIONES CONTRACTOR CONTRA	Poblicialisation	Brochures produced for self-guided Heritage Trail tours.
ω	<b>α</b>	Programs to increase access and use of museums in the Park.	Attendance at museums in park increasing annually.
	TOTAL MANAGEMENT AND THE STATE OF THE STATE	Establishment of signage, murals and other informational tools as part of an interpretive strategy to highlight the story related to the physical character of the park.	28 interpretive signs fabricated and installed. Park mural design program established.
	- Carried Control Cont	Presentation of lectures and other formats including Leisure Learning Weekends oriented to the general public.	Minimum of 1 lecture series held annually.
		Outreach to schools and promotion of park touring by school children.	School outreach program set up with 20 schools annually visiting park or viewing UCP presentation.
,		Support for historians, archeologists, etc. to undertake research and study concerning the history of the Hudson-Mohawk communities.	

SYSTEM COALS	PARK GOALS	PARK OBJECTIVES	MEASURE OF PERFORMANCE
Promote the recreational use of settings for active and passive pursuits.	Promote park visitors	Implementation of HMUCP recreational plan. Such plan to include:	Cultural programs and recreational events held with total annual attendance of 25,000.
pursuits.	participation in and enjoyment of active and passive pursuits.	Establishment of outdoor cultural and social programs, including festivals and recreational events.	6 UCP festivals and events supported and promoted annually.
			UCP Celebration & Events Funding Program operating.
	Improve and increase access and use of natural areas for recreational purposes.	Development and support for improvement and increased use of scenic overlooks, nature trails and other natural areas.	Overlooks developed or improved at Waterford Museum, Cohoes Falls, River Park (G.I.), Harmony Hills, and Prospect Park.
39		Establishment and support of river	Park & trails developed at Peebles Island State Park, Old Champlain Canal Linear Park, Champlain Canal Lock Park Overlook, and Waterford Flight Trail.
		related recreational use (fishing and boating).	2 boat access ramps developed (above and below the Federal Dam).
			Fishing brochure developed.
			Regularly scheduled riverbook tours provided.
		Encouragement of active recreational activities.	Bicycle trail brochure developed.
			Hudson Riverfront bicycle trail extended north to Green Island.
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to support tourism.  Organization of programs to attract and interest tourists.  Park promotion.  Promotional program in operation.  Promotional assistant added to Commisstaff.  Packaging of tours and hosting bus tours.  Program of systematic outreach to tour operation into park.  Support and encouragement of businesses serving tourists.  Key facilities in place & operational.  Visitation meeting projections detail in economic plan.  Promotional assistant added to Commisstaff.  Program of systematic outreach to tour operators set up with 150 buses annually coming into park.  Key facilities in place & operational.  Visitation meeting projections detail in economic plan.  Promotional assistant added to Commisstaff.  Program of systematic outreach to tour operators set up with 150 buses annually coming into park.  Key facilities in place & operational.  Visitation meeting projections detail in economic plan.  Promotional assistant added to Commisstaff.  Program of systematic outreach to tour operators set up with 150 buses annually coming into park.  Key facilities in place & operational.	SYSTEM GOALS	PARK GOALS	PARK OBJECTIVES	MEASURE OF PERFORMANCE
Restaurant built and operating at Tro Riverfront Park. Russell Sage Inn developed.	development through use of the historic buildings and settings.		Design and construction of facilities to support tourism.  Organization of programs to attract and interest tourists.  Park promotion.  Packaging of tours and hosting bus tours.  Support and encouragement of businesses serving tourists.	Visitation meeting projections detailed in economic plan.  Promotional program in operation.  Promotional assistant added to Commission staff.  Program of systematic outreach to tour bus operators set up with 150 buses annually coming into park.  Key facilities located in or near downtown areas and open.  Local Chamber of Commerce providing tourism support services.  Improvements made to Troy & Cohoes Music Halls.  46 directional signs fabricated and installed for easy access to facilities.  Restaurant built and operating at Troy Riverfront Park.

SYSTEM GOALS	PARK GOALS	PARK OBJECTIVES	MEASURE OF PERFORMANCE
Econ. Development (cont.)	Economic development of historic commercial districts and reuse of vacant historic structures within park.	General promotion of the Park for economic development compatible with the resources of the park including general promotion of the image of the Park, advertisement and promotion of economic reuse of vacant historic structures, etc.	75% of vacant buildings identified in land use plan reused. Surveys consistently demonstrate park region viewed as increasingly better place to live & visit.
41			

#### 1.1 Introduction

Land use considerations including inventories of cultural and natural resources and a general evaluation of existing land uses within the park were utilized in making decisions regarding public facilities and preservation. For example, the recommended primary historic districts and the visitor center sites were identified, in part, based on the nature of the land use associated therewith, for purposes of overall land use compatibility.

It is important to recognize that land use surveys and descriptions serve the purpose of planning the public facilities of the Park and attaining Park related goals. A land use plan isolated from Park planning (public facilities, preservation planning and evaluating the Park's economic impact) would be essentially useless. Used as a community development plan, a land use plan would be beyond the scope of the UCP Act and would be infringing upon other local domains for economic and community development planning.

Although the HMUCP's Management Plan Scope of Work, which is an application of the UCP Management Plan Guidelines to the particular circumstances of the HMUCP, was initially drafted to clearly not require a separate Land Use Plan element, it is perhaps worthwhile to identify land use factors that were utilized for the HMUCP Management Plan.

## 1.2 Land Use Concept

A UCP encompasses a living environment and as such has areas of private and public use. It also is a natural and historic setting with differences in degree between the historic and Park significance between areas within the overall UCP. Like the Lowell model, the objective is not just to have isolated preserved landmarks and historic districts, but to have a UCP where historic groupings interwoven with contemporary structures is the setting that conveys the Park's message. That is why the UCP Act provided for establishing zones with a UCP boundary for public use and preservation purposes.

The HMUCP Commission has identified 3 primary zones, the Heritage Trail, historic sites and a remaining area that it terms contextual. It proposes the following land use objectives:

- o Continuation of existing zoning uses throughout the Park which are deemed compatible.
- Application of preservation standards within the primary zones consistent with the procedures of the Preservation Plan and, as provided therein, redevelopment of vacant parcels and adaptive reuse consistent with the historic character and public use of each respective primary zone. Economic redevelopment of the Troy and Cohoes CBD's and Broad Street in Waterford being incorporated within the objectives of the HMUCP.
- O Use of education, technical assistance and persuasion to foster physical maintenance of land uses in contextual areas and along the Heritage Trail that is outside of primary zones.

This land use element incorporates by reference the Heritage Trail Plan, the National Register of Historic Places Inventory-Nomination Forms for the Waterford Village Historic District, the Cohoes Harmony Mill Historic District, the Cohoes Olmstead Street Historic District, the Cohoes Downtown Historic District, Troy's Second Street Historic District, Washington Park Historic District, Fifth Avenue-Fulton Street Historic District, Grand Street Historic District, River Street Historic District, and individually nominated Troy structures to include Ilium Building, Cannon Building, Proctors' Theater, McCarthy Building, National State Bank Building and St. Paul's Episcopal Church.

Also incorporated by reference are other elements of this Management Plan (Natural Resources Inventory, Public Facilities Plan, Interpretive Plan and Streetscape Plan) which identify the areas, sites, buildings and artifacts that are of particular significance to the Park's goals and objectives, theme and concept and which are located within the primary zones, designated sites, and along the Heritage Trail. The remainder of the Land Use element will focus upon the primary zones which are the focus for public activities, investment, and formal preservation.

## 1.3 Primary Zone Character and Use

The COHOES PRIMARY ZONE is made up of three national register historic districts. Their character and use are discussed within the context of each of these historic districts.\*

The <u>Downtown Cohoes Historic District</u>, nominated to the national register in 1984, is a 35-acre parcel encompassing the center of the nineteenth-century city of Cohoes. It lies a few blocks south of the Mohawk River, which runs east between cliff-like banks before splitting into the multiple channels through which it enters the Hudson River. The westernmost of these channels runs southward a few blocks east of the district. The district occupies relatively level terrain, sloping down gently towards the east. Remsen Street, the main commercial thoroughfare running from the industrial core north of the district to the residential neighborhoods at the southern boundary, forms the central axis to the district.

Roughly triangular in shape, the district is bounded by Oneida Street on the north and the tracks of the Delaware and Hudson Railroad on the east, its western boundary is an irregular diagonal zigzagging from the corner of Ontario and Olmstead Streets southeast to the intersection of Columbia and Remsen Streets. This boundary encompasses a city core which substantially retains its architectural and visual integrity. New commercial development north of the district and east of the tracks has been excluded. The residential areas south and west of the district, although contemporary with the district, do not possess the high quality design or architectural integrity which characterize district streetscapes. The Olmstead Street Historic District (listed in the National Register 6-19-73), a distinctive grouping of nineteenth-century mills and related tenements, abuts the downtown district's northwest corner. Farther north and west, the Harmony Mills Historic District (National Register 1-12-78), incorporating a large complex of cotton mills and worker housing, overlooks downtown from Harmony Together these districts comprise the Cohoes Pirmary Zone and proposed Primary Historic District.

The Downtown Cohoes Historic District includes a few industrial structures at its northwest corner, nineteenth-century residential neighborhoods on its southern and western borders, and the commercial and civic area centered along Remsen and Mohawk Streets. Of the 165 properties, in the district, there are 8 industrial or utility structures, 70 commercial buildings, 75 residences,

<sup>\*</sup> The material in this section, with the exception of minor changes, has been taken from the National Register of Historic Places Inventory-Nomination Form for the Downtown Cohoes Historic District, Olmstead Street Historic District, and the Harmony Mills Historic District.

and 12 public buildings, including 6 churches, a train station, and city hall. There are only ten primary non-contributing buildings in the district, most of them buildings of the historic period that have been extensively altered. Including the intact historic outbuildings, there are a total of 151 contributing structures in the district.

Two structures in the district, the Cohoes Music Hall and the Silliman Memorial Presbyterian Church, have been individually listed on the National Register. Three additional buildings including the city hall were designed by architects of regional or national reputation. Although only a few structures have been attributed to a known architect or builder, most district buildings are finely crafted, well-executed examples of national architectural fashions.

The district contains examples of the full range of architectural styles popular during its period of significance (1820 to 1930). with buildings of the middle to late nineteenth century predominating. The district is primarily characterized by two-to-fourstory brick structures with heavy hood moldings over the doors and windows and elaborate bracketed cornices in the Italianate and Second Empire styles. These structures are often attached in connected blocks or sit close together with little or no front and side yards. Buildings are homogeneous in scale, materials, and fenestration but are enlivened and distinguished by a variety of Victorian period detailing. The repetitious rows of Victorian era brick structures are occasionally interrupted by structures set back from the street, by earlier brick or frame buildings of simpler design, or by more monumental ecclesiastic, civic, or commercial structures. Other nineteenth century styles represented in the district include Federal, Greek Revival, Queen Anne, Gothic Revival, Romanesque Revival, and Chateauesque. The range of twentieth century Fashions is represented by two NeoClassical banks, an Art Moderne theatre, a Neo Georgian post office, and a Commercial Style commercial block.

Because development slowed considerably in the twentieth century and virtually came to a halt in the 1930s, many of the significant commercial and residential buildings, which were built at the height of the local prosperity, have survived unscathed. The district boasts many original storefronts, entrances, porches, and excellent examples of decorative architectural detail. Many first story storefronts have experienced alteration, but most commercial structures are intact on the upper stories. Most residences are well

maintained, although some have been sheathed in artificial sidings. Fire and deterioration have caused a few holes in the streetscape, but for the most part the district is a dense concentration of significant and intact period buildings.

Industrial. Three significant industrial buildings are clustered near the north west corner of the downtown district near the intersection of Ontario and Olmstead Streets. All are large brick buildings featuring rectilinear forms, regular fenestration and little ornament. Dominating the corner are two attached structures, five and seven stories high, of the Victor Carrybag Mills. Brick quoins, corbelling at the cornice, and two square towers pierced by round-arched windows constitute the ornamentation of these mills. Ranks of paired double-hung windows imply a construction date in the late nineteenth century.

Just to the east is the Troy Manufacturing Mill at 302 Ontario Street, a four-story, gable-roofed brick building with Italianate towers framing its front (north) facade. Built as an addition to an adjoining mill that has been demolished, it is a simple brick building ornamented only by brick corbelling along the side elevations at the cornice. Although the first two stories have been altered, the regular fenestration on the upper stories reveals its earlier function as a manufacturing building.

The Clifton Mills, originally a four-story mill which extended almost to Remsen Street, is located south of the Troy and Victor Mills at 26 Newcomb Street. A three-story commercial block replaced the Remsen Street end of the mill but the west end retains 12-over-12 double-hung wood sash that reflect its mid-nineteenth century construction date.

Residential. The residential buildings of Downtown Cohoes are designed in a range of styles including Federal, Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, and Dutch Colonial Revival with influences of the Shingle, Stick, and Eastlake styles.

Residential buildings significant for their architectural design and for their association with leaders of local industrial and political history are located primarily on Mohawk and Remsen Streets, which were the major north-south roads through Cohoes, from its earliest days. The house at 112 Mohawk Street is one

of 41 frame structures within the district and is one of the earliest residences. Built in 1836 by Joshua Clarke, the four bay, two-story house with hipped roof, is the district's only example of a formal detached Federal residence.

A modest Frame structure at 2-4 White Street dating from the 1820's is one of the oldest buildings in the district and characteristic of the simpler dwellings erected along Remsen and Mohawk Streets at this very early period. The two-story six bay duplex with its gable end parallel to White Street has narrow corner boards typical of Federal design but its wide frieze board with returns on the gable end suggest the influence of the Greek Revival style.

There are a few examples of brick Federal and Greek Revival style dwellings within the district: at 113 Mohawk Street are two remaining units of an eight unit residential block built in 1849. They exhibit marble lintels and sills and the smooth, unadorned facade and minimal cornice which characterize the Federal style. However, the engaged Doric columns framing the central entrance and the rectangular transom over the door are typical features of the Greek Revival style in Cohoes.

The district contains many elegantly detailed Italianate residences built between 1850 and 1890. The most common feature of these buildings is a heavy ornate cornice supported by carved brackets such as those found at 132 Mohawk Street and 59 Canvass Street. The typical double-hung wood sash of two-over-two lights may have round-arched windows, such as those used at 109 Remsen Street, or flat-arched windows. In many cases the windows are further embellished by hood moldings, typically of stone or cast iron. These features are repeated throughout the district in a variety of carved or cast moldings.

Despite its modern siding, the detached residence at 174 Mohawk Street exemplifies Italianate form and detail: the two story-frame building with a low pitched roof is accented by one-and two-story bay windows, projecting eaves with a richly decorated and bracketed cornice, and pedimented window hoods. The one-story porch on the front (east) facade wraps around to the north and is supported by chamfered columns and tooled brackets.

Abundant and well-crafted detail can also be found on several Second Empire style houses, their mansard roofs adorned with polychrome or patterned slate shingles. Outstanding among these is the Van Auken House, 115 Mohawk Street, which contains exceptional Eastlake detail. The two and one-half story brick residence, built c. 1873, has a mansard roof with patterned slate shingles. The asymmetrical massing includes a polygonal pavilion on the front facade and a projecting pavilion on the south facade wrapped by a single story porch and bay window. The dormer windows have segmental pediments containing carved panels supported by turned columns. Richly carved door and window moldings, heavy brackets, a carved cornice, chamfered porch columns and porch brackets add to the profusion of detail. The wood detail found on the porch, around the windows, and at the cornice display skilled craftsmanship and represents a rare application of Eastlake style detail in Cohoes.

The rectory connected to the former St. John's Episcopal Church at 169 Mohawk Street is another of the district's outstanding residential structures. Built in 1870-71 of brick and stone quarried in Schenectady, it was designed by Richard M. Upjohn in the "modern gothic style" also used for the original church. The steep pitched roof, irregular massing, and the polychrome exterior finish, achieved through contrasting random-coursed ashler wall surface with window surrounds, banding and arches of brick, are characteristic of the Victorian Gothic style frequently employed by Upjohn Firm. The rectory also includes such characteristic Victorian Gothic detail as hipped dormers, patterned slate roof, tall brick chimneys, quatrefoil carving and pointed arches.

Commercial. The commercial and residential architecture of downtown Cohoes have much in common, sharing such features as massing, proportions, fenestration, and even specific details of cornices and lintels in the dominant Italianate style. In fact, the majority of downtown Cohoes' commercial buildings accommodate residential uses on their upper floors. From the mid nineteenth to the early twentieth century, commercial establishments were distinguished primarily by the broad expanses of glass in their street level storefronts. Residences might have porches or bay windows extending the full height of the building, in contrast to the flat facades or oriel windows on commercial buildings.

An early example of commercial architecture in the district is 205 Remsen Street, which dates from the 1840s. The three-story, six-bay structure is the largest of the remaining Federal style structures in the district. Its delicate cornice adorned with a dentil molding appears fragile next to the bracketed cornices typical of the district. The cast-iron storefront typical of mid-19th century commercial design contains square columns supporting a modillioned cornice and slender columns framing recessed entrances.

Another early commercial structure is the Carter Block at 57-63 Remsen Street built c. 1850, a stately 3-story building featuring square pilasters, broad frieze, modillioned cornice, and parapet railing in the Greek Revival style.

The characteristic bracketed cornices of the Italianate style popular from the 1850s through 1880s dominate the commercial area, ranging from the simple carved brackets and boxed cornices of modest frame structures such as 137 Remsen Street to the elaborate scrolling, panels, and moldings of major brick buildings such as 88 Remsen Street. A particularly fine street-scape is formed by the row of buildings at 103-111 Remsen Street, ornamented with pressed metal cornices, quoins and hood moldings over the tall round-arched windows.

The district's one outstanding Second Empire style commercial building is the Cohoes Music Hall at 58 Remsen Street (National Register listed 2-18-71). The four-story brick building is the largest commercial structure in the district and its mansard roof, broken by panelled chimneys and dormers with oval windows, dominates the north end of the district. One of the most ornate and best preserved commercial facades in the district, the Cohoes Music Hall features elaborate hood moldings, stone belt courses, and a polished marble storefront with leaded-glass transoms.

By the end of the nineteenth century, commercial architecture was returning to simpler classical lines as seen in the unornamented frieze and boxed cornice of 182 Remsen Street. Commercial buildings of c. 1900-1920 typically include such features as modillioned cornices, simply ornamented parapets and trabeated storefronts incorporating broad columns, all of which can be seen in the group of structures at 137-149 Remsen Street (c. 1858). More elaborate classically inspired designs can be seen at 122 Remsen Street and in the street's three banks: The Cohoes Savings Bank (75 Remsen Street), built in

1904 with an addition in 1925, the State Bank of Albany at 91 Remsen (c. 1908), and the c. 1930 Mechanics Bank (now a jewelry store) at 119 Remsen. The Cohoes Savings Bank is a well-developed example of Beaux Arts classicism featuring rich contrasts between curved and straight lines, smooth and carved surfaces. Its symmetrical five-bay facade is dominated by a three-bay-wide Corinthian portico. Under the portico and on the side elevations, Corinthian pilasters separate tall round-arched windows. The corner bays are set off by quoining and pierced by rectangular windows. An unembellished entablature and parapet circle the roofline. The State Bank, like the Cohoes Savings Bank, features a symmetrical and balanced composition, but uses less planar variety and fewer curves, resulting in a simplified Neoclassical design. Beaux Arts influence is evident only in the facade, the centerpiece of which is a huge round-arched opening flanked by engaged double Ionic columns supporting an entablature and pediment. Ionic pilasters and plain brick piers separate the remaining bays and support a massive entablature, complete with moldings, dentils, and modillions, capped by a crenelated parapet. In contrast to these monumental designs is the smaller bank at 119 Remsen Street, now latered at street level: the Mechanics Bank building combines the rounded openings and balanced composition of Neo classicism with the smooth surfaces, fluted ornament and shallow, stepped parapet of the Art Moderne style in a restrained blend of classicism and modernism.

The Cohoes Theatre at White and Remsen Streets is the only fully developed example of the Art Moderne style in Cohoes. The veneer of yellow brick which covers the steel and cinderblock structure is relieved only by brick string courses which accent both the horizontal and vertical elements. Vertical zigzag moldings of grey brick balance the horizontal line and rounded corner of the main mass.

Public Buildings. Six distinguished churches, conspicuous for their monumental scale, accent the commercial and residential architecture. The United Church of Cohoes at 125 Mohawk Street, the First Methodist Church at 121 Remsen Street, and St. Bernard's Roman Catholic Church at 107 Ontario Street are large brick churches dating from the boom period of the 1860s. All three are variants of the popular Romanesque Revival style, characterized by round-arched openings and corbelled cornices. The Methodist Church, c. 1860, is a simple gable-roofed rectangle, a small pinnacled tower rising from its roof, the United Church, also c. 1860, is similar in form but its facade is broadened by massive square towers which rise from its front corners.

St. Bernard's, a cruciform in plan, makes reference to the Gothic arch in the pointed lintels above its rounded windows. Originally, a 200-foot spire rose from the square central tower, but it was lost in a storm in 1875; the present square belfry is a twentieth-century addition. The St. Bernard's property also includes a parsonage and an enclosed garden, the only open space within the downtown district. Across Ontario Street from St. Bernard's is the parochial school, Keveny Memorial Academy, c. 1920, a three-story brick institution embellished with Gothic ornamentation of cast stone.

The Silliman Memorial Presbyterian Church (National Register listed 8-1-79), dating from 1896-97, is an outstanding example of the late nineteenth century Romanesque Revival style. The grouping, which includes the church, church house, and an earlier residence, is a complex structure of rock-faced sandstone, its roofline punctuated by multiple chimneys, towers, and dormers capped by crockets and finials.

Of about the same period is St. John's Episcopal Church (now the Human Resource Center) at 169 Mohawk Street, a massive stone complex combining elements of Gothic parish church design and Tudor domestic architecture. This church complex incorporates the 1870 manse designed by Richard M. Upjohn; Upjohn's church was destroyed by fire.

The Heritage Baptist Church at 151 Mohawk Street, begun in 1850, exhibits elements of many expansions and remodellings, the most recent in 1939. It is essentially square in plan and symmetrical in design with gigantic round-arched windows centered on each of its faces. Round arches are also featured in blind arcades at the corners and in narrower windows of various sizes. A parapet ornamented with brick and stucco panels circles the roof. A pedimented and columned entrance porch is also included in the eclectic design.

Many fraternal and social organizations met in downtown Cohoes, and in the 1890s many built meeting halls in the district. The Masonic Temple at 128-130 Remsen Street is of particular prominence because of its elaborate Richardsonian Romanesque facade of rock-faced limestone. The Moose Club at 289 Ontario Street, although altered at street level, retains notable Beaux Arts detailing on its upper floors.

The Delaware and Hudson Railroad Station at 127 Canvass Street is a well-preserved example of its building type, dominated by the broad overhanging multi-hipped roof. Built c. 1883, the station exhibits characteristics of the Queen Anne style, particularly in the gabled entry which features imbricated shingles, curvilinear brackets, and broad courses of stone.

Cohoes City Hall, at the corner of Ontario and Mohawk Streets, has been a dominant landmark in downtown Cohoes since its construction in 1896. Designed by the firm of J. C. Holland and Co. in a composite of Chateauesque and Richardsonian Romanesque styles, it is constructed of grey limestone, smooth coursed ashlar alternating with bands of rock-faced stone. The use of stone, the irregular silhouette, wall dormers, transom windows, round towers with conical roofs and ornamental cresting and finials are characteristic of the Chateauesque style. Expressive Romanesque motifs include massive stout columns with foliated capitals supporting a semi-circular entrance arch.

Olmstead Street Historic District is contained within the boundaries of the Downtown Historic District curving along a line determined by an arm of the first Erie Canal (1826-44) later used as a power canal, the Olmstead Street row houses look over the canal and face the monumental Ogden Mill. Together, mill and tenements form the Olmstead Street Historic District, and the district boundaries encompass their rear property lines. Today the canal which divided the living and working world of the district's 19th century residents has been filled in, and the space is being made into a park with a fountain through a Model Cities Program.

The over-all effect of the row houses is one of uniformity of material, design and scale; however, each of the three housing blocks (#1-27, #29-37, #39-49) has some individual characteristics probably reflecting a difference in construction date. The block including #39-49 on the northwest corner of Ontario and Olmstead Street is three stories. It is brick with a rubble base, eighteen bays wide on the front (east) facade and four bays wide on the south (Ontario Street) side. The rowhouses have a gable roof, seven chimneys and a corbelled cornice along the front. The windows have stone trim and sills and the paired doorways which open onto stoops have wooden trim with a three-panelled front door and single transom above.

#29-37 Olmstead Street is attached to #39-49 on a slight convex angle to the street. It is two stories high, brick with a regular ashlar base, 15 bays wide on the front (east) facade and 3 bays deep on the side (north). It has a flat roof, simple cornice and the windows are larger than those at #39-49 with wood trim.

On the northwest corner of Olmstead and Van Vechten Streets #1-29 is the longest of the Olmstead Street rows -- 42 bays wide on the front (east) facade. It is  $2\frac{1}{2}$  stories high with dormers. Many details are similar to those of #39-49 which was apparently built at the same time. The windows have stone trim, the foundations are rubble stone, and the doorways have the same pedimented lintels and are paired with cement stoops.

The mill is located on the east side of the old canal bed. The north and south sections of the mill (1846 and 1844 respectively) are  $3\frac{1}{2}$  stories high with gable roofs and corbelled brick cornices. A square four story tower is centered on the 24 bay wide west facade of each section. The window openings have simple stone lintels, and most windows have twelve-over-twelve sash. The  $4\frac{1}{2}$  story central portion (1859) is seven bays wide and juts out on the east and west facades. This section has a low pitched gable roof and a cornice with modillions.

All windows on the fifth floor are trimmed with brick arches and those on the first four stories of west and east facades with segmental arches.

To the east of the mill are two brick, one-story, outbuildings: one is a garage and the other an eight bay wide structure with two arched doorways presently occupied by Padua Alarm systems.

The mill parallels one of the city's major streets, Remsen Street, and is approached at the terminus of Oneida Street beside the Cohoes Music Hall which is already listed on the National Register.

The Harmony Mills Historic District is the Third Segment of the Cohoes Primary Zone and perhaps the most impressive in appearance. A narrow shelf of land extends along the eastern section of the city, and it is on this flat land shelf, on the edge of an embankment overlooking the Cohoes Falls, that the mills of the Harmony Mills District were built. The five extant mills form

two rows which are parallel to the river. To the west, and slightly south of the mill complex, is a large neighborhood of brick or wood factory housing. Here the land rises abruptly and the basic grid street pattern is modified to accommodate the topography. The area is known both as Prospect Hill and Harmony Hill. It includes an old tavern, a church, a school and the house of the mill manager, known as Johnston Hall.

The boundaries of the district are: on the north, Jay Street, Devlin Street, North Mohawk Street and the Falls; on the east, the Mohawk River; on the south, a line running the crest of the hill behind the buildings on Johnston Avenue; on the west, Garner Street and the Troy-Schenectady Railroad. The historic district is roughly similar to the areas numbered one and two on the map of historic districts published in <u>Historic Cohoes</u>, Cohoes, New York but extends further north to include the Falls.

The largest district of factory housing, that on Harmony Hills southwest of the mills, contains the earliest such structures: three blocks of two and one-half story brick houses along Harmony Street north of Vliet Street. Some of the entrances have Greek Revival trim. By 1866 more housing was constructed on the west and north sides of Summit Street. Most of this housing was rather plain and was wood frame or brick in construction.

At the end of Summit Street, on a bluff overlooking the mills and river, stands Johnston Hall, built for the mill manager, D.J. Johnston. This rambling, brick, three story Italianate mansion with mansard roof and hooded dormers is notable for ample and well proportioned rooms, energetic and large architraves surrounding doors and windows, paired and arched mahogany front doors, and a feeling of graciousness which pervades even the servants quarters. From the four occuli of the tower room can be seen views of the houses of the workers, the mills, the downtown area, and the Cohoes Falls.

Situated on Johnston Avenue southwest of the mansion is the St. Agnes convent and school complex and St. Agnes Church, a brick Gothic Revival church built in 1891 whose tall slender spire can be seen from vast distances. A white two and one-half story, board and batten double house with double gables, angular dripstones and delicate bargeboard is located at 30-40 Johnston Avenue.

<sup>&</sup>lt;sup>1</sup>Bednar, Michael J., <u>Historic Cohoes, Cohoes, New York,</u> Troy: R.P.I., 1971, p. 20.

During the 1870's nine blocks of Italianate and Greek Revival housing units were built west of Summit Street. The two story brick factory housing at 1 to 19 Mangam Street and 94 to 66 Willow Street are typical examples. They have heavy wood cornices and pediments which visually unite several homes.

There are within this housing district on Harmony Hill occasional modern intrusions, mostly dwellings, which do not significantly affect the prevailing nineteenth century character of the area.

The smaller housing district, which was built north of the mills and overlooking the falls, dates from 1853. Here rows of two and three bay brick houses form a homogenous grouping. The three story houses along School Street numbers 1 to 5 have mansard roofs with hooded dormers. Unfortunately, these houses have suffered the addition of modern concrete front stoops which are out of character with the homes to which they are attached.

By far the most architecturally impressive structures are the five mills. The earliest mill, referred to as the original mill of the Harmony Manufacturing Company (1837), is a plain brick rectangular structure, two to three stories in height and approximately twenty-five bays in length. It has delicate dentiling beneath the cornice and a rectangular corbeled tower, recalling Romanesque prototypes. Mill Number 1 (1853) is quite similar in style to the 1837 mill and is a four story, gable roofed, brick structure, twenty-eight bays long.

Mill Number 2, built between 1856 and 1866 is a massive brick structure of three and four stories which achieves a special rhythmic quality through the use of drip stones over doors and windows, heavy dentiling of the cornice, and the hooded dormers of mansard roof. Square, flat-roofed towers with strongly accented quoined corners punctuate this rhythmic sequence.

The three story brick, twenty-six bay Van Benthuysen Mill of 1862-1864 also has a mansard roof, but is a building which achieves a very different effect than Mill Number 2. The whole structure is angular, even to the pointed pediments of the dormers. The use of pilasters to emphasize the wall structure and the wide entablature are distinctive features, as well as the Italianate corbeled tower whose massive angular cornice is topped by a mansard roof.

The Strong Mill of 1857 was bought by Harmony Mills in 1865 and is no longer standing. It, and the Cohoes Warp and Thread Co. beside it, remain as archaeological sites.

The fifth extant mill in the district is the Mastodon Mill (1867-72), also known as Mill Number 3, which is already listed on the National Register and which resembles Mill Number 1 (1853) is quite similar in style to the 1837 mill and is a four story, gable roofed, brick structure, twenty-eight bays long.

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The fifth extant mill in the district is the Mastodon Mill (1867-72), also known as Mill Number 3, which is already listed on the National Register and which resembles Mill Number 2 in architectural style although it is much larger. It is a massive brick structure, five stories high, and approximately 2400 feet long.

Some of the locks of the Erie Canal still exist, along with the rights-of-way of the canal: the first, begun in 1817, and the second, in 1836, can still clearly be seen in areas of this historic district. Parts of power canals, too, still exist. Lock Number 18, already on the Register, is included in this district.

Intrusions in the district are few. There are modern apartments on Jay Street, a modern Polish American Association building on Willow Street, several modern homes on Hamilton Street and Hamilton Place, and one raised ranch home on Vliet Street. These intrusions are small and do not alter significantly the historic atmosphere of the district.

The WATERFORD PRIMARY ZONE includes most of the Waterford Village Historic District and lies fully within the Village of Waterford.\* The primary zone is primarily residential with the commercial district being found on Broad Street, which is at the heart of this zone. The village is the oldest continuously incorporated village in the United States. It reflects the special character of a quaint 19th century village.

The Village is located at the junction of the Hudson and Mohawk Rivers. It is in an area where three cities - Albany, Schenectady and Troy - are gradually merging and taking on the aspect of a megalopolis. The village is bounded on the east by the Hudson River and on the south by the Mohawk River. The Barge Canal forms a portion of the community's southern boundary and the Old Champlain Canal, still filled with water, bisects the village. A steep bluff to the northwest and a marsh to the north contribute to a definitive geographical delineation of the extent of this community. These geographical features also contribute much to Waterford's "sense of place."

Although the architectural elements to be found in the Zone run the gamut of the 19th and early 20th-century styles, continuity and unity are derived from the compatible scale of the buildings and from their close juxtaposition on narrow streets.

The primary zone consists of more than half of the incorporated village and contains all the components of a complete community: residences from mansions to factory workers' homes, churches, commercial buildings, schools, and governmental buildings.

The business district is concentrated on Broad Street in the center of the village and consists of many fine Federal as well as mid and late 19th-century buildings. Some of these commercial buildings have been denatured by the use of aluminum siding and the removal of important architectural elements. The majority are essentially intact and could be restored to an historic appearance with minimal effort. The very large concentration of almost a dozen brick Federal buildings with stepped gables gives Broad Street a unique flavor. The Waterford Town Hall and National Commercial Bank and Trust Company building are early 20th-century structures of high architectural quality.

Waterford has an unusually high concentration of two architectural types. The first is the Federal period brick townhouse with stepped gables, of which there are more than twenty examples. Most are located on Broad Street but there are fine intact examples scattered elsewhere in the district. The second type is the Greek

<sup>\*</sup> The material in this section has been taken largely from the National Register of Historic Places Inventory - Nomination Form for the Waterford Village Historic District.

Revival frame dwelling with a full portico, of which there are four examples on Third Street and three on Second Street. The Presbyterian Church also has a portico.

Only thirty buildings have been constructed in the historic district since 1900 and only a handful since 1940. There are two obvious modern intrusions; one gas station on the corner of Broad Street and Sixth Street and another on the corner of Division and Third Streets. A few other modern buildings are concrete boxes with token brickwork or modern one story ranch houses. Modern sidings now envelop some of the small old residences to the detriment of architectural integrity.

The TROY PRIMARY ZONE encompasses both the commercial and residential portions of the central area of the city and is the site of the original settlement of Troy. Included within the area are five historic districts (Fifth Avenue - Fulton Street, Grand Street, River Street, Second Street, Washington Park) and nine individual structures (Cannon Building, Hart-Cluett Mansion, Ilium Building, McCarthy Building, National State Bank Building, Proctor's Theater, St. Paul's Church Complex, Troy Public Library, W. & L.E. Gurley Building) that are currently listed on the National Register of Historic Places. The remainder of the area has been surveyed and is considered to be potentially eligible for National Register listing.

Troy's importance as a major industrial center in the nineteenth century is no where better illustrated than in the area designated as the primary zone for the Hudson-Mohawk Urban Cultural Park. The number of structures remaining from this period is remarkable and the range of styles and building types is no less so, including warehouses along the river, imposing commercial and industrial buildings, elegant townhouses and architecturally significant churches. The description which follows begins with a brief account of the development of this central historic district and its general land use patterns. Detailed descriptions of the component districts are excerpted from National Register nomination forms and survey narratives.

In the latter half of the eighteenth century, the site of what is now the city of Troy was recognized as a commanding position from which to monopolize trade from the north,

\*The material in this section describing below specified historic districts has been taken, with the exception of minor changes from the National Register of Historic Places Inventory-Nomination Form for River Street Historic District (H.D.) Second Street H.D., Washington Park H.D., Fifth Ave.-Fulton St. H.D., and Grand Street H.D.

until late in the century because members of the Vanderheyden family, owners of the property, were reluctant to parcel off their land. The "middle farm", the area between Division Street and Liberty Street, was first to be sold and became the site of the central settlement of Troy. Jacob Vanderheyden laid out a street plan using Philadelphia as a model and area remained farmland However, the began selling lots in 1787 and Mohawk Valley.

amassed from commerce, along with the natural waterpower in the area, provided the basis for the highly successful industrial endeavors that were to rank Troy among the industrial powerhouses of nineteenth century America. As the city continued to expand, the commercial area moved eastward, a tendency that was helped along considerably by the building of the Union Railroad Depot on Sixth Avenue in 1854. The railroad not only provided a new focus for downtown Development, it also provided the means for more people to get into town to shop. Frear's Cash Bazaar and Quackenbush's were among the first department stores in the nation when they opened their doors in Troy. They the nation when they opened their doors in Troy. They heralded the beginning of Troy as an important shopping district, a status which the city maintained until after world War II. Meanwhile as commerce increased, some of the older residences on Third and Fourth Street were converted to commercial use and new, elegant townhouses were built along Fifth Avenue, Grand Streets and further south along First, Second and Third Streets. New and imposing commercial and industrial buildings in the Central containing wharves, warehouses and shops, and the merchants placed their homes and banks along First and Second Streets. The block of First Street between Broadway and State Street became known as Bankers' Row and the townhouses located along First and Second Streets were homes of some of Troy's most trade and its early growth centered in the area along the river. River Street developed as the first commercial area, Troy's early prosperity was based upon a thriving commercial the area along the prosperous citizens in the nineteenth century. Business District marked Troy's prosperity.

River Street on the west, Fourth Street on the east, Ferry Street on the south and Grand Street on the north. Residential areas extend eastward to Fifth Avenue and Grand With only minor variations, the use pattern established by the mid-nineteenth century remains today. The Central Business District is concentrated in the area bounded by

Street, but primarily southward to Washington Park. An area of primarily "institutional" use is concentrated around the site of what was originally the village green. The Rensselaer County Courthouse is located on the land originally donated for that purpose by Jacob Vanderheyden and it, along with the Troy Public Library and Russell Sage College (formerly the site of the Emma Willard School) comprise a setting of large institutional buildings and green space that provides a buffer between the primarily commercial/professional area of First, Second and Third Streets to the north and their primarily residential sections to the south.

Although the buildings within the primary zone exhibit a wide range of styles, the majority of them were built in the latter half of the nineteenth century. This is due not only to the wealth and prosperity of the city during that period, but also to the fact that the area suffered a series of fires during the nineteenth century which wiped out many of the older buildings. The most destructive of these was the Fire of 1862 which extended over 75 acres of the CBD, destroying 507 buildings. Construction opportunities after the fire drew prominent architects to the city, and the rebuilding process was swift, with more impressive commercial structures and more elegant residences replacing those that were lost.

Unfortunately, Troy passed its commercial and industrial peak by early in the twentieth century. A few traditional industries survive, but the architectural remains of the city's nineteenth century prosperity constitute a major resource for renewed growth. Although a substantial section of the CBD was lost to Urban Renewal in the 1960's, much more of it remains and is now the target for both public and private revitalization efforts.

The <u>River Street Historic District</u> is located on the east bank of the Hudson River in the heart of the city of Troy in Rensselaer County.

The site is in the vicinity of the confluence of two major waterways, the Hudson and the Mohawk. Traces of another once important, but man-made waterway, the side cuts of the Erie Canal, remain across the river on the west bank in Watervliet.

On the east side of River Street, where building heights vary, the row between Congress and State contains a grey granite structure at 182 which was probably one of the first structures to be built following the Troy fire of 1820. A cast iron storefront was added later. Adjacent to it is a late 19th century building four stories in height. The ground floor has been altered in modern times, but the upper three stories retain their unaltered ornamented appearance. A new one story building is located to the south of this structure.

Two striking buildings are located on the east side between State and First Streets. Number 212 is three stories high with tall arched windows on the top two floors and a very deep, exceptionally elaborate brick cornice. The other structure appears to have been similar but is now only two stories high, the top floor apparently having been removed. However, this building has retained a fine cast iron storefront.

As originally laid out, the lots along the west side of River Street extended to the low water line of the river. The owners of these lots thus had the peculiar and exclusive privilege of direct access to the Hudson as well as frontage on the main commercial street. The special quality of the terrain, a bluff that drops off to the shoreline, was used to its greatest advantage by builders, who constructed multi-story warehouses or stores by excavating two or more stories below the street level. Thus a structure that was four stories above the grade of River Street would have a six-story facade facing the river. This mode of construction was adopted by the owners of the first large structures built along River Street and is clearly evident as well in the later 19th century structures standing today.

The earliest warehouses constructed along River Street were destroyed in the fire that swept through the heart of Troy in 1820. All structures now standing on both sides of River Street from Congress Street north to approximately its intersection with First Street date from after that fire. The disaster is recalled by an inscription carved into the northernmost column of No. 225: "The destructive fire of 20 June 1820 arrested at this point."

Two weeks after this conflagration the ruins were still smoldering, at least partly as a result of the buildings' deep "cellars" into which the merchandise being stored and the ruins of the structures themselves had collapsed. But as soon as the sites could be cleared, new construction was begun.

The majority of structures in the district (26) are located on the west side of River Street. These are numbers 155 through 225 inclusive which form a monolithic block without gaps except for the continuation of State Street. The latter intersects River Street in the center of the district and extends westward to the river.

On the east side of River Street between Congress and State Streets, there is a continuous row of ten structures, numbers 166 to 186. A parking lot abuts the row at each end.

Further north between State Street and the merging of First and River Streets are three structures. The most northerly is the Rice Building, which has frontage both on First and River Streets. Adjacent to and south of the Rice Building are two structures and a large parking lot.

With few exceptions, the River Street facade of the buildings on the west side of River Street are four stories in height, while the rear (or river side) elevations are six stories in height due to the builders having taken advantage of the slope of the river bank.

Visually, the most prominent building on the west side is number 155, which is located at the corner of River and Congress Streets. This beautiful brick structure is dated 1888. The facade is five stories high and reveals the influence of Richardson's work. In the Field Building in Chicago, which Richardson completed in 1885, the device of including three stories within round-headed arches, which is found on number 155, was utilized. Number 155 also has small arched windows, rock faced stone radiating voissoirs and brick cornice details reminiscent of the Field building. The south side of 155 still retains a series of parallel metal bars, an early fire escape system.

Adjacent to number 155 is a row of five early commercial structures laid up in Flemish bond which probably date from the 1830's. Each building is three bays wide with a storefront on the ground floor. Each of the central bays on the upper three floors contains a doorway which is indicative of the original warehouse use of the building.

The remaining buildings on the west side of River Street were built throughout the 19th century. Several have elaborate brick cornices. One new one story building and one new facade are located at the northern end of the district.

Apparently one of the first to be built was the handsome grey granite store and warehouse at No. 182 River Street, for an agreement executed on September 1, 1820, stipulated that James Wallace "shall and will without delay erect and build ... upon the cellar walls which are now put up and standing! a dwelling house or store and "stand for business" that was to be "furnished and completed in manner to suit his own convenience" within a year. The 1833 city directory lists Wallace as a grocer at that address. Later in the century shirts were manufactured here.

The oldest business still in operation in these two blocks (and one of the oldest in Troy) is John L. Thompson & Co., wholesale druggists, situated in the four buildings on the west side of the street, north from Congress Street, at No. 157 through 163. The business gradually expanded from the original building at No. 161, reportedly erected in 1832, to the structures immediately adjacent on the north and south. More recently, the firm took over No. 157, which was built in 1888.

Like the older structures occupied by the Thompson firm, several other structures in this area have brick facades laid up in Flemish bond, an indicator of their early 19th century construction dates. Among these are Nos. 160, 162-64 and 170, all of which are on the east side of the street. Mid-century structures are characterized by slightly larger openings and sometimes greater story heights. Fairly typical of the buildings of this era is No. 179, which, according to the plaque on its facade, was erected in 1869 by M.S. Hovey, who was a flax merchant. The most outstanding late 19th century structure is the former Charles A. Brown & Co. factory at the corner of Congress Street. This block is nicely balanced by the structure No. 191 at the north end, which has a pressed brick facade that was built in 1881.

Troy's proposed <u>First Street Historic District</u> would complete the existing River Street and Second Street Historic Districts listed on the National Register of Historic Places.

The district is anchored on the north by "Bankers Row," a mid-nineteenth century streetscape of commercial bank buildings running between River and State Streets. On the south, the district is equally strongly supported by several industrial and transportation complexes representative of the enterprises which created the city's wealth. In between

are the residences of many of Troy's leading nineteenth century industrialists, the Troy Female Seminary/Russell Sage College, the First Presbyterian Church, Beth Tephilah Synagogue, and St. John's Episcopal Church.

Troy first developed as a transshipment point at the height of navigation on the Hudson. Goods from Vermont and the north passed through the city on their way south, east and west, and this traffic was strengthened by the opening of the Erie and Champlain Canals in the early nineteenth century. River Street was filled with warehouses and wharves and the merchants placed their homes, stores and banks back from the shore along First and Second Street. The city was concentrated along the waterfront between Ferry and Broadway.

At 4 o'clock on June 20, 1820, a fire broke out in the stable behind 35 First Street. Before night fell, most of the area bounded by First, Congress and River Streets had been burned over. The Bank of Troy (later the United National Bank), on the northwest corner of State and First Streets, is one of the few buildings that survived the disaster.

The city quickly rebuilt, and the area along First Street between River and State became "Bankers Row." At least sixteen banks had their headquarters there at some point during the nineteenth century. Numbers 10 (the Atheneum), 13, 15, 16, 17, and 18 were all banks or brokers' offices and the inscriptions are still visible on several of the buildings. In 1871 the Troy City National Bank was demolished for the construction of the terracotta and brick Rice Building (at the southwest corner of River and State Streets.) The remaining buildings present an interesting study of architectural styles. The Atheneum (Number 10), Central Bank (Number 13), and Farmers' Bank (Number 16) are all brownstone variations of Greek Revival temples. The Mutual National Bank, at 18 First Street, was remodeled in the Rennaissance Revival style with applied granite columns, decorative iron grills and arched windows with leaded glass. The First National Bank (15 First Street) and three other buildings at 7, 11 and 14 First Street have cast-iron storefronts. The firm of Link and Mahony produced the facade of Number 11 during the 1870s at their foundry near the Poestenkill Gorge.

In 1875 the Troy Savings Bank built a new headquarters and left the Atheneum. The building continued to serve as the city's post office until 1886. In 1895 the YMCA rented five rooms; the organization bought the building in 1897. A complete interior renovation was undertaken with M. F. Cummings and Son as architects. The facade was left nearly intact except for the addition of a one story columned entrance. The adjacent YMCA building was built in 1905 as a gift to the association from its President Robert Cluett. The architects were W. L. & J. W. Woolett.

The YWCA on the corner of State Street was erected with the help of a large gift from Mrs. George B. Cluett, Robert Cluett and F. F. Peabody in 1917. The organization had its start in the establishment of a free reading room for working women in 1883.

Further south along the block at the corner of Congress Street, Vail House is one of the most notable Federal houses in the city. Mr. Daniel Thomas built this red brick mansion in 1818 and deeded it to his daughter, Jane, and her husband, George Vail, in 1820. Russell Sage College received the house and many of its valuable furnishings from the Vail Estate in 1928 and it was the residence of the President of the college for many years. The interior is quite elegant and includes a panelled library and spiral staircase.

Most of the houses along the next two blocks between Congress and Division have been incorporated into the campus of Russell Sage College. In the nineteenth century, these were the residences of some of Troy's most prosperous citizens. Walter Phelps Warren, George Tibbits Lane, Derrick Lane, Jr., E. Thompson and John B. Gale all lived on this section of First Street. No. 75 is particularly notable. An eighteenth century brick structure buttressed up against modern dormitories, the house was owned by General John Ellis Wool, Troy's most notable military figure. General Wool had one of the longest careers of service in American military history. As a young captain during the War of 1812, he recruited a company of volunteers to serve on the Canadian border. Remaining in the Army as a professional soldier. Wool became a brigadier general during the Mexican War and later served as Commander of the Department of the East. He maintained his headquarters in Troy during the years of peace and was promoted as a possible Democratic candidate in 1852. (But Franklin Pierce ran for President in his place.) General Wool was 77 when the Civil War broke out. He acted immediately to mobilize New York State's military forces. His career came to an abrupt end when he used the Army to subdue the New York City draft riots in 1863. Summarily

retired, he returned to Troy and spent the remaining years before his death in 1869 demanding exoneration and reinstatement.

Russell Sage College was founded in 1916 by Margaret Olivia Slocum---Mrs. Russell Sage--with money from her husband's estate. Mrs. Sage had been a student of the Troy Female Seminary, founded in 1814 by Emma Willard to provide an academic education for women. First established in Vermont, the school moved to Troy in 1821 after the City Council raised \$4000 for Mrs. Willard's goals, and it is recognized as the pioneering institution of higher education for women. The seminary (later renamed Emma Willard School) filled the nineteenth century buildings on Seminary Park until 1910 when Mrs. Sage built a new campus for the school out Pawling Avenue in Troy's East Side. She then founded Russell Sage College to fill the vacant buildings left in the center of the city; its curriculum emphasized training in the practical arts of Home Economics, Nursing and Secretarial Studies.

Seminary Park itself is a remnant of Troy's original village green. The plot is marked on Jacob Vanderheyden's partition map but it was encroached upon for the construction of the city's first church in 1792. The First Presbyterian Church outgrew its building in short order and the cornerstone of the present church was laid on April 12, 1835. The building was designed by James Harrison Dakin and is one of only ten examples of Dakin's Greek Revival works left in the East. The church is not considered to be a direct copy of any specific Grecian temple, but in form and spirit it is an excellent example of the Doric style. It originally matched the 1834 county courthouse across the park on Second Street (replaced by the present building in the 1890s). The First Presbyterian Church was remodeled in 1873 and contains two handsome Tiffany windows donated near the turn of the century. It is presently part of the Russell Sage campus.

There are several other religious institutions along First Street. The Presbyterian Church home adjoins several of the Russell Sage dormitories. Beth Tephilah Synagogue (actually on River Street) was built in the twentieth century but is the outgrowth of the Shaare Tephilah congregation organized by Polish and Russian Jews in 1873. St. John's Episcopal Church was founded in the fall of 1830. The second Episcopal church in the city, its present building was designed by Henry Dudley of New York. The cornerstone was laid in 1853 but the structure was nearly destroyed before its completion in 1855. A fire on August 25, 1854, destroyed

over two hundred buildings in its vicinity but St. John's was saved when James Stantial climbed the steeple to dislodge a flaming brand.

Second Street Historic District. From its beginnings in 1791, Troy spread eastward from the narrow, level alluvial plain that parallels the Hudson River up and over the many hills which also received classical names. The Second Street Historic District extends for six blocks along Second Street, which runs north and south, and constitutes one of the city's major and oldest thoroughfares. The district is bounded on the north by Monument Square, one of the important open spaces in the business district, and on the south by the Washington Park Historic District, a residential area which is also listed on the National Register. The Second Street district includes properties on both sides of the street.

The Second Street Historic District is a densely built up area, consisting for the most part of contiguous structures constructed along a consistent building line. The most numerous type of building is the two or three story masonry townhouse that is generally three bays in width. Most of these houses were built by individuals as their homes and thus reflect the tastes of the owners in their design and detailing, although there are a few examples where the designs of adjacent structures were planned together. Once the homes of Troy's most prominent families, many of these residences have been well adapted to changing needs by conversion to offices and apartments. Ranging in age from the mid-19th century up through the early 20th century, these townhouses provide much of the continuity and integrity that characterizes the area. Notable among the few freestanding residences in the district are the four structures with Greek Revival porticos that stand on the east side of Second Street south of Liberty Street.

The district is punctuated by several very significant larger buildings, many of which were designed by leading architects having impressive national or local reputations. The most monumental of these is the Troy Savings Bank building, which houses on its upper levels the famed Troy Music Hall. Designed by George B. Post and completed in 1875, the Music Hall has been acclaimed by well known critics for its superlative acoustics, which place it among the finest auditoriums in the country and even the world.

Several of the larger buildings within the district are the work of Marcus F. Cummings and his son and partner, Frederick M. Cummings, two of Troy's most prolific architects, whose work spanned the late 19th and early 20th centuries. Among the structures designed by them are the former Y.W.C.A. building (33 Second Street), the Rensselaer County Courthouse (southeast corner of Second and Congress Sts.), and the three buildings of Russell Sage College situated just south of Seminary Park--the Gurley Memorial Building, Russell Sage Hall, and Anna M. Plum Memorial. During the late 1860s Marcus Cummings published a series of architectural pattern books, and several townhouses that were erected on Second Street were included as designs in those publications.

Other particularly notable larger buildings within the district include the Pioneer Savings Bank (21 Second St.), the Caldwell Apartments (corner of Second and State Sts.), and the Paine House (49 Second St.). The Hart-Cluett Mansion (59 Second St.) and the Troy Public Library (100 Second St.) are already listed individually on the National Register.

Congress Street, one of the city's major east-west thoroughfares, crosses Second Street two blocks south of the district's north boundary. Situated at the southwest corner of Congress Street and extending westward to First Street is Seminary Park, an important landscape element in the district. It takes its name from the Troy Female Seminary founded in 1821 by Emma Willard, a leading educator of women in early America. The park itself dates from at least as early as 1802, when the village officials voted to landscape and fence the area. Just south of the park, on the grounds of Russell Sage College, a large bronze statute of Emma Willard serves to commemorate her role in the history of Troy and of women's education. These Russell Sage grounds, Seminary Park, and the vestpocket park at the northeast corner of the intersection of Second and Congress Streets constitute the major open spaces of the district.

The Washington Park Historic District consists of Washington Park itself and the residential and religious buildings facing its four sides. The area is located a few blocks south of Russell Sage College and Troy's central business district and just north of South Troy, the once heavily industrialized section of the city containing a number of large factories and rows of modest workers' houses.

The core of the district is the large green space of the park, which is bounded on the east by Third Street, on the north by Washington Street, on the east by Second Street, and on the south by Washington Place. Modeled after an English residential square, the park measures about 270 feet along each side. Its level lawn is shaded by a variety of large trees. The park is bordered by an iron fence about five feet high and a side-walk consisting of concrete slabs and brick paving laid in a herringbone pattern. Since it is a private park, only residents have keys to the gates, but the park is opened to the public regularly for annual festivals. In keeping with its ornamental nature, there is no permanent sports equipment in the park.

The buildings facing the square are generally characterized by a consistent size and scale, the harmony of brick and brownstone building materials, and the integrity of their original designs. An important feature of the area is the uniform building line maintained on all four sides of the park. Probably the oldest buildings are those along the south side, which were built during the 1840s to a unified over-all design in which the bays are articulated by pilasters rising the full three story height and the whole facade is surmounted by a common pediment (since altered on some buildings.) The St. Mary's Church structures, the largest in the area, were built during the opening years of the twentieth century.

The other sides of the park are framed by groupings of detached and semi-detached residences and rowhouses, built to a consistent three-story height. Erected at various times during the second half of the 19th century, most follow the pattern of the three-bay-wide facade with side entrance, although some of the larger houses have central entranceways. While many residences have been adapted from single family occupancy to apartment use, most interiors retain much of their nineteenth century character, featuring generously proportioned rooms with high ceilings, elaborate plaster work, rich woodwork, and impressive marble trim. At the rear of most lots are carriage houses, separated from the houses by small gardens.

Like their English predecessors, the founders of Washington Park were also desirous that the structures facing the park be compatible in design. Before 1840 they had already determined that the buildings along the south side of the park, called Washington Place, would be constructed as a unified block crowned with a common pediment. Later they prescribed in the deeds that the two buildings needed to fill out the east end of the block could take no other form than that of the already established design. Despite some later alterations, this exceptional row has been heralded as a "remarkable piece of urban design" and as a rare survivor of an elegant age. While the buildings that arose around the other sides of the park did not follow a similarly integrated design, they are compatible in their height, scale, use of materials, and detailing.

As the founders had hoped, the spaciousness of the central green space of the park attracted the wealthy and the well-known to erect fashionable houses around the park. Indeed, a list of the 19th century residents reads like a Who's Who of 19th century Troy business and industrial magnates, whose offices and factories were located not far away. The roster includes among others, Russell Sage, financier; Joseph Fuller, stove manufacturer; James M. Ide, collar maker; John Griswold, iron monger, Uri Gilbert, maker of railroad cars; and John Stanton, brewer.

One outgrowth of this foresight and planning (a precursor of modern-day zoning) and of the obviously cooperative spirit of later builders is a district characterized by an expansiveness and generosity of scale not often encountered in residential areas of this period. Another result is a pervasive quality of cohesiveness that sets the area apart physically and aesthetically from other parts of the city. Today Washington Park continues to provide an exceptionally pleasant residential district with one of the most important urban amenities—a park—not only serving as a visual focal point for the buildings around it but also encouraging a sense of community in the neighborhood.

Fifth Ave.-Fulton Street Historic District. This district centers on two blocks of Fifth Avenue on the eastern edge of the business district in downtown Troy, bounded on the north by Grand Street and on the south by Broadway. The area consists of thirty-seven residential, religious, industrial, and commercial properties constructed between 1862 and 1894 in a consistent scale and building height.

On the northeast corner of Fifth Avenue and Fulton Street is the main building of the W. & L.E. Gurley Company, which has already been nominated to the National Register of Historic Places. The dominant residential building type in the area is the brownstone-type rowhouse, three stories high with basement.

The central street in the area is Fifth Avenue, running north and south, on which the buildings front. Parallel to Fifth Avenue, are two service streets or alleys, Williams Street and Union Street, on which carriage houses for the townhouses are located. Fulton Street, running east and west, bisects the area and is now terminated on the east by the former Seventh Avenue. The block between Broadway and Fulton Street and between Union Street and Seventh Avenue was the site of the three successive Troy railroad stations.

This district, although almost completely destroyed by the Great Fire of 1862, was quickly rebuilt after the conflagration. Forming an unusual area of compatible residential, industrial, religious, and commercial buildings, all side by side, the district shows the influence of M.F. Cummings, one of the most notable Troy architects of the second half of the nineteenth century. Cummings designed the Second Presbyterian Church and possibly the Fifth Street Baptist Church. In addition, many of the rowhouses may have been constructed from his pattern book, Architecture Designs for Street Fronts, Suburban Homes and Cottages, first published in 1865. At the center of the area is the main building of the W. & L.E. Gurley Company, listed in the National Register of Historic Places.

Grand Street Historic District. This small historic district extends for one block along Grand Street between Fifth and Sixth Avenues and includes structures on both north and south sides of the street. Union Street, which once contained several commercial establishments, originates along the south side of the street. The district is contiguous to the north end of the Fifth Avenue-Fulton Street Historic District.

The Grand Street Historic District consists of two-and threestory masonry structures, erected at a uniform distance from the curb line. All have brick facades except for No. 513, which has a brownstone front. The residences follow the general arrangement of typical nineteenth century Troy rowhouses which have high basements and entranceways at one side of the three-bay wide facades. Water tables are of stone. Windows and doors are trimmed with ornate lintels and sills, frequently of cast iron and occasionally of stone. The facades are further articulated by elaborate cornices and friezes of wood or brick. Several buildings retain their nineteenth century stoops and railings. The building facades have been little altered over the years.

The Grand Street Historic District retains much of its late nineteenth century physical character and as such is a logical extension of the Fifth Avenue-Fulton Street Historic District. The area's uniform building line, the general building type (the rowhouse), the construction materials, the scale of the buildings, their proportions and detailing all contribute to the block's similarity to and therefore compatibility with the adjoining district. A minimal number of intrusions to the block and few alterations to the exteriors of the buildings have occurred over the years, resulting in a setting that is a uniquely well-preserved nineteenth century urban environment.

Formerly called Grand Division Street, the thoroughfare once formed the boundary between the north and middle farms owned by the family of Dirk Van der Heyden, one of the earliest settlers in the Troy area. Like much of the rest of Troy's downtown, earlier structures along Grand Street were destroyed in the Great Fire of 1862. Most of the present buildings fronting on Grand Street were erected during the late 1860s and early 1870s. Nos. 506 through 516, located on the south side of the street, apparently were constructed as high quality speculative housing.

## 1.4 Primary Zone Land Use Planning \*

### COHOES PRIMARY ZONE

The Cohoes Primary Zone has two areas that are most relevant to this land use element. Those are the central business district which lies in the vicinity of the proposed Cohoes Visitor Center at the Silliman Church and the Harmony Mills along North Mohawk Street. The Turbine Room, located in the south end of Harmony Mill No. 3 will be a UCP theme attraction and thus land use in that area is relevant to the UCP. Boundary maps and narrative for the primary zones can be found in section 1.5 of the Boundary element.

\* While the focus is on primary zones, it should be noted other major unused structures include the Burden Building in south Troy, which is zoned industrial and will be used as a major interpretive center. See section 3.1 of Public Facilities Plan for details.

Land use maps for these areas are located on pages 171 and 193 of the public facilities element. The actual uses are detailed in the previous section.

While the entire zone is on the National Register of Historic Places, some of the buildings and sites are of particular significance to the UCP:

- o Harmony Mills complex, to include the Mill No. 3 Turbine Room
- o Cohoes Falls
- o Cohoes Music Hall
- o Silliman Church
- o Victor-Carrybag Mills
- o Ogden Mill
- o Erie Canal Recreationway, to include Lock No. 16 and 18.

A number of <u>major adaptive reuse projects</u> have occurred in the Cohoes primary zone which have had a substantial impact on land use in this area.

- o HARMONY MILLS Some of the floor area, which was previously used entirely for industrial purposes, is now being used for commercial purposes (e.g. outlet stores). These commercial purposes include Gentlemen's Warehouse, Lee Jay's, Harmony Mills Outlet, Terri's Corner, and Ontario Supply Co.
- o OGDEN MILL This nineteenth century building which was used for textile manufacturing until the early 1970's, has been converted into a 115-unit housing development for Senior Citizens with the aid of the Department of Housing and Urban Development under the Section 8 Program.
- o VICTOR-CARRYBAG MILLS This early twentieth century structure once housed a textile manufacturing firm, as well as an envelope and paper bag making concern. It is now being renovated into a 115-unit development for Senior Citizens with the aid of the Department of Housing and Urban Development under the Section 8 Program.
- o HUMAN RESOURCE CENTER This building was formerly St. John's Episcopal Church. It has been converted into a municipal building which houses such services as the Department of Human Services, Albany County Department of Social Services, Cohoes Community Action Program, and the Cohoes Public Library.

- o COHOES MUSIC HALL This late nineteenth century building was used as a bank until the 1960s. The building has been renovated with the help of federal and state funds. The first floor is now used for commercial purposes (i.e., sale of children's clothing). The upper floors, which included a theater that was not used for over fifty years, is now a functioning theater with administrative offices.
- OFF TRACK BETTING FACILITY This building was once the Delaware and Hudson Railroad Dept. It was converted in the early 1970s into a restaurant and later into a local facility for Off Track Betting.
- FACADE PROJECTS Over ninety commercial facades in the primary zone were rehabilitated under the Commercial Rehabilitation Program, funded by the City of Cohoes through a grant from the Department of Housing and Urban Development. The rehabilitation of many of the commercial facades was conducted in conformance to Department of the Interior Standards. Owners were required to correct building code violations that existed in the interior of their buildings at their own expense.

Major <u>underutilized or vacant buildings</u> in the designated area have been identified:

- o BRESLAW BUILDING (104-106 Remsen Street) This building once housed a furniture store and later a shoe store and dress shop. In 1979 the building was severely damaged by fire and has been vacant since that time.
- COHOES THEATER BUILDING (Corner of Remsen and White Streets) This building was once the City's only movie theater. In the early 1970s the City acquired the structure when its owners failed to pay local taxes. The City later sold the property to a local merchant who intends to rehabilitate the property for retail purposes. The rehabilitation has not yet been completed.
- COHOES MEN'S AND BOYS' SHOP BUILDING (100 Remsen Street) This building was once a prominent clothing store in Cohoes.
  In 1982 the owner retired and the building has been vacant since that time.

\* All of these buildings lie within the Cohoes CBD and are zoned for "general business." Upper floors may be used for commercial or residential purposes.

- o SILLIMAN MEMORIAL CHURCH COMPLEX (Corner of Mohawk Street and Ontario Street) This impressive landmark, constructed in 1897, was utilized for religious purposes until 1969. Between 1969 and 1974 the complex housed municipal offices and the Cohoes Senior Citizens Center. In 1974 the Cohoes Senior Citizens Center was moved to another location and the complex has been unoccupied since that time.
- o MOOSE LODGE BUILDING (289 Ontario Street This building was the clubhouse of the local chapter of the Loyal Order of Moose on the upper floor. On the lower floor were a barber shop and a restaurant. The building has been unoccupied since 1976.
- o CARTER BUILDING (57 Remsen Street) This building houses Calkins' Pharmacy on the first floor. On the upper floors are vacant offices.

The UCP related revitalization of the primary zone is tied to the redevelopment to two important vacant buildings:

- o SILLIMAN MEMORIAL CHURCH COMPLEX Plans for the redevelopment of the Complex include a major visitor orientation center for the Hudson-Mohawk Urban Cultural Park, as well as retail commercial and office space.
- MOOSE LODGE BUILDING May be utilized with the redevelopment of the Silliman to provide additional floor area for retailing.

Other commercial development that would be important for Cohoes' economic well-being and which would be aided by the influx of UCP visitors would include:

- BRESLAW BUILDING, COHOES THEATER BUILDING, COHOES MEN'S

  AND BOYS' SHOP BUILDING A recent study of Downtown Cohoes indicates a need for family clothing stores. With rehabilitation these buildings could be utilized toward meeting this need.
- o CARTER BUILDING The upper floors of the building could be utilized for retail purposes, capitalizing on the "spin-off" from the nearby Cohoes Specialty Store and UCP visitors.

## WATERFORD PRIMARY ZONE

The Waterford Primary Zone consists of an area surrounding the Broad Street commercial district. It is generally bounded by Middle Street on the south with a small portion extending to South St. The Hudson River is the eastern boundary. The northeastern corner of Hudson St. is included, but mostly Division St. forms the northern border to the east of the Champlain Canal. West of the canal, the primary zone includes properties on Broad Street, Pine Street, and 6th Street north to the D&H railroad tracks. An exact boundary description and map are located in the Boundary section of this management plan.

This primary zone is a residential area with the commercial district confined to Broad Street, at the center of this zone. The zone also includes several public buildings, churches, schools, and parks. The land uses are further detailed in maps of Waterford found in the public facilities element of this plan on pages 198 and 200.

While the entire zone is an historic district on the National Register of Historic Places, some of the buildings are of particular significance:

- o MASONIC TEMPLE 11 Broad Street: Built in 1802 by Samuel Stewart, this was the prototype of the Waterford Federal house with the "Waterford" step gable.
- o SAMUEL SMITH HOUSE 64 First Street: Built in 1863 by Col. Samuel Smith, considered the oldest poured-in-place concrete house in the United States.
- o WATERFORD GASWORKS 1 South Street: Built in 1860s, this small gas factory produced manufactured gas for the village until 1909. Now a used book store.
- o ISAAC EDDY HOUSE 37 Middle Street: Built c. 1826 by Isaac Eddy, founder of Franklin Ink Works in Waterford, and father of Thomas and George Eddy, both industrialists in their own right.
- o GEORGE WASHINGTON EDDY HOUSE 19 Broad Street: Built 1840s. Home of George W. Eddy, founder of the Mohawk & Hudson Iron Foundry, later Eddy Valve.

- ODE-EDDY HOUSE 60 Third Street: Built 1810 by Nicholas Doe, political leader and industrialist, involved in Platt and Doe Fire Engine Co. Later home of Thomas J. Eddy, local ink manufacturer.
- o BRESLIN HOUSE 36 Middle Street: Built 1890s. Home of Thomas Breslin, major figure in Waterford's textile industry.
- o BRESLIN HOUSE 36 Middle Street: Built 1890s. Home of Thomas Breslin, major figure in Waterford's textile industry.
- o LYSANDER BUTTON HOUSE 22 Third Street: Built in 1870s. Home of Lysander Button, founder of the L. Button & Son Fire Engine Company, Waterford.
- o BAPTIST CHURCH/WATERFORD COMMUNITY CENTER Third Street: Built in 1842 as Waterford Baptist Church. Now the Waterford Community Center.
- o VANSCHOONHOVEN STABLES corner Seventh Street & Pine Street: Built 1790s. Carriage house and stable for the home of Guert VanSchoonhoven, destroyed by fire in 1930s. The VanSchoonhovens were the founders of the Village of Waterford.

Vacant and Underutilized Structures and Open Space. The problem area with regard to underutilized structures is the Broad Street business district which currently has some five mixed use structures (commercial/residential) with either unoccupied or partially unoccupied upper floors:\*

- o Big Value/Custom Cooling Building (103 Broad Street)
- o Clement/Dunn's Paint Store Building: (83 Broad Street)
- DiDonna/Village Pharmacy Building: (63 Broad Street)
- o DiDonna/Village Pharmacy Annex: (61 Broad Street)
- o Douglas/Yankee Doodle Realty Building: (53-57 Broad Street)

The underutilization of the upper floors of these buildings raises obvious questions concerning the longterm economic viability and preservation of these structures, each of which is an important part of the character of the business district. Bringing about better and more productive utilization of these upper floors would not only help to secure the future preservation of the structures, but could also help sustain some of the small businesses on the ground floor through rental income.

\* Although the Village of Waterford does not have a zoning ordinance, all of these structures, as stated are commercial on the ground floor and mixed use on upper floors.

Funding is needed both for facade work on these structures and, most importantly, for moderate to substantial rehabilitation of the empty upper floors for residential use. The Village is presently attempting to address this need in part through a continuing effort to obtain a Community Development Small Cities grant for housing rehabilitation, with these Broad Street buildings being a part of the target area for such a program.

The Urban Cultural Park Commission could be helpful in lending assistance in identifying and obtaining rehabilitation monies for this work, as well as for facade work generally in the village and particularly along Broad Street.

The village has, at present, no significant unutilized open space.

The Broad Street business district, while still quite vital compared with the downtowns of many other villages, is in need of general renewal, keyed to the development and promotion of its historic character, and in need of new businesses to provide a better and more interesting mix of businesses, for the benefit of all.

Funding is the missing ingredient, with the Village lacking either the resources or grant monies to carry out the kind of capital and economic development projects which could develop Broad Street's full potential.

The number one need is facade restoration, signage improvements and building rehabilitation, including the rehabilitation of residential units in the mostly mixed-use structures.

Building on the historic identity of the street which would be enhanced by such rehabilitation work, it is hoped that the visitation and promotional activities associated with the UCP could prove of positive help in encouraging new business activities along the street (i.e. restaurants and specialty shops), in turn also helping such existing businesses as the restaurants, taverns, pharmacy, market, service station, etc.

Beautification work would also enhance the business district and encourage shopping, such as flower planters, more attractive state highway signage and period streetlights. As with all downtown areas, parking is definitely in need. Alternative solutions are troublesome, however, given the absence of open space for parking development and the undesirability of demolishing any of the historic structures in the Broad Street area, all of which are National Register listed. Practical solutions might include such steps as bringing about the opening of present private parking areas to general use, and providing incentives to existing businesses to create small "pocket" parking areas wherever possible, primarily in present yard or garage areas behind the buildings off sidestreets and alleyways.

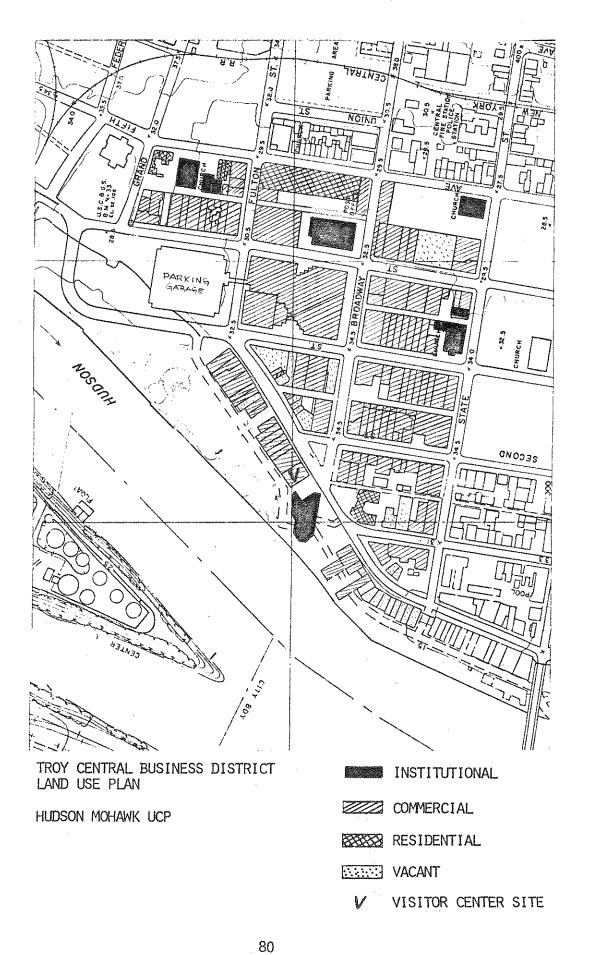
Business along Broad Street can also be promoted by the UCP from visitors on foot, both from the Lock 2 area, which has been selected as a primary visitation point, and from the Battery area where travelers on the canal system and participants in boat tours are available to be tapped. Signage and orientation materials should include guidance to the Broad Street area and encouragement to do business there.

Business could also be promoted through special events under UCP sponsorship (festivals, special sales, marathons and bike rallies, etc.)

## TROY PRIMARY ZONE

The Troy Primary Zone is made up of the Central Business District in the north and the residential area to the south of it. The accompanying map of the Troy Central Business District land uses illustrates the predominate commercial use for this area of downtown Troy. The campus of Russell Sage College, the Troy Public Library and the County buildings form an institutional buffer between these two areas. Two parks are located within the boundaries of the primary zone: Washington Park, one of two private parks still in existence in New York State, and Riverfront Park, a linear park along the Hudson.

As can be seen on the color-coded map found in the boundary element, the primary zone contains numerous structures of architectural significance. The buildings listed below are among those of particular importance to the Urban Cultural Park due to their architectural significance and their connection with the themes identified for Troy in the Interpretive Plan (iron and steel, urban cultural life, education and textiles).



- o W & LE Gurley Building
- o Frear Building
- o Cannon Building
- o Troy Music Hall
- o Hart-Cluett Mansion
- o Washington Park
- o Troy Public Library
- o Bush Memorial Center
- o Vail House
- o Proctor's Theater
- o St. Paul's Church
- o St. John's Church
- o Atheneum
- o Rensselaer County Court House
- o Rice Building
- o McCarthy Building

Significant adaptive use and redevelopment has occurred and is continuing in the primary zone. Completed projects include:

- o MCCARTHY BUILDING renovation of vacant building for use as commercial/office space.
- o HENDRICK HUDSON adaptive use of former hotel building for high tech office space.

- o PARK PLACE conversion of former parochial school building to residential use.
- o FACADE PROJECTS A major facade revitalization program has been in place in downtown Troy since 1977. Most buildings in the historic central business district have received a face lift. Future plans include the business area north of Federal Street.

The following projects are currently underway or planned:

- o LOWER RIVER STREET/RICE BUILDING conversion of warehouse space to luxury apartments.
- THIRD AND RIVER STREET BUILDINGS various buildings in former Urban Renewal area have been purchased by a developer who is currently rehabilitating them for commercial/office use.

Despite the redevelopment reflected above, there is still a substantial amount of vacant and underutilized space in the Troy Primary Zone. \* A list of all structures in the Central Business District (CBD) containing vacant space is included with this document as Appendix A. It can be seen from this list that there is vacant space scattered throughout the CBD, but that the area of highest concentration is River Street between Congress and Fulton Streets. This is also the location of the visitors' center and where the most redevelopment is occurring.

Of the 314 buildings included within the boundaries of the CBD, a total of 67 have some vacant or underutilized space. In many cases, these are structures where the first floor is fully utilized for commercial purposes, but the upper stories are vacant. Of the 67 buildings, a total of 27 are completely vacant, including Proctor's Theater and the former YMCA buildings on First Street. The redevelopment of these structures is particularly crucial to both the city of Troy and the HMUCP.

The City of Troy is actively promoting the revitalization of the Primary Zone and assisting developers in every way possible. To encourage appropriate rehabilitation work, in keeping with the historic character of the area, the City administration is sponsoring a multiple resource nomination to the National Register of Historic Places which will enable

<sup>\*</sup> The Troy CBD, where the vacant structures are located, is zoned commercial with "intense development of mixed uses encouraged" above the first floor, according to the zoning law.

developers and owners to take advantage of the Investment Tax Credits for historic properties. The City is specifically aiming for a mix of commercial and residential development, promoting an increase in the number of people living in the CBD. There are numerous opportunities for developers who are interested in the ITC and the climate for revitalization is constantly improving.

The urban cultural park visitor center, to be located on River Street, will be within a one block radius of about 2/3 of all vacant or underutilized buildings. Conversations with Troy officials and developers confirm that the location of the visitor center and the Second Street District attraction will greatly enhance the marketability of the space available for both residential and commercial development.

## APPENDIX A

V-VACANT C-COMMERCIAL S-STORAGE R-RESIDENTIAL

## VACANT/UNDERUTILIZED SPACE IN CENTRAL BUSINESS DISTRICT (Troy)

	lst Fl.	2nd Fl.	3rd Fl.	4th F1.	5th F1.
River Street					
# <u>160</u>	v	V			
169	С	s	v	v	
170	С	С	v	V	
177	С	C	<b>V</b> .	v	
184	c	s	V	v	
188	v	R			
193	v	v	٧	V	
195	V	V	V	V	
197	v	V	V	V	
199	v	٧	V	V	
201	v	v	v	y	
203	v	v	v	v	
205	٧	V	V	V	
207	v	v	v	v	
209-11	v	V	V	٧	
212	v	V	٧		
217	С	v	v		
219	c	v	V		
220 (Rice Bldg.)	C (80%)	V	V	٧	v
223	C	S	v	v	
264-268	v	٧	V	v	
270	V	v	v		

		lst Fl	2nd F1.	3rd F1.	4th Fl.	5th F1.
	272-4	V	Ÿ	V	V	
	276	V	V	v	٧	
	275-7	٧	V	V	v	
	278-80	С	V	v		
	279	С	${f v}$	٧		
	282	v	V	v		
	286	v	V	V		
	288-294½ (Market Block)	V	V	V		
	291-3	С	. v	v		
Fi	rst Street					
	7-9	С	R	Λ	V	
	<u>8</u>	V	V	A,	V	
	10	y	V	V		
	14	v	A	V		
Th	ird Street					
	<u>#7-9</u>	v	V	v		
	11-13	С	V	V		
	21-23	c	(Dept.for Aging)	γ		
	25-29 (Keenan Bldg.)	٧	V	V		
	32-36	С	V	Ψ	v	
	47	С	V			
	49	С	Ā	v		
	53	С	С	v		
	61	С	С	С	S	s
	88	<b>C</b>	R	v		
	9 2	С	R	V		

	lst F1.	2nd Fl.	3rd Fl.	4th F1.	5th F1.
Fourth Street					
26	С	S	S		
28	С	₩.	V		
48	С	V/S (50%)	V/R (50%)		
80	С	V	V		
84-90 (Proctor's)	c/v	V	V	v	v
95	v	A	V		
98-100	V	R	R		
121	V	V	V		
125-7	V	R	R		
5th Avenue					
1626	С	R/V (50	0%)		
Broadway					
5 (Cannon Bldg.)	С	C	С	V	ν
211	c	V	V		
355	С	С	V		
401	c	V	v		
Congress Street					
105-107	v	v	V		
109-111	С	v			
114	С	V			
Fulton Street					
415	С	v			
451	V	R	R		
457	V	R	R	R	

-4-

	lst Fl.	2nd F1.	3rd F1.	4th F1.	5th Fl.
State Street					
1	С	v	V		
5	С	٧	v		

Note: Underlined numbers indicate completely vacant structures

## THE PRESERVATION PLAN

## PRESERVATION PLAN COMPONENTS

work product for each component were circulated for review and comment to the Commission, Working Committee, Preservation Committee and the State Office of Parks, Recreation and Historic The Hudson-Mohawk UCP Preservation Plan, which is a major element of the management plan requirement for inclusion of the HMUCP within the statewide system of urbar cultural parks, consists of the following components. Copies of

# 1 - DEFINITION OF A PRESERVATION PLAN FOR THE HMUCP

Definition of the goals and special needs that are addressed in the Preservation Plan for the HMUCP are provided. This task results in a written description that helps to explain the Preservation Plan and its planning process.

## 2 - HMUCP NATURAL RESOURCE INVENTORY

A review and collection of natural resources information from existing inventories and surveys was undertaken. The product includes a description of the objectives and methodology for inventory activity in the HMUCP resources

## - FINDINGS AND RECOMMENDATIONS FOR NATURAL RESOURCES MANAGEMENT AND BENEFICIAL USE ന

Potential actions and programs for natural resources management and beneficial use within the HMUCP are set forth. The product is a series of findings and general recommendations.

## SURVEY OF EXISTING PRIVATE HISTORIC PRESERVATION PROGRAMS AND ACTIVITIES ◡

historic preservation programs and activities were surveyed and evaluated. The product evaluation of the status of these programs Existing private within the HMUCP is a descriptive and activities.

## 5 - SURVEY OF EXISTING PUBLIC HISTORIC PRESERVATION PROGRAMS AND ACTIVITIES

Local governments within the UCP were surveyed to determine their preservation related activities. This section details those findings.

## 6 - IDENTIFICATION OF HISTORIC PRESERVATION PRIORITY AREAS

Criteria and methodology for identification and designation of primary sites, districts and other areas of historic significance that will be the focal point for HMUCP development and public use are defined and applied. Recommendations regarding specific historic preservation districts and sites are made.

## 7 - PROPOSALS FOR HISTORIC PRESERVATION STANDARDS

Historic preservation standards are recommended for various HMUCP purposes. The product includes a description of standards related to special concerns within the park.

## 8 - RECOMMENDATIONS FOR HISTORIC PRESERVATION

Potential actions and programs to achieve the historic preservation goal and needs of the HMUCP are set forth. The product related to special concerns within the park is a series of general recommendations.

## DEFINITION OF A PRESERVATION PLAN FOR THE HMUCP.

## 1.1 Introduction

The area encompassed in the Hudson-Mohawk Urban Cultural Park (HMUCP or "Park") was one of America's industrial and transportation centers during the 19th century. It has been called "A Birthplace of the Industrial Revolution" because of its role in the transformation from an agrarian to an industrial society.

Today, the communities within the Park continue to possess a physical structure, natural landscape, character and ways of life that illustrate the period of industrialization and offer the opportunity to meaningfully preserve an historic patrimony and understand an important era. Through the involvement of the residents of the Park who are the immediate beneficiaries of its culture and traditions, the Park can be an educative urban setting for residents and visitors alike. The producers of a T.V. documentary on the Park have already called it a "live-in, learn-in Park."

The state legislature has twice recognized the inherent value of the Hudson-Mohawk area by an individual recognition of the HMUCP in 1977 and by designating the HMUCP to become part of a statewide system of parks in 1982. These recognitions represent an acknowledgement of the importance of the Park's cultural heritage that corresponds to the importance the state attaches to natural areas like Niagara Falls.

The State Urban Cultural Park (UCP) Act establishes the framework for the state, localities and private entities to preserve and foster the beneficial uses (education, recreation and economic development) associated with important urban settings like that of the HMUCP. If successful, it is expected to be a major force in revitalizing certain of the state's older urban centers.

Localities have been assigned and entrusted by the state with the responsibility of preparing a plan or blueprint for achieving preservation and beneficial use goals. The UCP Act specifies that this plan will serve to guide both the state and localities.

Attaining the overall goals of the state and the Hudson-Mohawk Communities is dependent upon three factors and assumptions. The first is that a process can be created that will focus governmental programs and private actions so that taken together they will have a significant impact on future preservation and development within the park. Contemporary experience has led to the second assumption, that the commitment to the cultural assets of the Park can serve as a catalyst to assure their conservation and full utilization. Attraction of new economic activity and tourism are two underpinnings to this assumption. Finally, adequate public investment is required. This is justified on two grounds. Like the public investment in the preservation and beneficial use of our natural heritage represented in state parks like Niagara Falls, the UCP Act recognizes that it is a valid public purpose to similarly invest in protecting and beneficially using the assets associated with our cultural heritage. More pragmatically, preservation of a living urban environment where people will continue to live, work and recreate has proven to be a cost effective public investment. For the HMUCP, public investment will require the municipalities within the Park to assume a fair share of the cost of administrative responsibilities and for the state to assume the cost over and above what has been traditionally carried by local government for the preservation of significant buildings and important historic districts.

The preservation plan depends upon and utilizes each of these factors in making preservation feasible and attaining the central mission of the UCP Act - preserving an aspect of the state's cultural heritage for the benefit of present and future generations.

The goal of the preservation plan is maintaining the integrity of the Park's 19th century setting as a living environment.

This can be best understood as an expansion of traditional notions of a "park" and of older ideas of historic preservation.

Parks are usually thought of as enclaves separate and apart from areas where the activities of everyday life take place. In contrast, the UCP represents the idea that the values of this traditional park can be gained in a coherent urban setting that may contain residences, shops, parks, and other public spaces. Recreation can move on to the streets of a city and can be educationally oriented. The UCP has made park making and preservation a shared task.

Preservation has also undergone its own evolution. As the Heritage Trail planners noted: "The 'New Preservation' expanded the traditional museum - oriented notions of historic preservation by stressing the need to preserve entire historic environments by integrating them into the everyday life of the community and by treating them as valuable potential resources which can be developed to fulfill economic and social needs." Today's preservation is a more pragmatic approach that encompasses social and economic concerns and makes provision for change.

The goal of the preservation plan is not a stage set representing 19th century life but a total environment that successfully integrates the geographic, economic, cultural and historic factors that shaped it. This includes recognizing and assuring the preservation of the Park's significant and irreplaceable historic and natural assets, but also addressing, for example, the need for continued maintenance and full utilization of urban fabric in a manner that allows new energies to be freely poured. The latter is best illustrated by the use of the Boott Mill in Lowell, Mass. by Wang Industries and the adaptive reuse taking place in Troy to accommodate expected growth in high tech industries.

Therefore, the preservation goal can be viewed as two-fold. On the one hand, the goal is concerned with identifying those historic and natural assets with a quality that requires special protections. These will be historic sites and primary historic districts closely associated with the Park's theme that are eligible for the State and Federal Registers of Historic Places and critical natural areas. But as the HMUCP has always been viewed inclusively as encompassing whole historic communities that seek both to

change to meet contemporary needs, but also to respect their cultural heritage, the goal for the overall landscape of the Park is to assure a vivid impression of continuity. This calls for maintaining a sense of the past in a manner compatible with present day functions. While the latter aspect of the preservation goal may call for some regulation, public actions like the Heritage Trail, signage and programmatic activities coupled with incentives for private actions that keep alive symbols of the past may prove most effective. Education and the maintenance of cultural identity, which are the subject of their own planning element, should also be thought of within the full compass of considerations for the preservation plan.

The preservation plan's success will come not only from preserving landmarks or applying standards for an historic district, but also from creating a general perception in the value of the Park's historic character and way of life. It is meaningful and practical to protect an historic patrimony and to manage change so that a continuity with the past is not sacrificed. That perception has begun to take shape over the last few years and the preservation plan may become the vehicle to solidify it.

# 1.3 Planning Process

The planners of the Heritage Trail recognized, "...that the restoration of an individual artifact, building, or land-scape is very different from the conservation of a complex urban area and will require the development of new tools as well as new alliances of public agencies and the private sector." By the technique of program statements whereby state agencies identify programmatic areas that can foster urban cultural park goals and other features of the UCP Act, the state UCP Act offers the basis for new alliances.

With these factors in consideration, the preservation planning process needs to be highly participatory, inclusive and perhaps innovative. This presents a particularly large challenge for the HMUCP. Any one city represents a "complex urban area" but a regional grouping of six municipalities located in portions of three counties that is to be a subject of an integrated plan presents special difficulties. These difficulties are not insurmountable, but they do call for understanding and an extra effort to appreciate the HMUCP as more than the sum of its public and private constituent elements.

The planning process will incorporate the following:

- Research into preservation planning and program data at the national, state and local level as it may offer options for meeting the preservation goal.
- o Consultation through surveys and interviews of the public and private parties that can help shape preservation plan and execute it.
- o Work closely with the officials and staff of the constituent communities making up the Park in establishing priorities and designing the strategy for preservation that the plan will represent.
- o Involvement of the public through discussion with the working committee, Interpretation/Preservation Committee, and other means.
- Coordination of the tasks of the preservation plan closely with the preparers of the other elements of the management plan.

### 2. HMUCP NATURAL RESOURCE INVENTORY

### 2.1 Introduction

The geographical area encompassed within the Hudson-Mohawk Urban Cultural Park (HMUCP or "Park") has natural features of great beauty and areas that offer spectacular views. Waterways, open space, scenic features, fish and wildlife found within the HMUCP possess recreational and educational potential that far exceeds their present use for these purposes.

The primary focus of the Commission has been upon the historic and cultural resources of the Hudson-Mohawk area. This is understandable because the Park's story revolves around man's attainments in the development of a major industrial and commercial center. Yet, natural resources played a significant role in the development of the Hudson-Mohawk area and are an integral element of its story. In addition, both residents of and visitors to the HMUCP can and should share in the beneficial use of the Park's natural resources.

The management plan requirement of the statewide system of urban cultural parks provides that each designated urban cultural park describe the techniques or means for the protection of natural resources with each particular urban cultural park. To meet this requirement and to lay the basis to strengthen protection, management and beneficial use of the HMUCP's natural resources, a survey or inventory of natural resources was undertaken during the summer of 1983.

# 2.2 Natural Resources Inventory: Objectives and Methodology

An inventory was organized to identify and classify natural resources and features for the three-fold purpose of protection, determination of interpretive value and determination of recreational value. Recognizing the limited funding available for this ambitious task, it was projected that the inventory could be based in large part on existing inventories and surveys of the three county Environmental Management Councils represented in the HMUCP, of agencies that have undertaken coastal zone management studies and of other planning and environmental agencies with responsibilities within the Park area. A careful review and evaluation of the work product of such state, regional, county and local agencies showed it to be of some use, but not up to hoped for expectations. A complete and fine tuned natural resources inventory for the aforementioned purposes would require extensive original research oriented to the very particular conditions of an urban area.

However, it was possible to prepare an inventory that would draw together available information from existing inventories and studies and that would be supplemented with field analysis of the Commission's planning intern. The product of this work has allowed judgements to be made regarding whether threats to significant natural resources exist from new development or other sources. The inventory can also be used to draft the scope of work for specific natural resources plans - an interpretive program plan, a recreational management and use plan and a protection plan - that may be undertaken in the future. These plans for plans will be useful in applying for grants and organizing assistance from the Department of Environmental Conservation and other agencies that can assist the Commission

The natural resources inventory followed the three part format of the cultural resource inventory prepared for the Heritage Trail Plan (a summary chart, a brief glossary of sites and a cartographic representation at a scale of 1:9600). Items that were inventoried included:

- 1. Wetland, rivers and other bodies of water
- 2. Open space
  - a. Tracts of vegetated land with habitat significance
  - b. Traditional parks
  - c. Water access (boating, fishing, scenic)
  - d. Forests
  - e. Agricultural use

- 3. Valuable, unique, sensitive or rare plant communities
- 4. Topographical features
  - a. Slopes
  - b. Rock outcroppings
- 5. Scenic features
  - a. Overlooks and promotories
  - b. Scenic views

These items were selected because of the particular needs relating to managing an urban cultural park - protection, interpretation and recreation. Soil classifications and geological factors that are usually elements of a natural resources inventory were omitted as not relevant to the responsibilities of the Commission. On the other hand, all municipal parks were inventoried both because they are open space areas and can potentially play a role in one form or another in programs and activities of the HMUCP.

# o Inventory Summary

The Summary identifies the location of the resource, the source of its identification and four categories by which it is classified. Each site is marked for its recreational value. If it may be used for recreational purposes, it is marked with an "A" or a "P" depending on whether the use is active or passive. Interpretive value is based on either the historical significance of the particular site or its value in interpreting the ecology of the area. For example, would the site merit attention in a natural history lecture on the HMUCP or a nature tour oriented to the ecology of a tidal estuary.

Like the Cultural Resource Inventory, this inventory possesses "Level of Significance" and "Tourist Potential" categories. Each site was rated either National ("N"), State ("S") or Local/Regional ("R") in significance. Assigning significance is a difficult and complex task. For purposes of protection and regulation of natural resources, jurisdiction (rivers and wetlands) and/or ownership (Peebles Island) are the critical factors. Yet, for various programming purposes a different level of significance may be indicated or appropriate. Therefore, the assigned significance is intended only as an indication and not a definitive classification for all purposes.

Tourist potential identifies those sites that are or can be open to the public for some HMUCP purpose. The symbol () indicates that the site is of interest or has potential use significance for the public at large and the symbol (o) indicates that its use potential is limited to residents of the region.

# o Inventory Glossary

A brief description is given for each site in the glossary. For municipal parks, this includes the location and the recreational uses. A list of fish species and their relative abundance from the fish habitats inventory is also included.

# o Cartographic Representation

Preliminary work on providing a cartographic representation of inventories sites was begun by the Commission's planning intern, but a finished product was not completed. Although the information is available to complete this task, its completion will require additional funds or services from a public or private entity with cartographic capability.

3. FINDINGS AND RECOMMENDATIONS FOR NATURAL RESOURCES MANAGEMENT AND BENEFICIAL USE

## 3.1 Introduction

The identification, conservation and beneficial use of natural resources of the HMUCP are Commission objectives for the Park. Many private and local and state public entities share these objectives. Like other elements of an urban cultural park initiative, natural resources management and beneficial use offer the opportunity to provide a focus and find a common basis to bridge the efforts of singular entities with shared objectives.

This technical memorandum is based upon a recognition of such opportunity. It addresses the various aspects that would make up a plan of action for natural resources in the area encompassed within the HMUCP and recommends initial steps for a coherent and effective management and beneficial use strategy.

# 3.2 Approaches to Natural Resources Management and Beneficial Use

Protection, interpretation and recreational use are the three areas for consideration and focus within the HMUCP.

Protection of natural resources involves policies and practices applied to both public and private land. With respect to public land, practices would include erosion control, habitat enhancement and tree planting. Maintaining and enhancing water quality of the Hudson and Mohawk Rivers is critical to the success of the HMUCP as it is to the welfare of the residents of the region and is dependent upon the regulatory and other actions of the state and federal government. Innovative use of land planning techniques like transfer of development rights and special districting can be applied to protect privately owned critical areas, scenic views and important open spaces. Voluntary private stewardship of the land can be another important ingredient in the effective protection and enhancement of natural resources. Private stewardship can be facilitated by educational efforts and appropriate recognition of worthy private efforts.

An interpretive program can reveal first hand the roles and relationships of the Park's natural resources. This program can involve the preparation of botany and wildlife educational material for use by schools to encourage on site study of natural resources. The general public can be served by the planning and development of nature trails and the establishment of an outdoor laboratory like Albany's Tivoli Lakes Urban Wildlife Park. Programs such as organized nature walks and lectures are necessary to encourage the beneficial use of the trails or laboratory.

Fishing, birdwatching, boating, hiking, cross country skiing and bicycling are some of the potential recreational uses within the Park that are associated with natural resources. Encouraging these activities involves improved access to areas and facilities and programs like the Heritage Marathon and the Bicycle tour.

# 3.3. Findings and General Recommendations

The following findings and general recommendations regarding the identification, conservation and beneficial use of the natural resources of the HMUCP are based upon:

- o The HMUCP Natural Resources Inventory;
- O A review of laws and public programs affecting the identification, conservation or beneficial use of natural resources of the HMUCP.

## Findings

- o The HMUCP possesses abundant natural resources including some like the Hudson River that are of national sign-nificance.
- o The natural resources of the HMUCP represent an asset that is greatly underutilized for both its recreational and educational purposes.
- o There exists a general lack of focus and coordination among the various public and private natural resources programs and activities affecting the HMUCP.
- o No immediate threat exists to any particular natural resource within the HMUCP that is capable of solution by local government. Major environmental problems like PCB contamination of the Hudson River depend on state and federal solutions, if any near term solution is at all feasible. Long term protection and beneficial use of the natural resources of the HMUCP depends upon the coordinated policies and practices of each level of government.

## General Recommendations

o The Office of Parks, Recreation and Historic Preservation establish and operate a visitors facility on Peebles Island, at least in part, as a natural resources interpretive center and laboratory. Presentations, displays and materials on natural and wildlife resources of the Island, the Mohawk and Hudson Rivers and the area encompassed within the HMUCP would be a beneficial use for recreational users of this traditional state park holding.

and planning activities oriented to the identification, conservation and beneficial use of natural resources More specifically: within the HMUCP.

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- resources programs Prepare or cause to be prepared a natural resourcinterpretive plan defining techniques and program for public awareness and education on the natural resources within the HMUCP. ൻ
- relate to the use of TDR, cluster zoning, tree ordinances, stewardship policies for publicly owned land and special districting like the creation of scenic view districts where appropriate. such Environmental Conservation and the Department of State for local governmental planning and other actions for the purpose of protection and management of natural resources. Such assistance may assistance from entities like the Department of Provide technical assistance and/or facilitate مُ
- recreational programming of the Commission including ecology walks, promotion of fishing and birdwatching Include natural resources related activities within and nature photography. ပံ
- Organize and convene a biennial meeting on the HMUCP's natural resources. Such meeting should bring together local officials, members of the three county Environmental Management Council and local commissions within the Park, representatives of environmental organizations, state environmental officials and the public to review programs and activities and identify issues and needs related to the HMUCP's natural resources. ť
- Seek public and private funding sources to support protection and program activities related to natural resources. ů

4. SURVEY OF EXISTING PRIVATE HISTORIC PRESERVATION PROGRAMS AND ACTIVITIES

### 4.1 Introduction

Private organizations can and will be needed to play an important role with respect to a preservation strategy for the HMUCP.

This role can be broken down into five areas of expertise or services as follows:

- A. Education. Offering lectures, publishing material available to the public and/or using other means to inform the public on the benefits of historic preservation.
- B. Research. Maintaining a library or archive of local history or undertaking research projects on local history and architecture.
- C. <u>Planning</u>. Reviewing local preservation resources and needs and developing programs in response thereto.
- D. Technical Assistance.
  - 1. <u>Financial</u>. Offering advice and guidance on packaging public and/or private financing for preservation projects.
  - Design. Offering professional advice and/or services on preservation techniques and services.
  - 3. Property Management. Offering advice and guidance on the ownership and maintenance of historic structures including income producing structures.
- E. <u>Development</u>. Packaging the financing and taking the other step necessary to carry out a physical project that includes attainment of preservation values.

A questionnaire was sent out to private organizations that have been involved with aspects of historic preservation within the HMUCP. In a number of cases there was also a personal interview. The result sustains the original assumption that these private organizations have a great deal of capability to further the preservation goal of the Park.

The following is a brief description of the major private preservation organizations with an estimation of the services they can render keyed to the aforementioned list of five areas.

### HUDSON-MOHAWK INDUSTRIAL GATEWAY

The Gateway is a private non-profit corporation that for more than a decade has undertaken research, educational programs and advocacy to foster public awareness and interest in the Hudson-Mohawk area's industrial past and how that heritage can be a living resource for the present and future.

The Burden Iron Company Office Building, individually listed on the National Register, is owned and is being restored by the Gateway. Its intended future use is planned as a museum of local industrial history and a visitor, interpretive center for the HMUCP.

Numerous publications relating to the area's industrial history have resulted from Gateway research and study. Some are available for purchase and others can be found in the Gateway's library for use in further research efforts. Gateway technical studies such as a 1981 listing of surplus space in Troy available for redevelopment are valuable tools for facilitating the preservation and utilization of 19th century industrial architecture.

The Gateway's annual program of tours of historic industrial sites, districts of 19th century architecture, archaeological sites and operating historic industries has introduced the general public to the heritage of the Hudson-Mohawk Area. In 1982 as a pilot project the Gateway undertook a comprehensive cultural tourism program that can serve as a model for merging traditional tourism and interpretive content.

The efforts of the Gateway laid the foundation for the HMUCP and the Gateway's advocacy helped foster the necessary public and political support for the Park.

A, B, C, D-3

# TROY REHABILITATION AND IMPROVEMENT PROGRAM INC. (TRIP)

TRIP is a non-profit housing rehabilitation and development corporation based in Troy. Since 1968, it has participated in the rehabilitation of single family homes and the revitalization of entire neighborhoods. These efforts have had a successful impact in Troy's mid-nineteenth century neighborhoods. Although not foremost a preservation organization, TRIP has a good record in saving buildings and preserving their architectural character.

## TRIP expertise covers five areas:

- 1. Rehabilitation of substandard and abandoned housing.
- 2. Management of rental units.
- 3. Packaging innovative public and private financing.
- 4. Administration of grant programs.
- Housing counseling.

Although TRIP has developed and applied this expertise primarily in Troy, it is not limited to Troy and could undertake activities throughout the Park.

Most recently, TRIP has played a leading role in a liveability campaign in Troy and is considering the feasibility of programs like one to foster actual or artisan loft housing in surplus space in Troy buildings.

C, D-1, 2, E

#### RENSSELAER COUNTY HISTORICAL SOCIETY

The Society is a private non-profit corporation and its membership brochure states that it was "founded in 1927 to collect, preserve and present the history of Troy as well as the history of the county in which it is located." The Director of the Society has noted that its programs and activities are not confined to Rensselaer County, but can encompass the region represented in the HMUCP.

A wide range of curatorial, educational and advocacy functions are undertaken by the Society. The Society owns and uses the Hart-Cluett Mansion that is listed individually on the National Register as an historic house museum. Exhibitions, a meeting room, museum shop and library of local history are found within the Mansion.

The Society offers an annual lecture and tour series as well as changing exhibitions from its own collection and other sources. It should be noted that the Society has been instrumental in furthering a number of historic preservation initiatives like Troy's Historic District legislation and facade rehabilitation program.

A, B, C, D-3

TAP, Inc.

TAP is a private non-profit corporation formally organized in 1969 as a community design center. It offers design and planning services to low-income homeowners, non-profit housing sponsors and other non-profit organizations and Neighborhood Preservation Companies.

TAP has provided architectural services to several clients whose buildings are listed on the National Register including Troy Music Hall and many individuals in the Washington Park Historic District. Services can include preliminary design and cost estimates through cost estimates.

D-1, 2, 3

#### COHOES HISTORICAL SOCIETY

The Society is a private non-profit corporation formally organized in 1965 when it was granted a Temporary Charter from the Board of Regents. Its purpose is to stimulate interest in local history.

The Society's primary activity at present is the organization of the Annual Heritage Festival in Cohoes which celebrates that community's cultural and ethnic heritage. The Society has an archive of local historical material and interpretive displays.

A, B, C.

#### WATERFORD MUSEUM AND CULTURAL CENTER

This Waterford organization is a private non-profit corporation organized in 1964 and has a Charter from the Board of Regents.

It owns the Waterford Museum which is located in an historic district listed on the National Register. The Museum is operated on a volunteer basis.

The Center organizes programs to foster interest and knowledge in local history. A library of local history is included within the Museum.

A, B, C

Within the Park other museum entities, historical societies, and preservation related organizations like the Lansingburgh Historical Society have been organized and have collected historical material, published local histories and provided other services. The Lansingburgh Historical society also owns the Herman Melville House. The Watervliet Arsenal Museum which is taking shape will be an institution capable of offering invaluable educational and research services. In addition, the Federation of Historical Services in Troy which is organized to assist museums and historical societies in this region is an important educational and research resource. The Commission should consider steps it might take to rekindle local interest in local historical societies in each of the Park's communities. Active local historical or preservation organizations can be a helpful link in framing and carrying out the Park's preservation strategy.

## SURVEY OF EXISTING PUBLIC HISTORIC PRESERVATION PROGRAMS AND ACTIVITIES

#### 5.1 Introduction

A survey has been undertaken to review the nature and level of local government planning and program activities and capacity that presently or potentially are complementary to Park preservation goals. Interviews and a survey form were used to gather information.

# 5.2 General Findings

The Hudson-Mohawk Urban Cultural Park is composed of six primary jurisdictions: the cities of Troy, Cohoes, and Watervliet, the town of Waterford and the villages of Green Island and Waterford. These jurisdictions occupy portions of three counties: Rensselaer, Saratoga and Albany. The primary planning and land use decision making rests with the primary jurisdictions.

Over the last decade or longer the public officials of the primary jurisdictions have recognized and promoted the importance of historic preservation. The precedent setting establishment of the HMUCP Commission in 1977 by an intermunicipal agreement and an affirmation to support preservation of the area's cultural heritage by the local legislative bodies of all the primary jurisdictions is but one evidence of the acceptance of preservation in local policy.

The actual nature and particulars of preservation related activities vary greatly between the principal jurisdictions. These differences can be primarily attributed to large variations in population and, therefore, in the size and capacity of local government. Most dramatically this is seen in contrasting situations of Troy and the village of Waterford. Troy is a city with a population of more than 50,000 people while Waterford's population is only 2450 people. Troy has a full time professional planning staff,

has established an Historic District ordinance and, for example, is an entitlement community for purposes of federal community development funding. It has fostered some large scale revitalization projects that are complementary to the Park. The village of Waterford does not have a professional planning staff and has so far been unsuccessful in receiving discretionary community development small cities funding. Yet, within its limitations, the village is listed as a multiresource district on the National Register, maintains an outstanding system of parks, has undertaken some rehabilitation of its existing housing and, in a non-regulatory fashion, acted to promote preservation.

It can be observed that the slower paced and more settled conditions in the smaller HMUCP communities do not require the level of planning activities and programs existing in larger communities.

For purposes of reporting the findings of this survey, three categories will be used: preservation ordinances, rehabilitation programs and general planning.

1. Preservation ordinances. The cities of Cohoes and Troy have adopted historic district ordinances and the village of Waterford has established an historical commission to promote historic preservation in the village.

The City of Cohoes has created an historic district overlay on its zoning map that generally includes the areas known as the Olmstead Street and Downtown Districts. All plans for the construction, alteration, repair and demolition of structures within the Historic District are to be reviewed by the Planning Commission. The Commission's review is limited to exterior features. Its approval is required whether or not a plan requires any permit. Both preservation standards and visual compatibility factors are specified in the ordinance. Cohoes has also adopted a complementary sign ordinance that applies within the city's Historic District.

An Historic District and Landmark Review Commission with jurisdiction to review any construction, demolition or alterations affecting the exterior of structures within designated districts has been established by the City of Troy. The ordinance provides a procedure for designation of spaces, objects, sites, monuments, landmarks and/or districts by the Troy City Council and for applicants seeking Commission approval. The Commission has adopted

its own preservation guidelines. In 1978, the Secretary of the Interior certified Troy's ordinance.

Waterford's Village Historical Commission does not possess regulatory authority. Its role is advisory. This Commission has promoted the value of preservation, raised funds for special projects like the restoration of the Waterford Gasworks structure following a fire and fostered publications, tours and historical signage.

The village of Green Island and the City of Watervliet do not have municipal preservation bodies or ordinances at this time.

2. Rehabilitation programs. The most effective public action throughout the HMUCP from a preservation perspective has been the use of available funds for housing and commercial rehabilitation. The following highlights this activity by community:

Watervliet. Using funds from a Small Cities Grant, the city has expended approximately \$500,000 over the last three years for home improvements in areas including prospective secondary preservation districts. These funds have significantly helped to rehabilitate and maintain the older housing stock that contributes greatly to the city's historic character.

Waterford. The village has been unsuccessful in its efforts to obtain a Small Cities Grant for housing rehabilitation, but it has been able to rehabilitate 10 housing units under the Section 8 Moderate Rehabilitation Program.

Green Island. The village of Green Island has used \$355,000 funds from a Small Cities Grant for residential rehabilitation between 1980 and 1983. It has also adaptively reused St. Mark's Church for various municipal purposes.

Troy. The city of Troy has made extensive use of Community Block Grant funds for housing and commercial rehabilitation and for rehabilitation of individual historically significant buildings. Approximately two and a half million dollars a year have been spent through Troy's rehabilitation programs. These programs have clearly worked to preserve the 19th century historic character of the city and to effectively revitalize the CBD and neighborhoods.

Rehabilitation programs are identified as follows:

- a. CBD Facade Restoration Program (100% grants for facades of buildings).
- b. Lansingburgh Revitalization Program (uses same guidelines as the CBD Facade Program).
- c. Housing Rehabilitation Programs (three categories of assistance given thereunder including both emergency assistance and focus black programs).
- d. Rental Rehabilitation Programs (loans for rehabilitation of vacant buildings into rental housing).
- e. Special Grants for rehabilitation of historically significant buildings like the Troy Music Hall and the Burden Bldg.

In addition, Troy has utilized other Federal assistance programs like UDAG funding for both residential and commercial rehabilitation programs.

Cohoes. The City of Cohoes made effective use of the Community Block Grant Programs for renovation of its CBD, a program completed in 1981. More recently, Cohoes has applied Small Cities funds and other available programs for both commercial and neighborhood rehabilitation. Over one million dollars has been used for rehabilitation of residential and commercial structures since 1980.

Rehabilitation programs can be identified as follows:

- a. Commercial Rehabilitation Program (maximum \$5,000 grants are available for facade restoration).
- b. N.I.P. (maximum grants and loan subsidies of \$7,000 are available for residential rehabilitation).
- c. Business Loan Program (maximum \$20,000 loans are available to businesses).

The Federal Section 8 Substantial Rehabilitation Program has been effectively used to foster the rehabilitation of historically significant Ogden Mill, Victor-Carrybag Mill and several 19th century mill workers tenements.

3. General Planning. Included in this survey was consideration of special purpose planning controls, use of the State Environmental Quality Review Act (SEQR) or other means utilized by the communities that may be relevant to the purposes of the preservation plan. Aside from standard zoning and planning controls in each community and some special purpose laws and ordinances like Green Island's Flood Damage Prevention law which are relevant to maintaining orderly growth and related planning matters, no other local planning activities immediately significant for purposes of the preservation plan were identified by the communities. It should be noted that each community relies upon the state's regulations for SEQR purposes.

# 6. IDENTIFICATION OF HISTORIC PRESERVATION PRIORITY AREAS

#### 6.1 Introduction

The Park's overall urban landscape shows the imprint of its 19th century growth period and river dominant geography. This coherent imprint exists even though the Park is made up of five individual communities, encompasses most of their geographic area and has contemporary structures interwoven in areas of the Park.

One of the objectives for an urban cultural park is to foster recognition of the quality of historic character found in an urban landscape like the HMUCP and to maintain that historic character. Unlike some preservation initiatives that endeavor to maintain an urban setting as a stage set fixed in time, an urban cultural park integrates historic environments into everyday life and accommodates appropriate growth and change. To accomplish this requires judgements to be made on preservation priorities. Where new development should be located and preservation programs directed can then be better determined.

The Circumstances of different urban cultural parks require different strategies to obtain preservation objectives. For an urban cultural park made up of or part of a single planning jurisdiction, a fine tuned preservation-urban design plan for the entire area within the park's boundary may be appropriate and feasible. In the case of a regional UCP like the HMUCP, where the park management organization is once removed from the planning jurisdictions and, for example, multiple central business districts exist, a more broad brush preservation plan is called for and is attainable. A process for classification of areas and sites for Park preservation purposes is an important element of such plan and is the subject of this memorandum.

### 6.2 Classification

For purposes of defining the Commission's preservation role including how to channel the Park's limited financial resources for preservation, classification of the Park's preservation resources based on (i) intrinsic significance, (ii) relationship to Park functions, and (iii) the capability to achieve protection of historic resources is necessary. This can be accomplished by the classification of all the territory in the Park.

Four factors should be weighed in this classification process. These are:

- Intrinsic significance. This is to be evaluated by considering territory, a district or sites for its:
  - a. Historic significance.
  - b. Architectural or engineering significance and typology.
  - c. If a district, continuity and unity of historic fabric.
- 2. Perception value. This is to be evaluated by considering how territory, districts or sites serve to support the public's perception of the historic character of the Park. For example, certain districts and sites are more capable of embodying and projecting the image of the overall Park.
- 3. Functional association. This is to be evaluated by considering how territory, districts or sites relate to the educational, cultural and recreational programs of the Park for both residents and the public at large.
- 4. Preservation feasibility. This is to be evaluated by considering preservation costs, the availability of public and private funds for preservation, public support for preservation and the needs for new development within the Park as they will affect territory, districts or sites.

It is recommended that the following four classifications be adopted by the Commission for territory, historic districts and sites within the Park:

1. Primary Historic Districts and Sites. These are historic districts and sites that rate highly on the factors of intrinsic significance, perception value, functional association and preservation feasibility. In particular, a Primary Historic District or Site should be listed or eligible for listing on both the National and State Registers of Historic Places and be subject to a local historic district or landmark ordinance or system of appropriate private ownership restrictions capable of applying the preservation standards of the Commission.

Primary Historic Districts and Sites should be the priority focus for application of preservation financial and technical assistance from the State and Commission through the UCP program. They should be formally designated by the Commission according to a procedure adopted therefor by the Commission.

2. Secondary historic districts and sites. These are historic districts and sites that possess equal intrinsic significance to primary historic districts and sites, but do not rate as highly on the other three factors. In particular, a secondary historic district or site should be listed or eligible for listing on the National or State Register of Historic Places. Public or private restrictions should not be required for this designation, but may be made a condition of financial assistance on a project by project basis.

Secondary Historic Districts and sites should be eligible for technical assistance and discretionary financial assistance from the State and the Commission through the UCP program that is available after the preservation needs of primary historic districts and sites has been met. They should be formally designated by the Commission according to a procedure adopted therefor by the Commission.

3. Heritage Trail. The streetscape and facades along the Heritage Trail will be that aspect of the Park's physical presence most visible to the public. Tourists and part-ticipants in Park recreational events using the trail will form their impression of the Park and its constituent communities, in part, from the appearance of the street-scape and facades along the Heritage Trail.

Therefore, it is important that the Heritage Trail be identified as an area of preservation priority. Preservation standards for Primary Historic Districts and Sites will apply to buildings along the Trail that are in such districts or are such sites. Because the historic, architectural and other qualities of buildings along the Trail vary greatly it will necessitate preparation of separate and more flexible standards for streetscape and facades of the Trail. It is recommended that streetscape and facade improvement and maintenance be undertaken as a non mandated program without legislated restrictions.

- 4. Contextual. All other territory within the boundary of the Park should be classified as contextual. It is these areas that the preservation goal of assuring a vivid impression of continuity applies. The Commission can play a valuable role by articulating and encouraging general adherence to conservation principles and steps to keep alive symbols of the past by the constituent communities.
- 6.3 Recommendations for Primary Historic Districts and Sites
- 1. Primary Historic Districts
  - a. Troy's downtown historic district. This area includes the downtown commercial and residential districts and is included within the district boundaries that will be proposed for listing as part of a multiple resources nomination for listing on the National Register. It posssesses many of the most outstanding assets of the Park including the Troy Music Hall, Gurley Building, Rensselaer County Historical Society, and Washington Park setting. Visitor activities and other Park programs will be focused in this area and visual impressions of the Park are likely to be formed within the district. Troy has an historic district ordinance which applies to portions of this district.
  - b. Waterford Village Historic District. This area is listed on the National Register. As noted in the National Register Statement of Significance, "...the village has retained its 19th century character, cohesiveness and feeling of intimacy to the present day." The village is a most attractive setting in which to make visible the theme of industry before the late 19th century turn away from smaller locally owned industries to national corporations. Also, for Park purposes the district will be a focal point for activities relating to the Champlain Canal and as an entrance way to Peebles Island. The village has created a Village Historical Commission to promote preservation, but has not enacted an historic district ordinance.
  - c. Cohoes historic district. This area would join together a number of locally established historic districts and would include the Harmony Mills and downtown historic districts. It would include the most significant historic

assets of Cohoes including mill structures, worker housing, power and transportation sites, archeological sites and natural features. It will be a focal point for visitor activities and other Park programs. Views of the Harmony Mills and other features of the district will form a lasting impression for visitors. Areas within the district are listed or in the process of nomination to the National Register. Cohoes has an historic district ordinance covering a portion of this district.

# 2. Primary Historic Sites

- a. Burden Building (Troy)
- b. Harmony Mills (Cohoes)
- Watervliet Arsenal Museum (Watervliet)
- d. Hart-Cluett Mansion (Troy)
- e. Silliman Church (Cohoes)
- f. Waterford Lock 2 (Waterford)

# 6.4 Recommendations for Secondary Historic Districts and Sites

# 1. Secondary Historic Districts

- a. Northside Historic District (Town of Waterford)
- b. Port Schuyler District (Watervliet)
- c. First Avenue District (Watervliet)
- d. Proposed Lansingburgh Historic District (110th to 121st streets between First and Fourth Avenues)
- e. Hudson Ave. District (Hudson Ave. and George Street between Clinton and Bleecker Streets-Green Island)

# 2. Secondary Historic Sites

- a. Cohoes Music Hall
- b. Troy Music Hall
- c. W. & L. E. Gurley Co. Building (Troy
- d. Herman Melville House (Troy)
- e. St. Mark's Church (Green Island)
- f. Old Champlain Canal (Waterford from Mohawk River to Village of Waterford.)

### PROPOSALS FOR HISTORIC PRESERVATION STANDARDS

### 7.1 Preservation Standards

Preservation of historic assets and the character of the special urban settings selected to be part of the Statewide UCP System is one of the four major goals established by the state. Therefore, the determination and application of standards is a major component of a management plan formulated to attain, in part, the preservation goal.

Standards are designed for a number of objectives:

- o To guide rehabilitation and new construction so that the integrity of the HMUCP's 19th century historic setting identified as being of statewide significance by the State Legislature, is maintained.
- o To protect the public investment in the Park designed to serve visitors and residents alike.
- o To assist private and public property owners to design exemplary projects.
- o To translate public purposes into the clearest possible rules and guidelines in order to facilitate their application in ordinances.
- To help public decision-makers as to both funding and regulatory actions.

Determination of appropriate standards for the HMUCP should be guided by these objectives and the two-fold character of the Park's preservation goal as identified in Task 1. These factors call for distinguishing two distinctly different applications for the standards within the Park. For primary historic districts and sites and any secondary historic

districts and sites made eligible for Park funding, the standards should be administered through local legislation for preserving and rehabilitating historic properties. These areas and sites possess the most significant historic assets and will be the focus for the major portion of the public investment in the Park. For other areas of the Park, identified as contextual, the need and justification for regulatory enforcement is neither justified by current preservation practices nor necessary to achieve the second preservation goal of assuring a vivid impression of continuity. It is appropriate for these areas of the Park that standards be presented as recommended preservation practices, their application to be encouraged by the Commission and the municipalities by education, technical assistance and general public investment decisions.

## Therefore, it is recommended that:

- o The Secretary of Interior's "Standards for Rehabilitation" used to determine if a property improvement project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976 be used by the Commission as the standard for the local historic district or landmark ordinance and/or private ownership restrictions for primary and secondary historic sites and districts designated by the Commission.
- The Commission prepare and distribute a comprehensive guide for the property owners with recommended preservation practices for unregulated areas along the Heritage Trail and contextual areas. These practices should be designed to encourage the maintenance of older structures through rehabilitation and the protection of historic features and should generally describe how the individual property owner's treatment of his property can contribute to the overall quality and character of the Park.

# 7.2 Special Concerns for the HMUCP

In applying the Secretary's Standards and preparing recommended preservation practices, certain special concerns related to the HMUCP should be considered.

Preservation v. Demolition

It is the significant historic buildings, their architectural features and the overall historic fabric of the Park that

are its primary asset. Once demolition has occurred this value can never be replaced. Therefore, the following standards are recommended:

- New development and rehabilitation programs should favor building reuse and rehabilitation.
- Whenever possible, an incompatible use requiring demolition should be shifted to another site or portion of a site.
- Technical assistance should be made available to help owners secure buildings against vandalism and introduce measures to prevent further physical deterioration while a reuse program is being developed.
- Whenever possible, feasibility studies should be made to find economic uses for significant buildings that are endangered.
- Whenever possible significant buildings should be preserved for future reuse even if immediate economical reuse is not possible.
- o Maintaining Continuity with the Past.

An urban cultural park recognizes and celebrates the heritage of a particular area and makes that heritage valuable for the present and the future. That value depends on the decisions and actions to maintain continuity with the past. Therefore, the following standards are recommended:

- Size, scale, color, material and character of the property, neighborhood and environment should be considered for new construction, additions and alterations.
- Historic building materials and details that have been salvaged should be used first in buildings of the same style and type and secondly in new construction if they can be integrated into the contemporary design.
- Symbolic references to the past should be identified and fostered.

- Whenever possible, new additions, alterations or improvements should be done in a manner that does not impair the essential form and integrity of the structure.
- Interpretation of the past should be made a part of new construction and rehabilitation.

### o Preservation of Industrial Architecture

The surviving industrial architecture including mill buildings is the most prominent and important feature of the Park. Preservation of industrial structures is essential for interpreting the history of the HMUCP and of the industrial revolution in America. Therefore, the following standards are recommended:

- Attracting and accommodating economically viable new uses for mill building and other historic industrial architecture should be priority items for the Commission.
- Interpretation of the industrial and social history of structure should be combined with its new use.
- Whenever possible, critical exterior features of historic industrial architecture should be preserved.
- Whenever possible, preference should be given to new uses that can take advantage of the physical qualities of the historic industrial structures.
- Historic differences between historic industrial structures should be maintained.

### o Commercial Settings

The three proposed primary historic districts each contain commercial streets or areas. The vitality of the Park and much of historic character can be felt in these commercial settings. Therefore, the following standards are recommended:

- Sensitive rehabilitation and new construction should be undertaken to provide a continuity of shops along the street frontages.
- Historic storefronts should be retained and restored.

Signage in harmony with the historic architecture should be retained and encouraged.

 Whenever possible, ground level uses on commercial streets should be retail, restaurant, entertainment or other functions directly accessible from the sidewalk.

## o Residential Neighborhoods

The residential neighborhoods of the Park are rich in architectural styles and reveal an important aspect of the Park's story. Their variety of styles, scale and cohesiveness are attractive qualities for both residents and visitors. Therefore, the following standards are recommended:

- Each building on a residential street should be maintained in a manner which preserves the character of the entire street.
- Guidelines for residential facades, windows, shutters, entries and streetscape prepared for the Park should be employed whenever possible.
- Public programs for rehabilitation of residential properties should be fully utilized.

### o New Construction

In an historic setting, vacant sites from demolition are detrimental to a positive perception of historic character. Development of vacant sites is generally desirable both for economic revitalization and for re-establishing the physical fabric that was historically tightly knit. Therefore, the following standards are recommended:

- New construction be encouraged that creates buildings and activities that help re-establish a tightly-knit urban environment capturing some of the richness, variety and compactness of the Park's 19th Century past.
- New buildings should, to the fullest extent practical, relate to the existing architectural context as seen from the street level, and reinforce continuity rather than stand out individually.

- Preference should be given to using naturally textured materials and colors relating to the historic materials of the Park.
- Contemporary architectural design should interpret the scale, rhythms, proportions, levels of animations and historic qualities of the Park's historic buildings in the community, but should avoid direct copies of historical features.

Additional design guidelines are included in the streetscape, landscape and facade element of the Management Plan.

# RECOMMENDATIONS FOR HISTORIC HISTORIC PRESERVATION

# 8.1 Application of Preservation Standards

It is recommended that the HMUCP Commission adopt procedures and guidelines for the designation of Primary and Secondary Historic Districts and Sites and preservation standards therefor as recommended in Task 5 and 6 of this Preservation plan. It should thereafter be the responsibility of each member local government with jurisdiction over a designated district or site to utilize appropriate state and local laws to apply the preservation standards of the Commission. Each local government should be given the option of utilizing a program of obtaining private preservation restrictions and/or of adopting a local ordinance or law which substantially achieves the purpose of preserving and rehabilitating of properties in accordance with the Secretary of Interior's Standards for Historic Preservation Projects. Eligibility for preservation financial assistance for Primary and Secondary Historic Districts and Sites should be conditioned on the local government's fulfilling its responsibility to apply the preservation standards.

The Commission should conduct periodic reviews and monitoring of the applications of preservation standards by each local government to ensure it is fulfilling its responsibilities under the HMUCP Management Plan and implementing actions. Each local government should make all relevant information available to the Commission. If the Commission determines that a local government is deficient in fulfilling its aforementioned responsibility, the Commission should document that determination. If recommendations to the local government on steps to remove the deficiency are not followed, the Commission should revoke affected district or site designations and withdraw eligibility for funding assistance thereto.

### 8.2 Preservation Assistance

During the present decade millions of dollars of public and private funds have been used to rehabilitate the historic

building stock of the HMUCP. This investment has taken many forms including adaptive reuse of the Victor-Carrybag Mill in Cohoes and Hendrick Hudson Hotel property in Troy, home improvement programs like the one in Watervliet which are necessary to maintaining that city's historic residential areas and facade rehabilitation programs in Troy and Cohoes. The public and private initiatives behind these investments are critical to maintaining the economic health and vitality of the traditional communities making up the HMUCP. Their economic health is an important factor in whether the preservation, education and recreation goals of the HMUCP and the Statewide System of urban cultural parks are realized.

It can be expected that the total investment in rehabilitation during the first five years of this decade will have to be equalled or surpassed in the next five years. This will depend upon a number of factors well beyond the reach of the Park planners: continued Federal subsidies, the health of the State and Federal economy, private investor confidence in the local economy, etc.

The Park or Commission's role with respect to preservation assistance should be two-fold. By polishing the image of the Park communities individually and collectively, attracting and accommodating visitors and maximizing the area's eligibility for public and private assistance, the Park should serve to stimulate investor confidence and increase the funds spent for rehabilitation purposes.

But this indirect benefit from the Park will depend upon the Commission playing a direct role in supporting and fostering preservation. Two programs are recommended:

- 1. HMUCP Preservation Revolving Fund. The Commission should create and administer and the State should initially endow an HMUCP Preservation Revolving Fund. Key features of this recommendation are as follows:
  - a. The State should make the initial contribution to the fund in the amount of not less than \$400,000. This amount is selected because it is well within the 10% State Share for capital grants under the UCP Act when total public and private investment in rehabilitation within the Park is considered and because it will permit the Commission to make a combination of small loans and grants for facade projects, to take

- a "cash equity" position that may facilitate economically viable adaptive reuse projects and to take necessary steps when stabilization is necessary to protect endangered historic assets. Private contributions to the fund should be solicited by the Commission. Contributions from individual local governments should not be expected as each local government has and can be expected to apply all available resources for related rehabilitation projects, the cost of which well exceeds available funds. The fund is a meaningful and potentially effective means for the state to participate as a partner in the preservation program for the Park. This recommendation presumes the continued rehabilitation programs by local governments with the Revolving Fund complementing these programs.
- b. The Fund can be administered by a not-for-profit corporation made up of the Commission members and the Commissioner of OPRHP, at his option. This Corporation should have a public advisory committee to make recommendations on funding decisions.
- c. Monies in the Fund should be available for preservation projects in all Primary Historic Districts and Sites, in those Secondary Historic Districts and Sites where the Commission's preservation standards are applied by the local government and, subject to a private preservation restriction with the property owner, along the Heritage Trail.
- d. The Commission should adopt eligibility standards based on factors including need, the ability of the investment of the fund to attract private investment and direct benefit to related Park priorities.
- e. Cooperative participation between the Fund and local private lending institutions should be encouraged. These could take the form of creating a joint loan pool, utilizing some of the Fund's monies as a cash loss reserve under a loan guarantee program and encouraging a local bank to offer administrative services to the Fund at no charge.

2. Technical assistance. The attainment of the preservation goal depends in large part upon the availability of technical assistance: architectural, financial, legal and cultural. Many property owners are not familiar with the objectives of historic rehabilitation let alone state and local code requirements. There is a special need to make design services available when rehabilitation consistent with the historic character of the property requires architectural design services.

It was found that quality technical assistance was present within the Park. Both private organizations and some local governments have professional skills and experience. What is lacking is consistency of availability of technical services throughout the Park and sufficiency of trained personnel to provide all the services that would be desirable. If the Commission is to assure the provision of the necessary technical services to meet the needs of the Park including making sure that work done under Revolving Fund facade grants meets preservation standards and interpretive opportunities are utilized in projects, it has two options:

- Provide services through staff of the Commission or
- Coordinate, encourage and support existing sources of services throughout the Park so that they will be available to meet Park needs.

While the first option should not be totally dismissed, financial realities and the real value to be gained by involving local government staff and private organizations in efforts to further the Park make the latter options the recommended approach. Key features of this recommended approach are:

a. The Commission should establish a technical services committee made up of at least one representative from each Commission community, each Park county, CDRPC, the preservation staff of OPRHP and private organizations within the Park providing technical services. This committee should advise the Commission by identifying specific needs for technical assistance and means for meeting those needs. The committee should assist the Administrator of the Park in coordinating the provision of technical services.

- b. The Commission should establish a clearinghouse of architectural, financial, legal and cultural information related to the objective of providing technical services. This information should be made generally available.
- c. Two publications should be prepared or caused to be prepared by the Commission. The first should be a guide to technical services available to property owners within the Park and their source. A handbook for the layman should also be prepared that describes the purposes of the Park, the value for the property owner in preserving the historic qualities of his property, financial and technical assistance available to property owners and basic preservation practices. This handbook should include the recommended preservation practices referred to in Task 6.
- d. Wherever possible, local governments within the Park should make provision to loan qualified staff to assist the Commission in offering technical assistance throughout the Park. The Commission should prepare guidelines governing the loan of such staff.
- e. Memorandum of understanding with private organizations like the Gateway, TRIP, TAP and RCHS should be negotiated to clarify the role of these organizations in providing technical services consistent with Park needs. The Commission should seek and support all possible funding sources for these organizations.

#### 8.3 Governmental Coordination

Successful governmental coordination is essential to meet preservation goals for a Park made up of cities and villages in three counties and part of a statewide system. Intergovernment coordination and cooperation is clearly recognized as an essential and innovative component of UCP management in the UCP Act. A State Board and state agency program statements are two features whereby the Legislature sought to direct and facilitate full State administrative participation in the implementation of a new park system.

State programs that could significantly facilitate the realization of the Park's preservation goal include the Neighborhood and Rural Preservation Companies Acts and other programs of DHCR, the grant programs and technical services of the Division of Historic Preservation (OPRHP) and the Coastal Zone Management program of the Dept. of State. Some benefits are presently derived from these programs, but impediments (some administrative and other statutory) block their full and comprehensive application in support of UCP needs and goals.

Despite a clear legislative intent that the planning and development of the State UCP System be a concerted governmental effort and some small success, effective governmental coordination remains more a challenge than the reality. Yet, it is a challenge too important to ignore. Therefore, it is recommended that:

- a. The Commission renew the recommendation first made in the Heritage Trail Plan that the Governor issue an Executive Order directing state agencies to take necessary administrative actions to assure that existing funding and development programs are focused and made available, to the fullest extent practical, to the HMUCP. Notwithstanding the UCP Act, state agencies still require a clear directive to guide them in making administrative determinations that affect the Park.
- b. The Commission should establish a procedure for receipt of notification, and review and comment upon projects reviewed by or proposed by state agencies as to their consistency with the Park Management Plan.

#### 8.4 Promoting A Vivid Impression of Continuity

Determining a preservation management approach for the contextual areas of the Park presents a difficult and perhaps at this time an unresolvable challenge. Although the goal of maintaining a sense of place and time (a vivid impression of continuity) can be identified, an approach and techniques for its realization are not easy to settle upon. A regulatory approach as used for homogeneous historic districts is neither necessary or appropriate. Even the formulation of practices and quantifiable formulas to guide voluntary efforts by private property owners and local governments where there is the diversity found in the contextual areas of the Park is not easy. For example, while it is generally agreed that historic styles not be

replicated in new construction, it is appropriate for new design to respect the character of the neighborhood (something that developed over time and links a new building with the past) and to sometimes include symbolic links to the past in the design. This area represents a new frontier for preservation planning (see "Whither Historic Preservation in the United States?" by Dr. Larry E. Tise, The Preservationist, 1980) and one where the Commission should focus that attention of the State Preservation Program, private organizations and residents to develop and test conservation approaches for areas like the contextual areas of the Park. Therefore, it is recommended that:

- 1. The Commission seek public or private funding for participatory block by block studies and plans within the contextual areas of the Park to develop approaches whereby image, time and place can be maintained as part of change. In addition, the Commission in cooperation with the State Division of Historic Preservation and private organizations like TAP and the Gateway can seek funding through programs like the Critical Issues Fund of the National Trust for Historic Preservation to undertake pilot projects to educate and provide technical services to property owners in contextual areas of the Park.
- 2. The Commission should encourage its member communities to give attention to maintaining image and a sense of time and place through their land use planning activities.
- 3. The Commission should utilize its interpretive programming so that the story of the heritage of the Park on a block by block, if possible, or district by district basis is available to residents.

#### 8.5 Review Procedures

Affected UCP communities should institute procedures requiring the review and approval of all applications for alteration or demolition of property within primary or secondary historic districts and sites. This would ensure that all alteration and demolition complies with the standards of the Secretary of Interior and the individual community pursuant to this plan.

#### **APPENDICES**

- A. Updating of Heritage Trail Technical Report Cultural Resource Inventory
- B. Bibliography
- C. Preservation Plan/Budget
- D. Model Budget for HMUCP Revolving Fund
- E. Sample Project: TRIP Inc. Loftspace Project
- F. HMUCP Historic Preservation Plan: Survey (Memo & Survey Form)
- G. Memo to Private Organization
- H. Letter from Michael J. Matthews, Urban Wildlife Project
- I. Property Potentially Eligible for Listing on the National Register of Historic Places

# PAUL M. BRAY ATTORNEY AT LAW 159 BREVATOR STREET ALBANY, NEW YORK 12206

TO: HMI'CT Commission

FROM: Paul M. Bray

RE: Updating of Heritage Trail Technical Report Cultural Resource Interactory (Appendix)

The following is a list by community of resources from the Heritage Trail Cultural Resource Inventory that have been destroyed or demolished since the time when the inventory was made:

#### Troy No. 4 St. Michael's Church (burned) 36 N.Y. Central R.R. Freight House (partially demolished) 107 Marshall Mills (burned-demolished) 121 Vanderheyden Hall (burned-demolished) 136 Cast Iron Fence (demolished) Waterford 5 Up Country (burned) 46 5 Division Street (burned) Cohoes 14 American Soap and Washoline Co. (burned) 35 St. James United Methodist Church (burned) 2 Summit Street (burned and demolished) 69 97 Rensselaer Valve Co. (burned) Green Island James Green Island Bridge (collapsed) 3 New York Central Railroad Freight House (demolished) Green Island Waterworks (demolished) 26 Rensselaer & Saratoga Railroad Shops - Round house (demolished)

#### **BIBLIOGRAPHY**

The Architectural Conservation Trust, The Revolving Fund Handbook, 1979.

Lowell Historic Preservation Commission, Preservation Plan, 1980.

Lowell Historic Preservation Commission, Details of the Preservation Plan, 1980.

Norman Mintz, <u>A Practical Guide to Storefront Rehabilitation</u>, Preservation League of New York State, 1977.

The Preservation/Design Group & The Reimann-Buechner-Crandall Partnership, Hudson-Mohawk Urban Cultural Park Heritage Trail Summary Report and Technical Report, 1979.

U.S. Department of the Interior, <u>The Secretary of Interior's Standards</u> for Rehabilitation, 1978.

Ruth Lawlor Pierpont, Sources of Funding for Preservation Projects, Preservation League of New York State, 1982.

Dr. Larry E. Tise, Whither Historic Preservation in the United States? Preservationist, 1980.

Natural Resource Inventory: A guide to the Process, Department of Environmental Conservation, 1975.

Pilot Study of the Techniques and Procedures Used for Air Photo Interpretation and Map Overlay Preparation of the Urban Wildlife Habitat Inventory, Michael J. Matthews, DEC Urban Wildlife Environmental Unit, 1978.

Preservation of Natural Features and Scenic Views in New York City, New York City Planning Commission, 1974.

Urban Wildlife Habitat Inventory Map Overlay User Information, Department of Environmental Conservation, 1981

#### PRESERVATION PLAN/BUDGET\*

- I. HMUCP Commission and constituent local governments
  - a. Commission; Administration \$12,000 annually, \$60,000/5 years
    - 1. Administration of Commission's responsibilities for preservation goals including its role with respect to preservation standards.
    - 2. Coordination of technical services including clearinghouse.
    - 3. Intergovernmental coordination.
    - 4. Administration of revolving fund.
    - 5. Maintenance of cultural resource and natural resource inventories.
    - 6. Misc. including organization of biennial natural resources meeting, fund raising, etc.
  - a. Local governments. Allocation from funds from Community Development, Small Cities, UDAG and other housing rehabilitation programs for maintenance, rehabilitation and adaptive reuse of historic structures and areas that protect and enhance the qualities of the HMUCP's 19th century historic setting. Approximately \$2 million annually, \$10 million/5years.
- II. Private sources (grants and other fund raising) \$23,500/5 years
  - 1. Guide to technical services. \$500
  - 2. HMUCP Handbook on preservation practices for property owners. \$4000
  - 3. Preservation planning and program development for the Heritage Trail and contextual areas. (\$10,000 to \$30,000 as available)
  - 4. Natural resources interpretation plan. \$4000
  - 5. Pamphlets and brochures including design and production costs. \$5000

#### III. State UCP Program

1. Endowment of HMUCP preservation revolving fund; a one time grant of \$400,000

\*This budget does not take into consideration complimentary administrative costs of local governments for local preservation ordinances, etc., complimentary services consistant with the preservation plan provided by private organizations and complimentary grants and assistance from the existing programs of state agencies like OPRHP, NYSCA, Division of Housing and Community Renewal, etc.

#### MODEL BUDGET FOR HMUCP REVOLVING FUND (Years 1 - 3)

Items

20 facade restoration grants of \$5,000	\$100,000
10 rehabilitation loans at interest rates below conventional rates	100,000
Participation with a lending institution to make available not less than \$1 million for rehabilitation loans at below conventional rates - fund monies to be used as interest subsidy, loan guarantee reserve or through participation in the loan pool	125,000
Misc. including equity investment in adaptive reuse project, emergency stabilitization grant or grants, preservation feasibility study	75,000
	\$400,000

Under this budget, the \$400,000 is utilized in a manner that creates an overall grant and loan pool of \$1.4 million and together with private investments for projects assisted by the Revolving fund should result in at least \$2.5 million dollars being invested in preservation related rehabilitation.

#### SAMPLE PROJECT

#### TRIP, INC. LOFTSPACE PROJECT

An incremental approach to saving and reusing historic warehouse type buildings in Troy. Occupancy will be mixed use with a focus toward artists and craftspeople. Space will be provided in an improved building in a "raw" state at very affordable rents. Other improvements will be made as tenants require and can afford them.

Existing Building: 28,000 gross sq. ft. on 4 floors

#### Development Costs

Acquisition		76,500
Construction		156,000
Fees		12,000
Interest & Soft Costs		22,000
TOTAL.	Ś	266.500

The sale of the tax credit and other tax benefits can generate approximately \$60,000 over 5 years.

#### Financing

Equity	16,500			
Facade Grant	30,000			
Owner's Note	20,000	20	Yrs.,	10%
Mortgage	200,000	20	Yrs.,	13½%
	\$ 266,500			

This financing scheme generates rents that are in the \$2.50\$ to \$4.00/sq. ft./year range which is higher than the marketplace can support.

#### Proposed Financing

Equity	16,500	
Facade Grant	30,000	
Owner's Note	20,000	20 Yrs., 10%
Mortgage	150,000	20 Yrs., 13½%
Revolving Fund	50,000	Payable from tax syndication proceeds within 5 years
ŧ	\$ 266,500	

This financing scheme generates rents that are in the \$1.75 to \$3.25/sq. ft./yr. range which is competitive in the marketplace.

This is essentially a mechanism to allow us as owner/developer to invest the tax credit in the historic building that produced it.

PAUL M. BRAY
ATTORNEY AT LAW
159 BREVATOR STREET
ALBANY, NEW YORK 12206

August 26, 1983

To: Members of the HMUCP Commission

From: Paul M. Bray

Re: HMUCP Historic Preservation Plan; Survey

A major element of the management plan requirement for inclusion of the HMUCP within the statewide system of urban cultural parks is the historic preservation plan. This is an especially complex task for the HMUCP because it calls for establishing basic common policies and practices to be seperately implemented by each of the six HMUCP municipalities. These policies and practices must be consistent with state preservation standards for urban cultural parks (which have yet to be formulated) and should make use of state assistance.

In general, the preservation plan will result from the following tasks:

- Review and updating of the Cultural Resources Inventory of the Heritage Trail Plan.
- 2. Survey of existing municipal public and private preservation programs.
- 3. Determination of boundaries for primary zones which will be the focal point for HMUCP development and public use and which will require the adoption of preservation protections by the muncipality with jurisdiction over the primary zone.
- 4. Formulation of preservation standards and practices to provide guidlines for public and private rehabilitation and new construction in primary zones and other identified areas so that the integrity of the HMUCP's 19th century setting is maintained.
- 5. Recommendations on meachanisms or means for implementing such standards.
- 6. Recommendations for state and/or local financial assistance programs and other incentives that may be established to encourage historic preservation.

# PAUL M. BRAY ATTORNEY AT LAW 159 BREVATOR STREET ALBANY, NEW YORK 12206

#### HMUCP WISTORIC PRESERVATION SURVEY

Please provide the information called for in the following items:

1. After reviewing the sites listed for your community on the Cultural Resources Inventory of the Heritage Trail Plan (copies of inventory are available from Richard Smith), identify changes resulting from new listings on the National or State Register, demolition or destruction, more recent architectural or historic research:

2. List and attach copies of municipal land use controls for historic preservation, design or aesthetic purposes including historic district ordinances, sign controls, tree ordinances, related SEQR requirements, etc.: 3. List and attach available information on municipal programs that foster or support historic preservation or environmental and aesthetic enhancement including housing rehabilitation, fasade programs, commercial revitalization or economic development programs, street, sidewalk and tree planing programs, public reuse of historic sites, technical assistance programs, research on historic properties, etc.:

4. Identify any other programs or actions by the muncipality that foster historic preservation not previously listed:

PAUL M. BRAY
ATTORNEY AT LAW
159 BREVATOR STREET
ALBANY, NEW YORK 12206

To: Private organizations supporting historic preservation in the Hudson-Mohawk Urban Cultural Park (HMUCP or "Park")

From: Paul M. Bray, Counsel HMUCP Commission

Re: HMUCP Historic Preservation Plan

A major element of the Management Plan requirement for inclusion of the HMUCP within the statewide system of urban cultural parks is the Historic Preservation Plan. Preparation of the Historic Preservation Plan is an especially complex task for the HMUCP because it call for establishing basic common policies and practices to be applied throughout the Park's six muncipalities: Troy, Cohoes, Watervliet, Green Island and the village and town of Waterford. These policies and practices must be consistant with state preservation standards for urban cultural parks (which have not yet been formulated) and should make use of state assistance through the state urban cultural park program.

Private organizations can and should play an important role in maintaining the integrity of the HMUCP's 19th century setting. This role can come through housing rehabilitation programs, neighborhood programs, architectural and historical research, architectural, urban design and/or preservation technical services, programs to preserve and enhance the variety of cultural expression and other related efforts.

The HMUCP was initially organized in 1977 to generally support the preservation and beneficial use of the Park's natural and cultural resources. That general goal continues and will be addressed withwithe Historic Preservation Plan. But the goal will also be focused and refined with respect to the Heritage Trail which runs throughout the Park, primary zones which will be the focal point for preservation, development and use and historic sites that play important roles within the Park. The Heritage Trail has been mapped and signed. Further information on the Trail is available from Richard Smith at the HMUCP Commission office (237-7779). Primary zones which will be identified as the planning process proceeds will probably include historic areas of downtown Troy and Cohoes. Historic sites have been inventoried as part of the Heritage Trail Plan and sites requiring specific attention will be identified during the present planning process.

This memorandum is intended to introduce private organizations to the HMUCP Historic Preservation Plan effort and to solicit information on your goals, programs and efforts. We would like to know the kind of role you may want to take and the services you have to offer in attaining the preservation goals and objectives of the HMUCP.

Please answer each of the following inquiries that apply to your organization and submit your replies to the HMUCP Commission, 97 Mohawk St., Cohoes, N.Y. 12047, Attn. Paul M. Bray:

- 1. List National or State Register or eligible sites owned and/or used by your organization.
- 2. List and describe programs and activities that have supported housing rehabilitation, neighborhood preservation or adaptive use of historic structures.
- 3. List and describe architectural, urban design or technical preservation services that your organization has made available to either private or public owners of property.
- 4. List and describe historical research your organization has undertaken that may be useful in physical planning.
- 5. List and describe programs and activities undertaken by your organization that help preserve and enhance the variety of cultural expression and integrity.
- 6. List and describe any other programs or activities of your organization that you believe may be relevant and useful to the preservation of the HMUCP's natural and cultural resources.
- 7. Identify for purposes of discussion services your organization can provide to maintain the integrity of the HMUCP's 19th century urban setting. Please indicate whether these services can be offered throughout the HMUCP.

Each organization replying to this memorandum will be contacted to discuss its response. Your assistance is greatly appreciated.

#### New York State Department of Environmental Conservation

Wildlife Resources Center Delmar, N.Y. 12054-9767



August 17, 1983

Mr. Paul Bray 159 Brevator Street Albany, N.Y. 12206

RE: Mohawk-Hudson River Urban Cultural Park Commission - A plan of Action for Natural Resources.

#### Dear Paul:

Here are a few thoughts and suggestions on how the Commission may address Natural Resources within the confines of the Mohawk-Hudson River Urban Cultural Park:

- I. Services provided by the Urban Wildlife Program.
  - 1. Inventory map overlay of land use and vegetation cover for this area.
  - 2. User guide for this data.
  - 3. Demographic data for the City of Troy.
  - 4. Tabulated land use and vegetation covertype information for this area.

These data (items 1 - 4) can be obtained directly from Mr. Russ Cole, Habitat Inventory Unit, 50 Wolf Road, Albany, N.Y. 12233, (518) 457-3431.

- 5. On site evaluation of available wildlife resources.
- 6. Making wildlife education material available to schools and teachers within the urban cultural park.
- 7. Displays and brochures for park facilities.
- II. Services provided by D.E.C. Division of Fish and Wildlife.
  - 1. Region 4 wildlife staff involvement in extension services such as lectures and presentations on wildlife resources.
  - 2. On site evaluation of available wildlife resources.
  - 3. Fisheries staff may provide data on fishing opportunities within the park.

- III. Services provided by the other divisions within the Department of Environmental Conservation.
  - 1. Land and Forests urban forest resources within the park.
  - Education Services trail development and interpretation of natural resources for the general public.
  - IV. The type of programs which could be developed in terms of natural resources within the urban cultural park include:
    - 1. Birdwatching feeding, viewing, habitat improvement which could all be demonstrated.
    - 2. Nature trails
    - 3. Fishing The importance of these Rivers as part of New York's commercial fisheries. We may also wish to consider the importance of the Hudson River shad fishing of late 19th and early 20th century.
    - 4. Trapping Establish trapping opportunities within the park today, and provide information on the importance of pre-colonial and colonial trapping to our nations history. Fort Orange (Albany) was set up as a fur trading center of the Dutch colonists. In addition, the beaver, besides being New York State's animal, provided needed economic growth for the colonists.
    - 5. Hunting The potential for duck hunting on a few islands within the park.
    - 6. Using the area as an outdoor laboratory for school children in the area. Areas such as Albany's Tivoli Lakes Urban Wildlife Park could be developed as a part of the Urban Cultural Park.
    - V. The scope of these interpretive natural features can be directed to a number of activities in two major user categories, consumptive and non-consumptive. With the exception of fishing, most of the interpretive features dealing with consumptive activities will be on a small scale. Non-consumptive activities such as bird-watching, hiking, photography etc. will account for most of the park users activities. The focus on natural resources within the Mohawk-Hudson Urban Cultural Parks should be directed to interpretive trails and user guides for self guided tours. By concentrating in these two areas, the Commission will be able to receive assistance in these efforts from D.E.C. Once the Commission has selected a proposal for development we will be better able to respond to their needs.

Sincerely,

Michael J. Matthews Assistant Research Scientist Urban Wildlife Project

# Properties Potentially Eligible for Listing on the National Register of Historic Places

All eligible properties within the UCP boundaries in Cohoes and the Village and Town of Waterford are already listed on the National Register.

The City of Troy has completed a survey to determine districts and sites potentially eligible. The following are those Troy districts and sites that lie within the UCP boundary, including the Central Troy District, which occupies much of the Troy primary zone and proposed primary historic district:

Central Lansingburgh District

Second Avenue from 110th St. to 111th St. and from 113th St. to 118th St.

Third Avenue from 113th St. to 117th St.

Fourth Avenue from 115th St. to #617 on the west side and #618 on the east side.

Portions of 113th, 114th, 115th, 116th, 117th & 118th within the boundaries and extending to the river.

Hudson River Vista District

Second Avenue between 102nd and 104th on the east side and from #125 to #153 on the east side.

These large and impressive houses were built in the 1870s and 1880s by prosperous local merchants and manufacturers. This was considered to be one of the most exclusive areas of the city in the late 19th century and the opulent residences reflect the prosperity of Troy's upper middle class. The river view was, and still is, protected by restrictive covenants.

Ida Hill District
 Congress Street from #320 to #560 on the southwest side
 and from #325 to #563 on the northwest side.
 #1-27 Thirteenth Street; #1-5 Cypress Street; #2 Brunswick
 Avenue.

River Street Commercial District
River Street from Federal Street to Jacob Street.

Sixth Avenue District
Sixth Avenue from Middleburgh to 104th Street
#2900 Fifth Avenue; #1 Middleburgh Street

Fifth Avenue District
Fifth Avenue from Federal Street to Mt. Olympus.

Central Troy District
River Street from Fulton to Broadway (inc. Hendrick Hudson)
First Street from Monument Square to Adams Street
Third Street from Fulton Street to Washington Street
Fourth Street from Grand to Congress (east side) and from
Broadway to Ferry (west side).
Grant Street from Fourth Street to Fifth Avenue
Fulton Street from Fourth Street to Fifth Avenue
Broadway from Second Street to Fifth Avenue (excluding
Atrium)
State Street from Franklin Street Alley to Fifth Avenue
Congress Street from Second Street to Fifth Avenue
Ferry Street from Third Street to Fifth Avenue

Second Street Row Second Street, west side from #225 to #251.

Broderick Place First Street, east side from #392 to #414

South Troy Residential District
Second Street from Canal Street south to #349 on the west
side and #348 on the east side.
Third Street from #268 to Monroe Street on east side and
Jefferson Street to Jackson Street on west side.
St. Joseph's Roman Catholic Church Complex.

Civic Service Landmarks Group
Schools - #1, 10, 17, Haskell, Powers, Whipple, Lansingburgh
High
Bureau of Fire Protection/Police Headquarters, 51-55 State
Street
Signal Station, 67 State Street

J.J. Child Steamer Co. #11, 282 Fifth Avenue
Jason C. Osgood #3, 316-324 Third Street
Beman Park #9, Peoples Avenue
Troy & Lansingburgh Horse Railway Car Barns, 126th Street
South Troy Bath House, 533 Third Street
#849 Second Avenue (Superintendent's House, 1880 Water Works)

River Street Warehouses and Troy Textile Industry Buildings River Street - #2-20, 433, 444, 547, 599, 621, 701 #387 Third Avenue #750 Second Avenue Fortress Surniture Building, Jackson Street

South Troy Industrial Buildings
River Street - #58-64, #63
First Street - #206, 199-201, N.Y. & Hudson Railroad
Freighthouse
Second Street - #274, 253-59, 275-283, 285-289
Lower Albany Iron Works Steam Rolling Mill & Auxiliary
Buildings, (Portec), Burden Avenue
Lower Burden Iron Works Warehouses & Swaging Works,
(Sperry Warehouses), Foot of Main Street
Clinton Stove Works, (Bruno Machinery), Foot of Monroe Street
Rensselaer Iron Works Merchant Rolling Mill, (Scolite),
Foot of Madison Street
Ruscher's Brewery, (State Bowling Supply), 484 Fourth Street

Formal surveys to determine National Register eligibility for properties in Green Island and Watervliet have not been undertaken. Such a survey is costly and extensive, and beyond the scope of this management plan. The following list of potentially National Register eligible sites and districts in these 2 communities was compiled from the <u>Cultural Resource Inventory</u> in conjunction with a preliminary visual exterior inspection of properties by a licensed architect familiar with Nation Register designation criteria:

## Village of Green Island

Delaware and Hudson Freight House and Office, Hudson Ave. at Green Island Bridge

Park Hotel, 18 George Street

South Hudson Avenue District, bounded by Market, Lafayette, Paine Sts. and Hudson Ave.

14-16 George Street

34 George Street

42-46 George Street

62-64 George Street

Hudson Avenue District, Hudson Ave. and George St. between Clinton and Bleecker Sts.

Knights of Columbus Hall, George and Clinton Sts.

Corporation Hall, Clinton and George Sts.

106 Hudson Ave.

117 Hudson Ave.

118 Hudson Ave.

124 Hudson Ave.

128 Hudson Ave.

Prediger's Bakery, Hudson Ave. and Center Street

I.O.O.F. Hall, 101½ Hudson Ave.

St. Joseph's Catholic Church, George and Swan Sts.

McGowan Hose Co. No. 2, Arch and James Sts.

Morrison House, 184 Hudson Avenue

### City of Watervliet

281 Broadway

329-399 Broadway

401-429 Broadway

525 & 529 Broadway

537 Broadway

Public School 1, Second Ave. & Sixth St.

Thomas B. Flynn, Jr. American Legion Post, Second Ave. and Sixth St.

Port Schuyler District, Broadway, First and Second Aves. south of the Arsenal to the city line.

McIntyre Hose Co., 609 Second Ave.

601 Fourth Avenue

Jermain Memorial Presbyterian Church, Fifth Ave. & Sixth St.

Barclay Jermain Club, Fifth Avenue north of Jermain Memorial Church

625 Fourth Ave.

St. Brigid's Rectory, 695 Fifth Ave.

St. Brigid's Church, Seventh St. & Fourth Ave.

St. Brigid's Convent, 709 Fourth Ave.

St. Brigid's Parochial School, 700 Fifth Ave.

917 Broadway

937 Broadway

953 Broadway

First Avenue District, Broadway and First Ave. between 12th and 15th Sts.

Russell Place, Thirteenth St. & First Ave.

201-209 Thirteenth St.

1425 and 1429 Broadway

1437 Broadway

1445, 1449, 1453 Broadway

United Methodist Church, 1409 First Ave.

1432 First Ave.

1415 First Ave.

1436 First Ave.

301-305 & 307-11 Fourteenth St.

Public School 3, Fourth Ave. & Fourteenth St.

Reformed Dutch Church, First Ave. & Fifteenth St.

Watervliet City Hall, Fifteenth St. & Broadway

210-212-214-216 Sixteenth St.

201-203 Sixteenth St.

303 Sixteenth St.

503-509 Sixteenth St.

1824-1830 Third Ave.

St. Patrick's Church, Nineteenth St. between Fifth & Sixth Aves.

Third Ave. Methodist Church and Rectory Building Third Ave. & Twenty-first St.

North Watervliet District Second Ave. - Grotto Ct. between Nineteenth and Twenty-fifth Sts.

1937 Second Ave.

2101 Second Ave.

2115 Second Ave.

2121 Second Ave.

821 Twenty-third St.

810-818 Twenty-third St.

513, 515, 517, 519, 521 Twenty-third St.

530, 505, 507 Twenty-third St.

510-520 Twenty-third St.

West Troy Fire Dept. #4, 610 Twenty-third St.

703 Twenty-third St.

713 Twenty-third St.

725 Twenty-third St.

First Presbyterian Church, 819 Twenty-third St.

2123, 2128, 2130 & 2132 Third Ave.

2134, 2137, & 2138 Third Ave.

		ger.

## Introduction

This plan presents a concept for the development of the Hudson-Mohawk Urban Cultural Park (UCP) and describes the public facilities that would be part of the park. The Hudson-Mohawk UCP is one of thirteen urban cultural parks designated by the State of New York, 1982-83. The plan was developed with the Hudson-Mohawk Urban Cultural Park Commission over a period of six months in late 1982 and early 1983. During this period two interim reports were produced:

- o Park Concept
- o Facilities Design

This Plan incorporates both interim reports as modified by the working committee of the Urban Cultural Park Commission.

This Public Facilities Plan builds on the Heritage Trail Plan prepared by the Preservation/Design Group and the Reimann-Buechner-Crandall Partnership, on behalf of the New York State Office of Parks, Recreation and Historic Preservation and the Hudson-Mohawk Urban Cultural Park Commission (1979). The Heritage Trail Plan included 60 historic, cultural and scenic sites connected by a 28-mile Heritage Trail that related to the overall theme of the Hudson-Mohawk as a birthplace of American industry. The facilities plan presented in this report selects, from these 60 sites, the sites that are most appropriate for visitors' centers and for theme (i.e., tourist) attractions. Architectural and site design concepts were prepared for these sites where appropriate. In addition, plans for several key historic sites, an Urban Cultural Park riverboat, and other park facilities were formulated. The Public Facilities Plan outlines the building priorities for the next ten years of the Urban Cultural Park's development.

This report also represents one chapter of an overall management plan for the Urban Cultural Park. Altogether, the management plan provides a blueprint for a balanced state and local partnership to implement the Hudson-Mohawk Urban Cultural Park. Other chapters include a preservation plan, recreation plan, interpretive plan, and economic development plan. This last chapter was also prepared by the consultants. It includes cost estimates for the Urban Cultural Park's facilities, as well as projections of the economic benefits of the park.

These benefits are quite substantial. They include the expenditures on lodging, food and services by a potential quarter of a million visitors. These expenditures will create more jobs and tax revenues in the region. They also include the improved image of the six Urban Cultural Park communities: Troy, the Village of Waterford, the Town of Waterford, Cohoes, Green Island and Watervliet. They include the improvement in recreation and cultural opportunities for the Capital District Region's 700,000 residents. And they include the preservation and enhancement of cultural and recreation resources of state-wide interest. These benefits more than justify the implementation of the Urban Cultural Park Facilities Plan.

## Summary

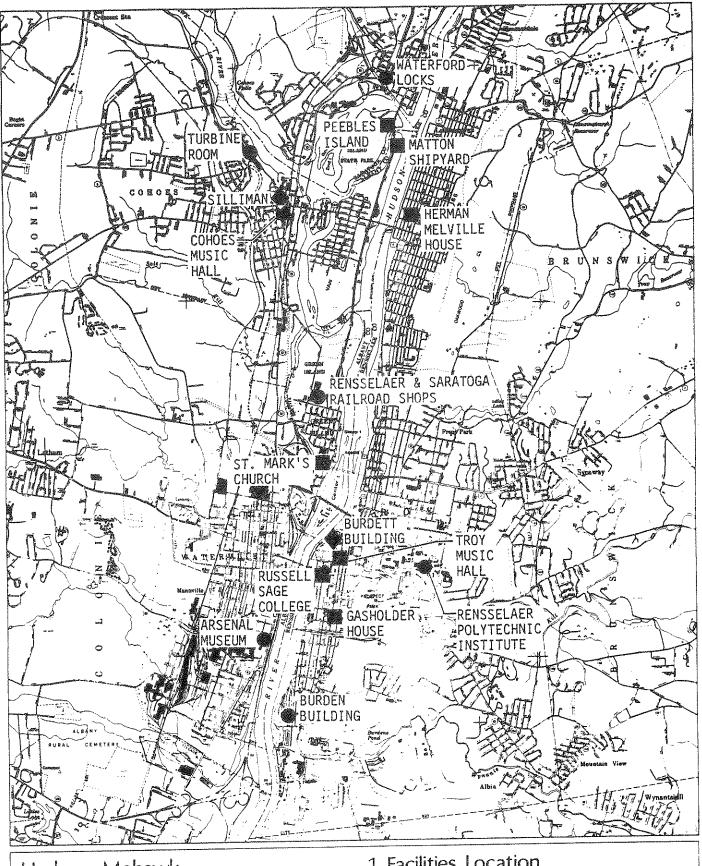
There are over 60 historic, cultural and scenic sites in the Hudson-Mohawk Urban Cultural Park. These sites are linked by a roughly 28 mile Heritage Trail. Together, these sites and trail provide a framework to celebrate and interpret the Hudson-Mohawk's historic role as "A Birthplace of America's Industrial Revolution".

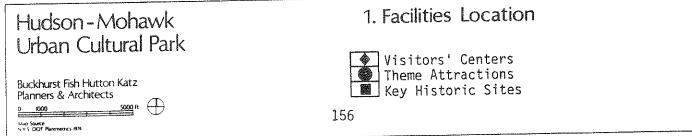
Clearly, not all of these 60 sites and other park components can be developed to their full potential in the near-term future. Priorities have therefore been determined in keeping with the goals of the State-wide Urban Cultural Park Program. These goals and related facility priorities are summarized below:

- Economic Development. Two visitors' centers are recommended, in each of the Hudson-Mohawk's two principal downtowns. In this way, the lengthy Heritage Trail can be divided into theme and geographic segments; downtown workers and shoppers will be exposed to the Urban Cultural Park; and Park visitors will be brought to downtown to do their shopping and dining. The visitors' centers will maximize the economic development potential of the park.
- o Education. Seven key attractions are proposed, at least one in each of the Hudson-Mohawk's six communities. The seven attractions will interpret each of the principal themes of the Urban Cultural Park. They are also the key to attracting first-time tourist visits.
- Preservation. Preservation and facade and streetscape improvements are recommended for the Heritage Trail and the historic districts through which it passes. The trail connects many of the 60 historic sites within the park and provides a focus for the preservation goal.
- Recreation. The Urban Cultural Park should be fun, too.
  Walking tours, bus tours and especially boat tours are
  recommended. Two traditional parks, one at Peebles Island
  and one at the Burden Building, would provide a traditional
  recreation component. The boat tour would connect the two
  parks.

The table below and the map on the next page list the principal sites featured in the facilities plan. Two visitors' centers, one in Troy and one in Cohoes, would provide an over-all orientation to the park. Seven theme attractions would highlight the principal interpretive centers of the park. These facilities—and the Urban Cultural Park in total—will create a major tourist attraction for the State. Over a quarter of a million visitors a year can be expected if the Urban Cultural Park plan is successfully implemented. Just as important, the development of Hudson-Mohawk's cultural, historic and recreational resources will greatly enhance the quality of life and image of the six Urban Cultural Park communities.

FACILITY	Ruilding	Location
VISITORS CENTERS:	Burdett Building Silliman Church	Downtown Troy Downtown Cohoes
THEME ATTRACTIONS: Industry Culture  Technology  Textiles, Water Power Canals  Rail, Transportation Munitions	Burden Building Rensselaer County Historical Society Rensselaer Poly- technic Institute Harmony Mills Waterford Locks, Erie Canal Rensselaer & Saratoga Shops Arsenal Museum	Troy Troy Cohoes Town and Village of Waterford Green Island Watervliet
KEY HISTORIC SITES:	Russell Sage College Gasholder House Melville House Matton Shipyard/ Pebbles Island St. Mark's Church	Troy Troy Lansingburgh (Troy) Cohoes/Town of Waterford Green Island
KEY RECREATION PARKS:	Burden Park Peebles Island/ Matton Shipyard	Troy Cohoes/Town of Waterford





## 1. Park Facilities Concept

#### 1.1 History of the Hudson-Mohawk Region

The Hudson-Mohawk Urban Cultural Park celebrates the Hudson-Mohawk area's role as one of America's greatest historic industrial and transportation centers. Located north of the Old Dutch City of Albany, the area remained relatively undeveloped in colonial times. Only Lansingburgh-- now part of north Troy-- was a center of any importance, because of its strategic location at the head of navigation on the Hudson River and along overland trading routes between New England and the West.

Canals and railroads changed all this. Completed in 1825, the Erie Canal opened a water route from the Hudson River to the Great Lakes. The Champlain Canal—completed not long after the Erie—provided a water route to Lake Champlain and Canada. At about the same time, railroads furthered the area's importance as a transportation center. In 1836, only 6 years after the State's first railroad opened, Troy's first railroad (the Rensselaer and Saratoga) was chartered. By 1875, rail lines and canals made the area the hub of an excellent system of transportation.

Three factors then combined to make the area one of the earliest and foremost industrial centers in the United States. First, the river, canals, railroads and roads provided cheap transportation for the raw materials of the West and the markets of the East. Second, the federal locks, dams, Cohoes Falls, Poestenkill Gorge, and Wynantskill River all provided opportunities for inexpensive water power. Third, the entrepreneur tradition provided by the riverport merchants, combined with the technical expertise provided by the nation's oldest engineering school--Rensselaer Polytechnic Institute (founded 1824)-- created the enterprise needed to build the area's great manufacturing companies and complexes.

During the 19th century, the area became a leader in the manufacture of iron and metal products. Beginning in the 1830s, the Hudson-Mohawk area became one of the leading stove making centers in the country. In the 1860s, the area became a leading center

of the valve industry. Other locally produced metal goods included steel, wagons, horse shoes, rails, railroad spikes, railroad cars, locomotives, ship plates, architectural ironwork, bells, valves, surveying instruments and cannons.

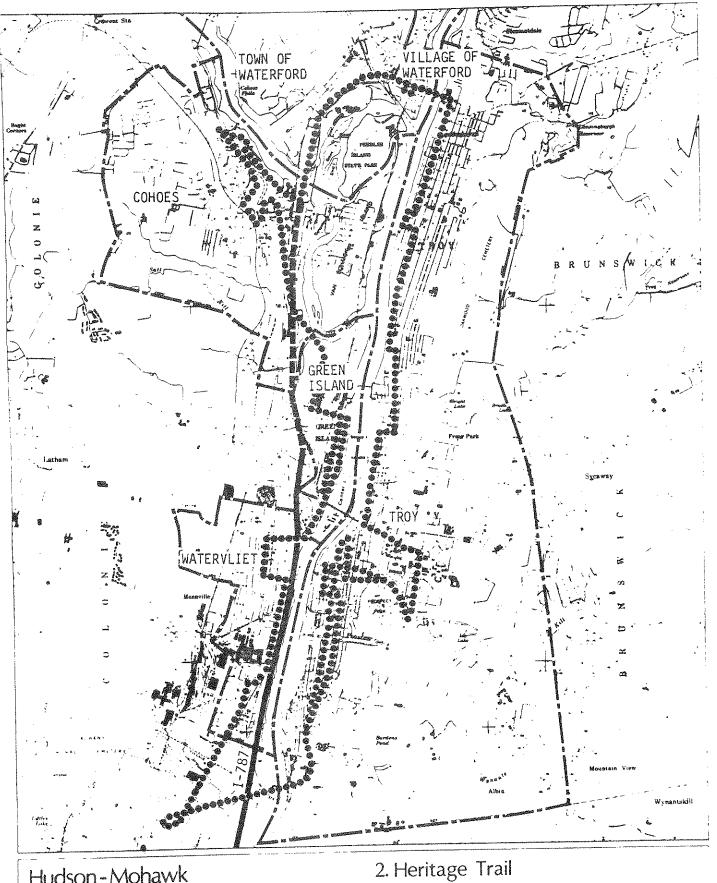
After iron and other metals, the textile industry was the next largest in the area. The first cotton mills were started in the 1820s. In the 1870s, one of the mills was said to have been the largest cotton mill in the world. And by the end of the century, Troy was considered the "collar and cuff capital of the world".

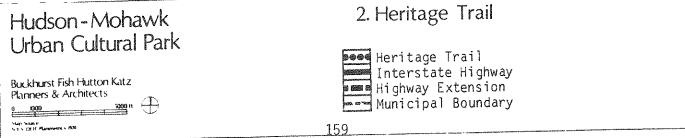
Today, many of the structures built in the 19th century during the area's heyday as a center of transportation and industry survive. Besides waterworks, canals, dams, and factories, these include commercial buildings, music halls, houses and churches for the thousands of new residents that moved here during the past century. Taken together, these historic structures and sites represent "in bricks and mortar" the development of the United States from an agrarian society to a major industrial nation.

## 1.2 The Plan for the Urban Cultural Park Facilities

The Hudson-Mohawk Urban Cultural Park (UCP) was established by joint action of six neighboring local governments and recognized by two acts of the New York State legislature. In 1977, the State legislature passed the New York State Urban Cultural Parks Act, providing for the planning of a statewide system of urban cultural parks. These were conceived as more than traditional parks encompassing recreation facilities and open space. Rather, they are "an amalgam of urban resources embracing man's total surroundings" and encompass sites and areas of important scenic, historic and cultural value. The Hudson-Mohawk was the first Urban Cultural Park to be designated in the State.

The theme of the Hudson-Mohawk Urban Cultural Park focuses on the Hudson and Mohawk Rivers as "A Birthplace of America's Industrial Revolution". The park's elements include numerous historic buildings and natural features within six communities: the cities of Troy, Cohoes and Watervliet, the towns of Waterford and Green Island and the village of Waterford. The UCP connects each of these communities by a 28-mile Heritage Trail (Figure 2) — a route along which designated historic, cultural and scenic sites in each community are located. This trail provides a unifying link between the communities for auto visitors and bus tours. In addition to the Heritage Trail, this report suggests a riverboat ride between Troy and Waterford that would exploit the Hudson River as a recreational and scenic resource.



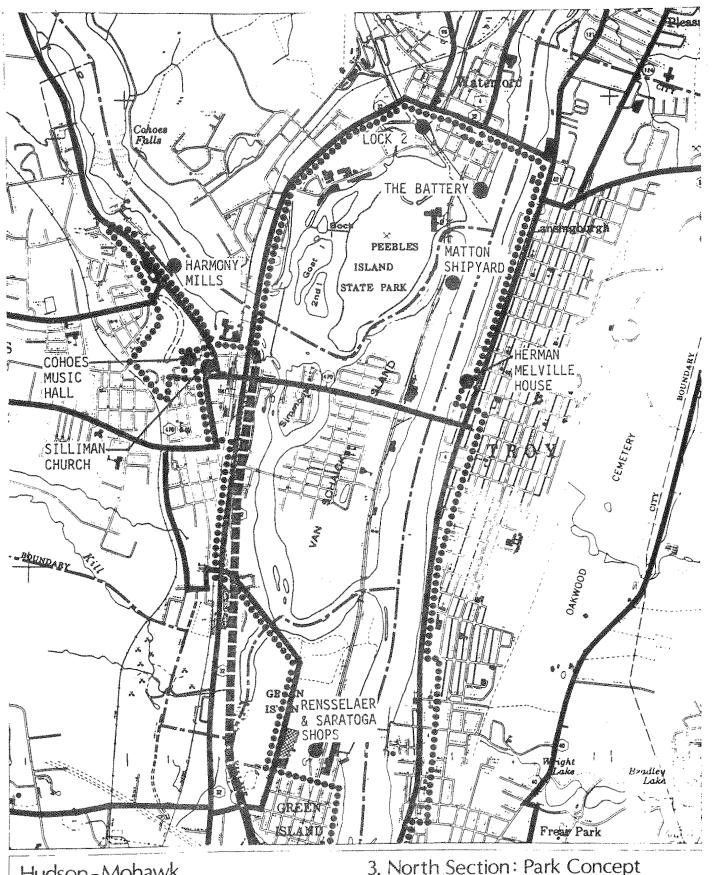


What will visitors see along the Heritage Trail and from the river boat, and how will it be interpreted? The preliminary plan listed over 60 historic, scenic, recreational and cultural sites. Clearly, not all of these can be developed at once or can be used in the same way. One of the primary goals of this facilities plan is to better define which of these attractions are most suited to serve as visitors' centers and other visitor facilities. The sites selected for priority-development are shown in Figures 3 and 4.

This selection process was affected by several factors. The 28-mile Heritage Trail is too long for a single bus or car tour if all of the attractions are to be viewed: either theme tours must be planned or the tours must be divided geographically into north/south or east/west tours. This approach reinforces the idea of developing two centers where tourists can be told of the history and significance of the area, introduced to all of the attractions of the park and receive brochures and maps to aid in their visits to the sites. Downtown Cohoes and downtown Troy offer major advantages as locations for these centers since they are accessible and visible to shoppers and visitors. The Silliman Church in Cohoes and the Burdett Building on River Street in Troy are therefore recommended as the information and visitors' centers. The Burdett Building is particularly convenient to highways, parking and a docking area for the riverboat.

To maximize the park's tourist appeal, several key attractions should be promoted. These should be provided with interpretive programs and/or exhibits illustrating some aspect of the overall park theme. The canal locks, including canalside parks and an outdoor exhibit on the Erie and Champlain Canals, are recommended attractions in Waterford. In Watervliet, the recommended facility is the Watervliet Arsenal Museum, now under construction. In Green Island, the Rensselaer & Saratoga Shops is the best location to interpret the rail industry. In Troy, the Burden Building is the best location to interpret other local industries. Also in Troy, Rensselaer Polytechnic Institute has a visitors' center and alumni house that could provide exhibits on technology in the industrial age. And the Rensselaer County Historical Society nearby can extend its exhibitry to interpret the history of local culture. In Cohoes, the Harmony Mills Turbine Room could eventually be developed as a museum on the cloth industry and water power. These sites would be the major tourist attractions of the Urban Cultural Park.

To properly interpret and advertise the entire park, several other Heritage Trail sites should be highlighted. These include the Troy Savings Bank Music Hall, Gasholder House, and Russell Sage College in Troy, the St. Mark's Church in Green Island, the Herman Melville House in Lansingburgh, the Cohoes Music Hall and the Matton Shipyard in Cohoes. Other sites could of course be added in time within all of the communities.





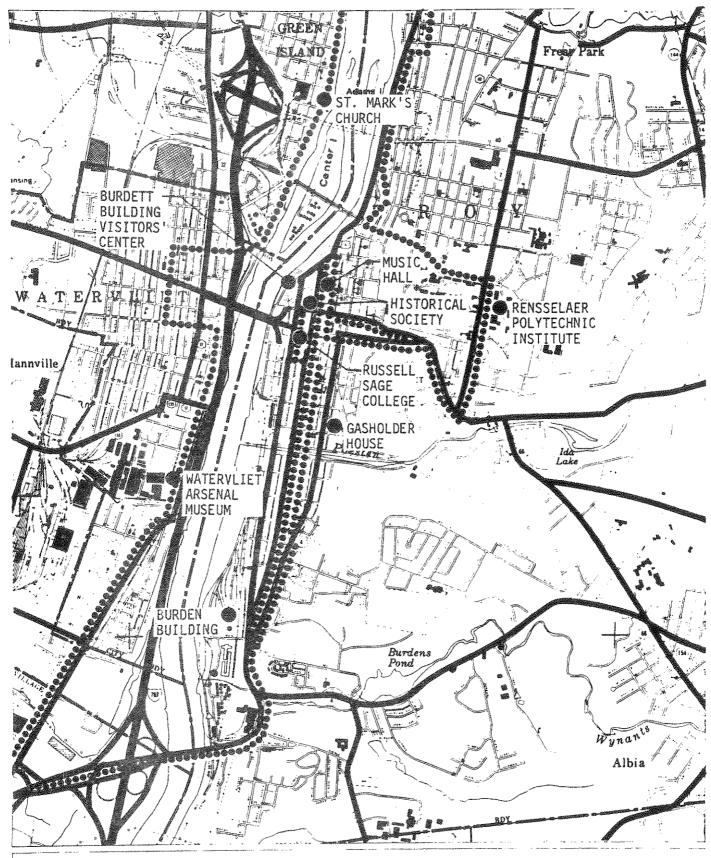
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## 3. North Section: Park Concept

-- Municipal Boundary Heritage Trail Potential Visitors' Center/Historic Site Interstate Highway
Highway Extension Arterial

161





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# 4. South Section: Park Concept

Heritage Trail
Potential Visitors' Center/Historic Site
Interstate Highway
Arterial
Municipal Boundary

Recreation opportunities should be maximized in order to achieve repeat visits by local residents and tourists. Each of the riverboat stops have recreation areas. The City of Troy has completed a riverfront park in downtown Troy. The State proposes to buy Matton Shipyard and integrate it with the surrounding Peebles Island State Park. The riverfront area immediately adjacent to the Burden Buildng can best be used for a much needed park. The Department of Transportation and Office of Parks and Recreation have plans to build pedestrian footpaths along the old Champlain and Barge Canals which intersect in Waterford. Finally, self-guided and guided walking tours should be laid out in both downtown Cohoes and downtown Troy. The riverboat, walking tours and park areas are the keys to making the Urban Cultural Park "fun".

The two visitors' centers, seven theme attractions, and seven historic sites are described in further detail in the next chapters. Every effort should still be made to collaborate with other tourist attractions located along the Heritage Trail. These include the Waterford Museum and Cultural Center, Rensselaer County Junior Museum, and Rensselaer County Council on the Arts. Organized tours, festivals and special events along the Heritage Trail will complement the public facilities. Only by offering a variety of sights, events and recreational opportunities can the Urban Cultural Park hope to attract repeat visits from both tourists and local residents.

<sup>1</sup> See the Recreation and Interpretive chapters of the Management Plan.

## 2. Visitors' Centers

To orient visitors to the park, visitors' centers are proposed for downtown Troy and downtown Cohoes. These centers would provide a multi-media orientation for visitors and the starting point for bus and riverboat tours. They would also provide orientation maps and brochures for visitors to Cohoes and Troy and downtown stores, thereby stimulating shopping in downtown.

The proposed visitors' centers are expected to provide an overview of the Urban Cultural Park facilities. The required area for each center would be 2500-5000 square feet to include:

- o Reception areas
- o Orientation exhibit
- o Audio-visual presentation

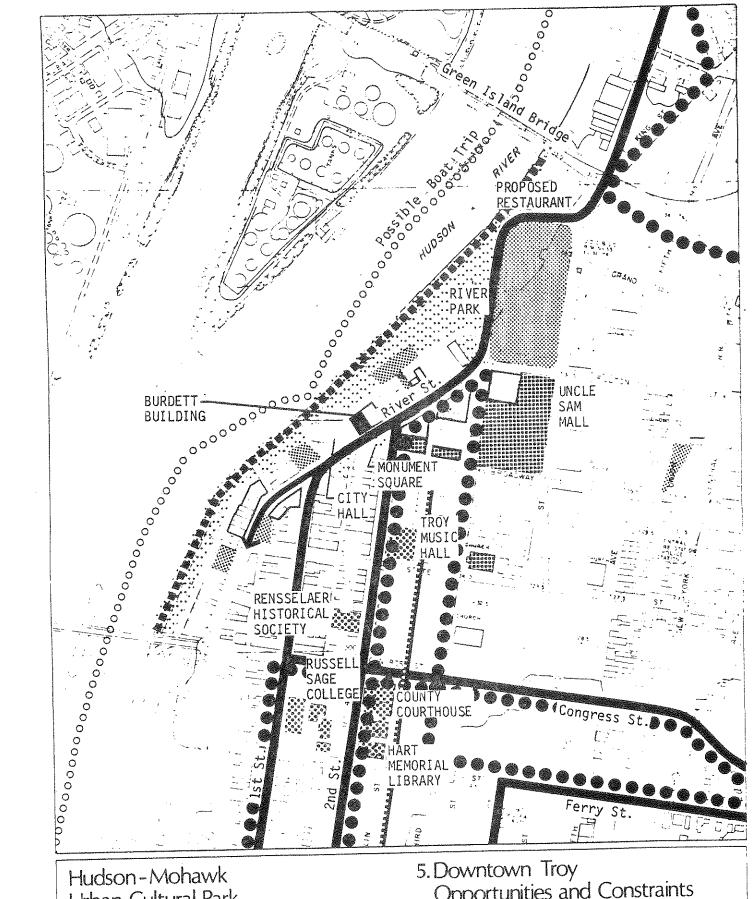
In addition the centers will require adjacent parking for visitors and access for bus tours. The design of each should also provide for the handicapped.

#### 2.1 The Burdett Building in Downtown Troy

The Burdett Building on River Street\*is recommended for redevelopment as one of the two visitors' centers. Parking can be made available for those wishing to take bus or boat tours, and all visitors will be able to see exhibits and an audio-visual slide show or film on the park and its attractions.

Location. The Burdett Building on River Street is ideally located at the northwestern edge of downtown (see Figure 5). Easy access is provided from the major arterials serving downtown Troy. The buildings on River Street enjoy excellent visibility from the nearby Troy-Green Island Bridge and from I-787 on the opposite side of the Hudson River. There are approximately 180 off-street parking spaces in the three existing lots along River Street; and another three parking lots are being built. Across the street is the Uncle Sam Mall, which has 655 more parking

\* The economic development of River Street and neighboring areas from the Green Island Bridge south to state Street is deemed to be a UCP project.





Opportunities and Constraints

Heritage Trail

Proposed Walkway

Institutional

Proposed Devpt.

Institutional Park Parking (Incl. Proposed) spaces. The new Riverfront Park next to River Street is a popular gathering place for events and is used as a docking location for pleasure boats. Also nearby are the Rensselaer County Historical Society, Rensselaer County Council on the Arts, Troy Savings Bank Music Hall, Russell Sage College, Rensselaer Polytechnic Institute, Holiday Inn, and the historic downtown, with its many fine restaurants and shops. River Street is located within a National Register Historic District that encompasses much of downtown Troy. Many downtown facades have been restored, and together convey a very positive visual appearance. Downtown Troy, therefore offers many advantages for a River Street visitors' center: easy accessibility for pedestrians, boats and automobiles; excellent parking; high visibility; and proximity to significant cultural, educational, public and commercial institutions.

River Street is also undergoing a transformation from a street of mostly derelict or underutilized 19th and early 20th century warehouses, to a street of newly restored landmarks used for market-rate housing, offices, specialty shops and restaurants. Troy plans to expand its waterfront park and promenade north and south as these projects are completed; and new off-street parking lots will be built to accomodate the greater number of anticipated workers, residents and visitors. If successful, these projects will make River Street a dynamic and convenient setting for the Urban Cultural Park visitors' center.

Planning Issues. The simultaneous redevelopment of so many properties provides a number of implementation opportunities for the Urban Cultural Park visitors center. The City of Troy either owns or controls much of River Street's property through its inclusion in an urban renewal district. The city is also helping some of the projects with needed public subsidies. Two city-designated developers -- Mssrs. Schippers and de Seve -- are undertaking the projects. Other property owners are considering improvements as well.

The visitors' center can help these projects by improving the image of the area and attracting tourists. In recognition of this, the City has stated its support for the visitors' center on River Street. The City has even offered use of part of the city-owned Burdett office building next to City Hall. The Burdett building has the following advantages as a location for the visitors' center:

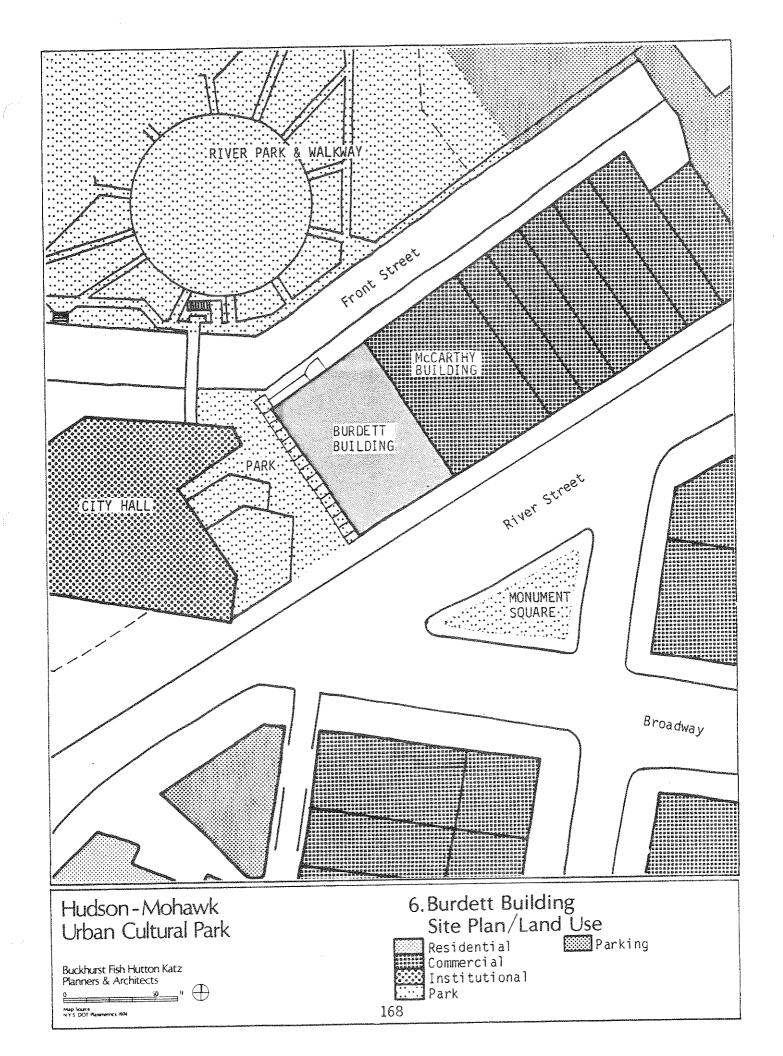
- o It is well located on Monument Square at the historic heart of Troy and within a major new development
- o Renovation costs could be minimized

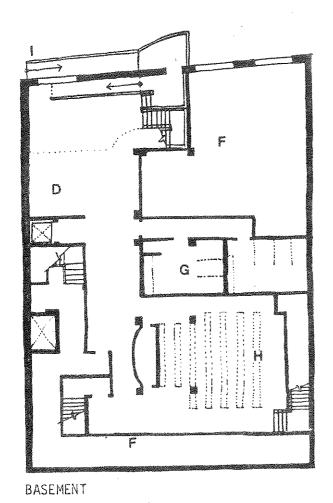
- o The City of Troy owns the building
- o Implementation of the project could occur quickly

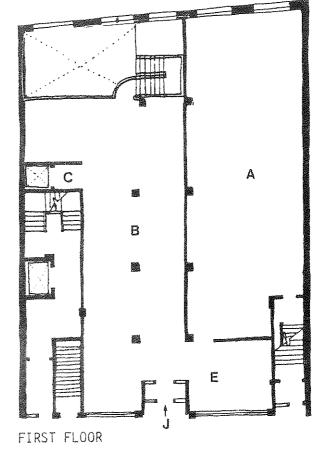
Design concept. Figure 6 illustrates the Burdett Building's strategic location on River Street. Located adjacent to City Hall and a small park, it would be possible to strengthen the relationship between the UCP visitors' center and the open space by creating an outdoor pedestrian connection between the Troy Riverfront Park to the west and River Street itself. The McCarthy building is located immediately to the north of the Burdett Building and is currently being developed to include office, retail and restaurant activities. Parking is readily available in an expanded parking structure below City Hall to the south, and within a municipal parking ramp under construction adjacent to Riverfront Park just north of the Burdett Building.

The visitors' center is conceived as providing a strong link between the commercial and municipal activities on River Street, and the recreational activities, including UCP riverboat dock, within Riverfront Park. Figure 7 provides the illustrative plans for two levels of the Burdett Building. The change in grade between the river and River Street has been used to advantage to provide a strong UCP presence both on the River Street frontage and the Hudson River. The proposed program for development is summarized as follows:

BURDETT BUILDING	Area (Sq.Ft)	Remarks
RIVER STREET LEVEL:		
Vestibule	40	
Reception Area	180	Shared with compatible occupancy, eg., Chamber of Commerce.
Exhibition Area	1,400	For permanent and temporary exhibits.
Subtotal	1,620	
RIVERFRONT LEVEL:		
Audio-visual room	1050	Movable seating for 50-60; slide show and/or lecture presentations; provide second means of egress to street; provide projection room and storage space
Gallery	740	Connection to Riverfront Park; hanging space for exhibits.
Restrooms  (Continued on next page)	610	Minimum two lavs and WCs in each of two.







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### 7. Burdett Building Floor Plans

- A. Office
- G. Restrooms
- B. Exhibition Space C. Elevator to Basement H. A/V Room
- D. Gift Shop
- I. Park Access

F. Mechanical Room

- E. Reception
- J. River St. Entrance

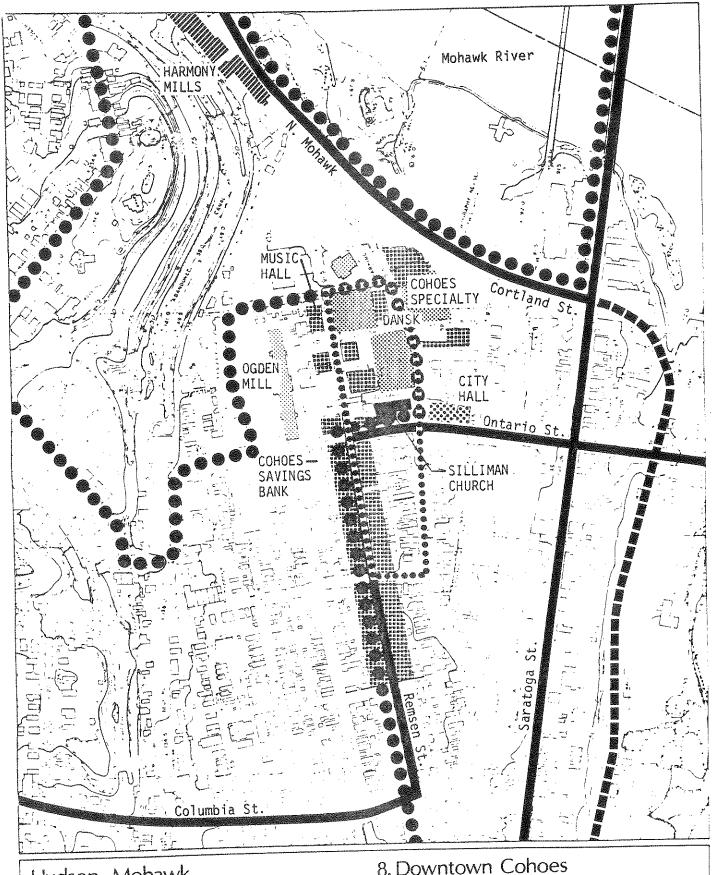
BURDETT BUILDING (continue	d) Area (Sq.Ft.)	Remarks
Storage Room	As appropriate	
Stairwell	150	A generous connection between the two levels within a two-story space
Vestibule	40	
Terrace	(120)	Outdoor open space providing overlook to Riverfront Park and river. Provide direct connect to Riverfront Park.
Sales Area	200	
Subtotal*	2,390	
TOTAL AREA	4,410	

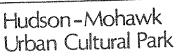
<sup>\*</sup> excluding terrace

#### 2.2 The Silliman Memorial Church in Downtown Cohoes

The Silliman Memorial Church offers many similar advantages to River Street as a location for a central visitors' center. It is conveniently and prominently situated in downtown. It can provide a striking architectural setting for what will be most people's first introduction to the Urban Cultural Park.

Location. The Silliman Church is located in the center of downtown Cohoes, across the street from City Hall and one block from Cohoes Specialty. Access from local arterials is very good and I-787 is now being extended northward to a terminus several blocks away. This will surely increase the number of shoppers at Cohoes Specialty, Dansk Factory Outlet and the other local "factory outlet stores." Cohoes Specialty -- well known for its designer clothing at bargain prices -- is already one of the region's best known and visited department stores. It is especially popular with visitors from nearby Albany, Saratoga Springs, the Adirondacks and the Berkshires. Also within a short walking distance of the Silliman Church are Remsen Street, Ogden Mills and other buildings listed on the National Register of Historic Places. The nearby Cohoes Music Hall has restored much of its interior and offers a popular theatrical and musical program.





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### 8. Downtown Cohoes Opportunities and Constraints

Heritage Trail
Highway Extension
Arterial
Access Road

Commercial
Parking
Walking Tour

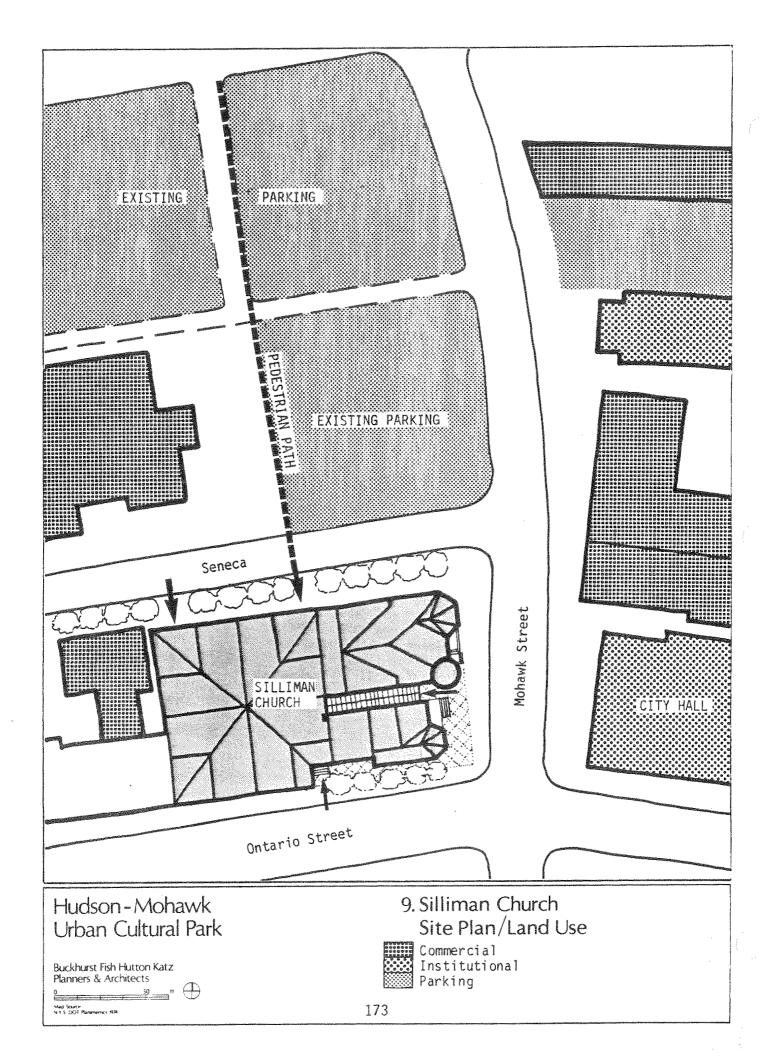
Improved highway access, Cohoes Specialty, the Music Hall and other local attractions will make a downtown Cohoes visitors' center convenient to a large number of out-of-town visitors and regional tourists.

Planning Issues. The Silliman Church has recently been the subject of several retail development proposals that sought to capitalize on its location near Cohoes Specialty. Last used for religious services in 1969, the church is now owned by Cohoes Specialty. A 1980 study, sponsored by the City of Cohoes, recommended the church's commercial reuse. Since then, two developers have proposed building an enclosed mall on top of a structured parking lot between Cohoes Specialty and the Silliman Church. A third proposal by Duncan Barrett (in response to Cohoes Specialty's request for proposals) also recommends the church's commercial reuse in conjunction with the construction of a parking platform on the private and public lots immediately to the north. Cohoes Specialty reports that it will be deciding on a developer and basic development program during the next few months.

Parking provision remains a major issue. Past studies and surveys by the City and Cohoes Specialty indicate that there is a major shortage of parking spaces within easy walking distance of Cohoes Specialty. This problem will be aggravated if retail floorspace is expanded in Silliman Church, above Dansk, or elsewhere in the immediate area. A parking structure or platform in the large lot between the Silliman Church and Dansk has therefore been a common feature of all development proposals. The conjunction of such a parking lot would be contingent on the cooperation of the Cohoes Savings Bank-- which owns some of the land in question-- as well as on a successful application for a federal Urban Development Action Grant. The visitors' center will have its own parking needs that can be satisfied by this lot. The inclusion of the visitors' center in a mixed use redevelopment of the Silliman Church provides an added public purpose to justify the Bank's and the federal government's support for the project.

Design Issues. The Silliman Memorial Church has been the subject of several feasibility studies for adaptive reuse since 1980. The complex of three buildings -- church, church house and manse -- was designed by Albert Fuller in 1897 and is listed in the National Register of Historic Places. Silliman provides a unique architectural resource as a location for the UCP visitors' center. As part of a mixed use program of retail, restaurant, office and other uses, the visitors' center would have a postive impact on the likely preservation of the complex as a whole.

A proposed site plan is shown in Figure 9. Because of the uncertainty of the development future for Silliman at this time,



we have illustrated two alternative approaches to the design of the visitors' center as follows:

Alternative A locates the visitors' center within the church. (see Figures 10 and 11).

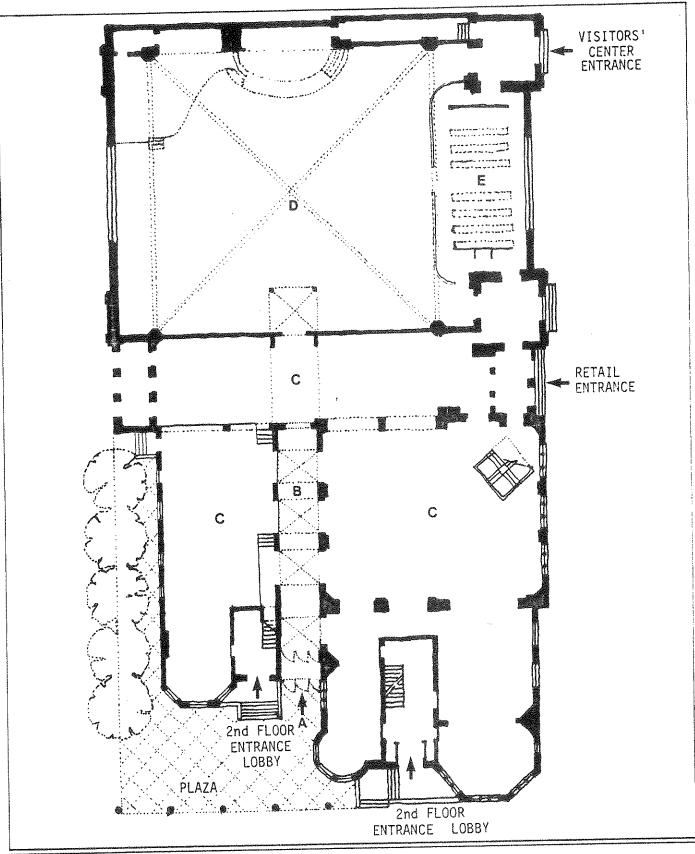
The dramatic church space is square in plan. It was designed as an unobstructed open meeting room created by four steel trusses which spring from steel columns in the four corners and are stabilized by horizontal tie rods. The space between the top and bottom chords of the trusses is filled with light tracery which provides the major decorative feature of the room. I Although the space has been neglected for many years, the only significant change to the original design was the removal of the stained glass windows in the north and south facades.

This is a space worth preserving through restoration and adaptive reuse. Because the value of the church as retail space is limited because of the high ceiling heights, we believe the space could better be used for the visitors' center which would be more compatible with a preservation objective. Figure 10 illustrates an architectural concept which places the visitors' center in the restored church, and maximizes the usable ground floor retail space by creating a mini-galleria between the manse and church house. The galleria would be on axis with a rose window and large gothic window on the east facade of the church. These would provide a dramatic and innovative entry to the retail space from a small plaza opposite City Hall on Mohawk Street. At the other end of the galleria would be an interior entrance to the visitors' center (on axis with the church space).

The visitors' center is conceived in this alternative as not only an exhibition/orientation space but as an indoor public meeting space for the people of Cohoes -- a public plaza covered by an excellent example of late 19th Century engineering and design. In this scheme, the alter would remain and the organ could be repaired (if practicable) to provide a unique space for informal events, concerts and presentations. The space below the choir loft would be developed as a more conventional space for audio-visual presentations and lectures.

Upper floor space in this alternative could be used for retail, restaurant, office, storage or even residential activity with separate entrances provided in the manse and church house.

See National Register Nomination Form, prepared by Doris Manley, 5/25/79.



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### 10. Silliman Alternative A Plan

- A. Entrance to Galleria
- B. Galleria
- C. Retail Space
- D. Visitors' Center Exhibition
- 175 E. A/V Room



11. Silliman Church
East Elevation (Alternative A)

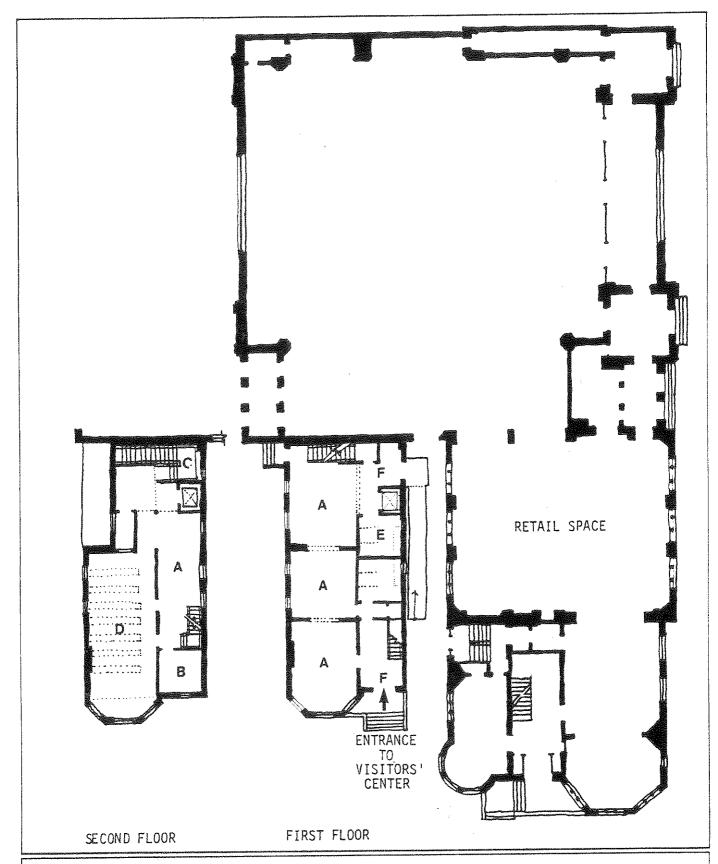
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The space program for the plan illustrated in Alternative A is as follows:

SILLIMAN CHURCH OPTION A	Area (Sq. Ft.)	Remarks
Vestibule	170	For visitors' center
Exhibition	4,680	Stage area and organ; can be used for informal concerts, public events
Audio-Visual	840_	Includes fixed screen and pro- jection area; mov- able seating for 50+
Subtotal for Visitors' Center	5,690	
Ground Floor Retail	7,000	
TOTAL GROUND FLOOR	12,690	,

Alternative B locates the visitors' center in the manse on the ground and second levels (Figure I2). This concept assumes complete separation from adjacent retail uses. The ground floor of the manse would provide reception, exhibition and office space. A new stair would provide access to an audio/visual room on the upper level (with restrooms on a lower level). The third floor could be used for expansion space (offices or exhibition) or other related office use.



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### 12. Silliman

### Alternative B Plan

- A. Exhibition Space
- E. Restrooms
- B. Office
- F. Vestibule
- C. New Egress Stair
- D. A/V Room

The space program for Alternative B is as follows:

SILLIMAN CHURCH OPTION B	Area (Sq. Ft.)
Vestibule Exhibition Area Office Audio-Visual Restrooms Storage Circulation	40 1020 100 510 190 50 520
TOTAL VISITORS' CENTER	2,430

Reuse of the manse for a visitors' center may be a particularly worthwhile option should the redevelopment of the main church structure prove infeasible within the UCP's desired time frame. The manse is physically separated from the church and church house structures. Although not as dramatic as the church, it is easily adapted to a visitors' center in terms of size and it retains an historic architectural character.

### 3. Theme Attractions

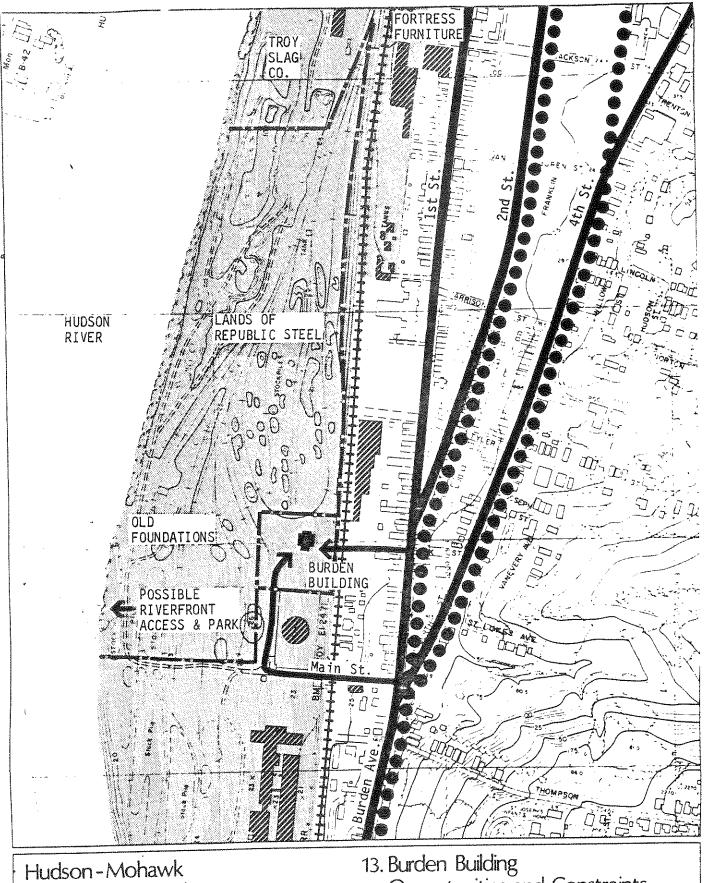
#### 3.1 The Burden Building: Industry

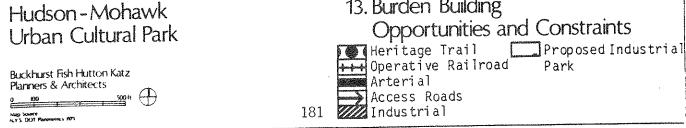
The Burden Building and site are owned by the Hudson-Mohawk Industrial Gateway. The history and location of this building make it an attractive place for an interpretive center on the industrial history of the region. The Hudson-Mohawk Industrial Gateway has already done a considerable amount of work in preserving the building. Its use as an interpretive center could include themes on the iron and steel industry.

Location. The Burden Building is located on a two acre site in South Troy. Most of the surrounding land is owned by the Republic Steel Corporation and leased to Troy Slag Products for mining purposes. To the south, north and east are other industrial and warehousing concerns. Some of these are historic sites included on the Heritage Trail-- such as the Albany Iron Works to the south, and the distinctive "Fortress" Furniture Building to the north. Also nearby to the east is the Burden Pond Park where energy for the Burden Iron Works was generated, as well as historic churches and housing for the Burden Iron Works' employees. Though industrial in nature and rundown in appearance, the area is not without historic interest.

Access to the area is provided by several arterials leading north to downtown Troy and south to the Menands Bridge and I-787. However, access to the Burden Building is obstructed by a rail line which is still active. Polk Street, which ends with a dramatic view of the Burden Building, also ends on the wrong side of the tracks. The only access route is, at present, via Main Street-- a narrow railroad crossing one block to the south-with a right turn just past an oil tank, approaching the building from its side view.

Planning Issues. The Burden Building is an architecturally outstanding building listed in the National Register of Historic Places. In 1881, it served as the administrative offices of the vast iron and steel works that surrounded it. Today, it stands relatively isolated near the riverfront. Its greatest





assets are its intrinsic architectural and historic qualities. Its greatest problem is its relative inaccessibility to visitors.

The City of Troy had considered improving access by building a new road adjacent to the exiting rail line. This would have served the potential development of the Republic Steel lands for industrial park purposes. Though this plan has been put in abeyance. the Hudson-Mohawk Industrial Gateway appears to have secured Conrail's agreement as well as private funding for a Polk Street crossing.

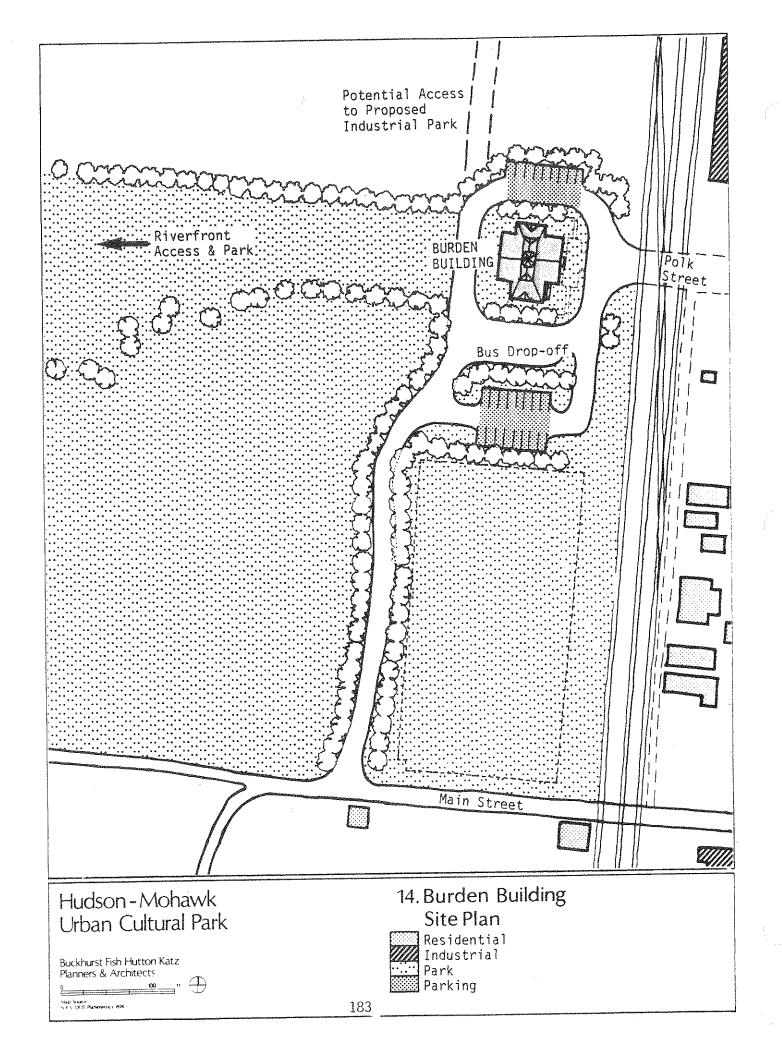
Design Concept. Recommended improvements to improve access and visibility include upgrading Polk Street, demolishing the storage tank and creating a park-like setting for the Burden Building. These site improvements have been illustrated in the site plan shown in Figure 14.

The recommended access improvements would be able to serve both the Burden Building as well as the South Troy Industrial Park. The illustrative site plan shows an access road from Polk Street. (This road could also continue northward to the proposed industrial park site.) Burden Building parking would be provided immediately south of the building with additional car and bus parking provided along the drive; this parking area can be easily expanded should visitation warrant it.

The plan also proposes that the park and open space potential of the site be maximized. The industrial storage tank south of the building should be demolished and replaced with a landscaped area. This would greatly improve the appearance of the Burden Building on the site. The site plan also proposes that parkland be developed between the building and the Hudson River which would connect with a riverfront walk and a possible riverboat connection.

This proposed parkland appears well suited to recreational uses. Because of existing historic foundations and the presence of slag-- a hardened by-product of iron manufacture-- it would be expensive to build on. As there appears to be a shortage of recreational facilities serving South Troy, the proposed riverfront park would benefit the local community.

The Burden Iron Company office building itself was designed by Robert H. Robertson and completed in 1882-83. Listed in the National Register, it has been the subject of detailed analysis by Mendel, Mesick, Cohen, Waite, Architects, who prepared an historic structures report in 1976 on behalf of the building's owner, the Hudson-Mohawk Industrial Gateway. Restoration and renovation plans which were developed by the architects in 1976 have largely been carried out in terms of exterior restoration and the creation of a second level caretaker's apartment. Interior renovation has not as yet been completed.



Interior renovations illustrated in plans provide for the restoration of the large central space which would be suitable as an exhibition space for the interpretive center. Smaller peripheral rooms could be used for offices, meeting rooms or special exhibit rooms as appropriate to satisfy the requirements for the interpretive center as they develop. Restroom facilities would have to be improved, however, should plans proceed. These could be better provided on a lower level with the addition of a stair to the basement. (A small rest room reserved for the handicapped might be provided on the main floor.)

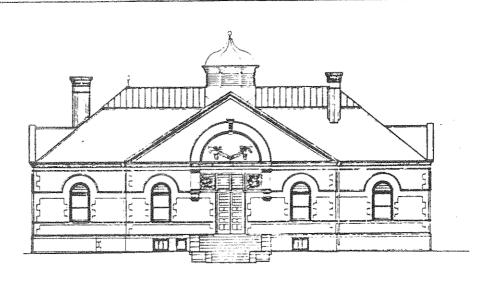
The space program for the Burden Building as proposed by the architects is as follows:

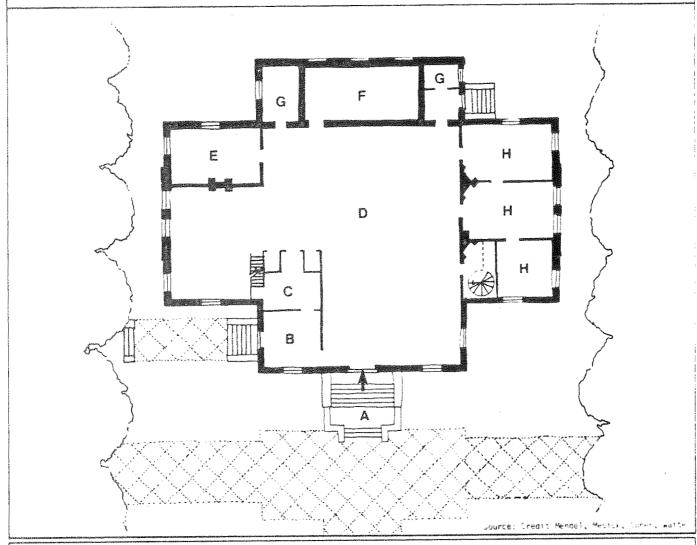
BURDEN BUILDING	Area (Sq. Ft.)	Remarks
Storage	170	
Sales	170	
Exhibition	2,430	
Offices (2 @ 240)	480	Or special exhibits.
Office	170	
Apartment Entry	90	
Library	240	Or special exhibits.
Restrooms	230	
Meeting Room	325	Or A-V room.
Second Floor Apt.	650	
TOTAL	4,955	

### 3.2 The Rensselaer County Historical Society: Culture

The development of railroads, ships, highways, and industrial development also brought people and the desire for colleges, music halls, churches and fine architecture. All of these elements can be found in downtown Troy. And the Rensselaer County Historical Society on 2nd Street is an ideal setting to interpret 19th century culture.

Location. The Rensselaer County Historical Society (RCHS) is located on 2nd Street, only two blocks south of the Burdett Building visitors' center. Numerous historic sites are located within a six block area. These include Russell Sage College (also an Urban Cultural Park historic site), the Troy Music Hall,





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20 " **(** 

### 15. Burden Building East Elevation & Floor Plan

- A. Main Entrance

Banquet

- B. Sales Shop
- C. Storage G. Restroo D. Exhibition/Meeting/ H. Office
- E. Library
- F. Board Room G. Restrooms

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the Rensselaer County Council for the Arts, Washington Park, and a number of noteworthy bank, office and other commercial buildings. Nearly all of downtown is within existing or proposed historic districts. And many facades have been or soon will be restored. The location of RCHS is shown in Figure 16.

Planning Issues. The Rensselaer County Historical Society was founded in 1927 to collect, preserve and present the history of Troy and Rensselaer County. In 1952 Albert E. Cluett gave the Society the late Federal style building at 59 Second Street, now known as the Hart-Cluett Mansion after the two families which occupied it. In 1976 the Society purchased the 1836 building next to it at 57 Second Street. Both buildings are in the Second Street Historic District on the National Register of Historic Places.

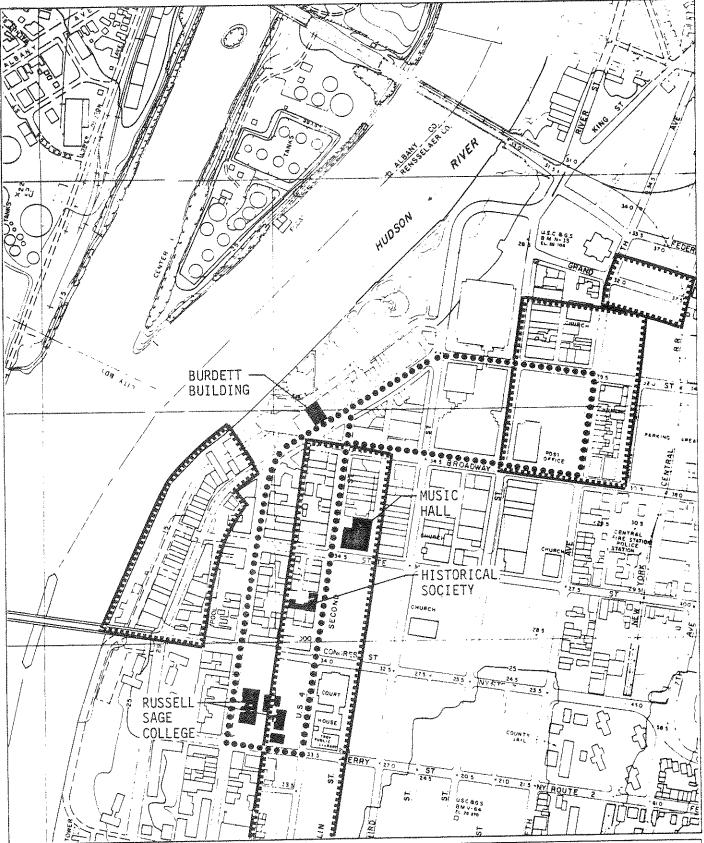
The Hart-Cluett Mansion with Carriage House is operated as an historic house museum with fourteen restored rooms open to the public. The building at 57 Second Street houses a gallery for changing exhibits, a museum shop and a meeting room. The Society also operates a library of local history whose resources are available to the public for research.

The Rensselaer County Historical Society represents an existing institution of cultural and historic significance. It is already featured in the Hudson-Mohawk Urban Cultural Park maps and materials. However, the Society has expressed interest in seeing these linkages strengthened.

Still, development of the Society as a theme attraction should be kept to a modest scale because of the limitations regarding adjacent parking. The Society does not have any offstreet parking spaces; its on-street parking privileges are limited to only a few spaces. This parking limitation argues for greater emphasis on pedestrian access. For example, visitors nearby who park at the nearby Burdett Building or Uncle Sam Mall will be able to walk to the RCHS.

Design Issues. Because the basement of the building at 57 Second Street remains undeveloped, temporary exhibits on the Urban Cultural Park and commerce could be mounted upstairs in the renovated exhibit spaces in the short run. Later, these exhibits could be permanently relocated to a renovated space in the basement.

The Society is a good place from which to originate downtown tours. One possible tour route is illustrated in Figure 16. The tour would feature 2nd Street, the Troy Music Hall, Monument Square and other downtown historic commercial buildings. It would also bring visitors through the heart of the historic shopping district. The Society will also coordinate tours and some activities relating to the cultural resources along 2nd Street.





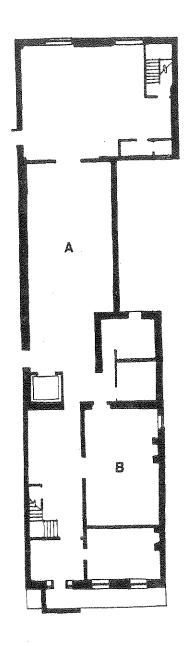
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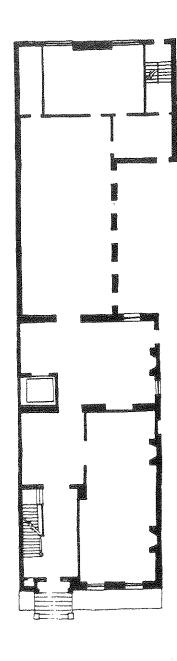
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16. Rensselaer County Historical Society Opportunities and Constraints

Walking Tour Historic District



BASEMENT



FIRST FLOOR

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- 17. Rensselaer County Historical Society Floor Plans
- A. UCP Exhibition Space B. A/V Room

#### 3.3 Rensselaer Polytechnic Institute: Technology

Rensselaer Polytechnic Institute (RPI) presents both a short-term and long-term opportunity for a tourist attraction. The center's theme would be the contribution of education, technology and RPI to the industrial revolution in the Hudson-Mohawk region. The center would be a good place to educate Urban Cultural Park visitors, and to introduce RPI visitors to the Urban Cultural Park's other attractions.

Location. RPI is located due east of downtown, on a bluff that overlooks much of downtown and the river valley. To the immediate south is Prospect Park and the Poestenkill Gorge Historic Park, both of which are included in the Urban Cultural Park.

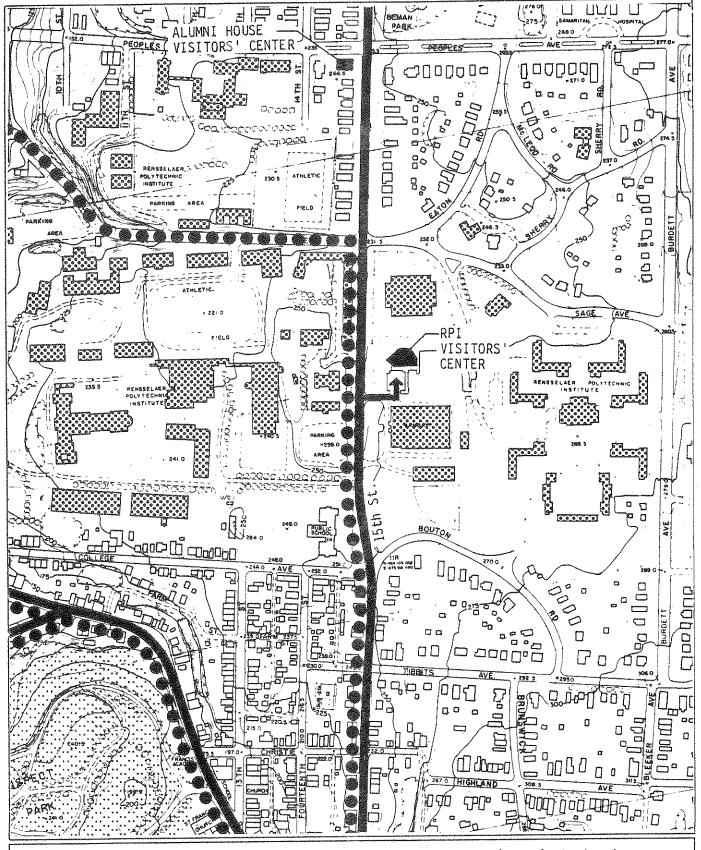
<u>Planning Issues</u>. There are three reasons to develop a theme attraction at RPI. First, RPI's 40 major buildings represent a blend of modern and Georgian architecture on a 40 acre campus. The campus is, itself, a handsome and pleasant place to walk through.

Second, there is a story to tell. Founded in 1824, RPI's graduates helped to provide the technical expertise to build the foundries, factories, canals and power works of the Hudson-Mohawk area.

Third, the campus is already a popular place to visit. RPI has over 6,500 sutdents and faculty. Prospective students, parents, friends and the curious already visit the campus in large numbers. RPI is not only the best place to interpret the role of education and technology in the industrial revolution, it is also a good place to introduce people to other Urban Cultural Park attractions.

Design Concept. RPI already has a visitors' center located near the center of the campus. This center is 9,000 square feet in area. It is manned 24 hours a day. It has an adjacent parking lot that is little used in summer, when most Urban Cultural Park visitors are expected. And walking tours of the campus already originate here. RPI officials have expressed interest in having some of their visitors' center devoted to Hudson-Mohawk related exhibits, as well as to distributing Hudson-Mohawk materials at the center.

These officials also suggest that the Alumni House may eventually be a better long term alternative as a visitors' center. The Alumni House is an historic house located at the northern edge of the campus, at the intersection of Peoples' Avenue and 15th Street. In addition to a renovation plan which is currently in progress, campus traffic and road modifications are also expected to make Peoples' Avenue the main access road to RPI, and 15th Street the main access road through the campus. As an historic and very prominent campus building, the Alumni House is recommended as the



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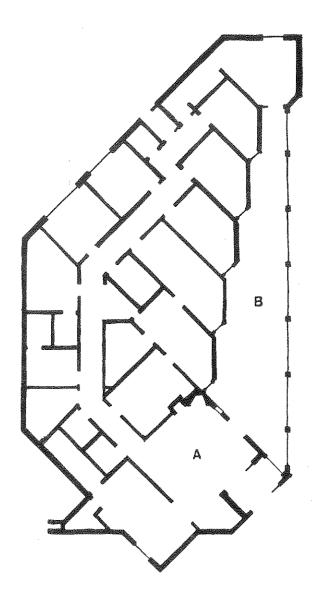
18. Rensselaer Polytechnic Institute
Opportunities and Constraints

Heritage Trail
Park

Heritage Trail
Arterial

Access

Campus Buildings



15th Street

### Hudson-Mohawk Urban Cultural Park

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### 19. RPI Visitors' Center Floor Plans

- A. Lobby B. Exhibition Space

long-term site for a permanent interpretive exhibit on the role of education, technology and RPI in the Hudson-Mohawk's industrial age.

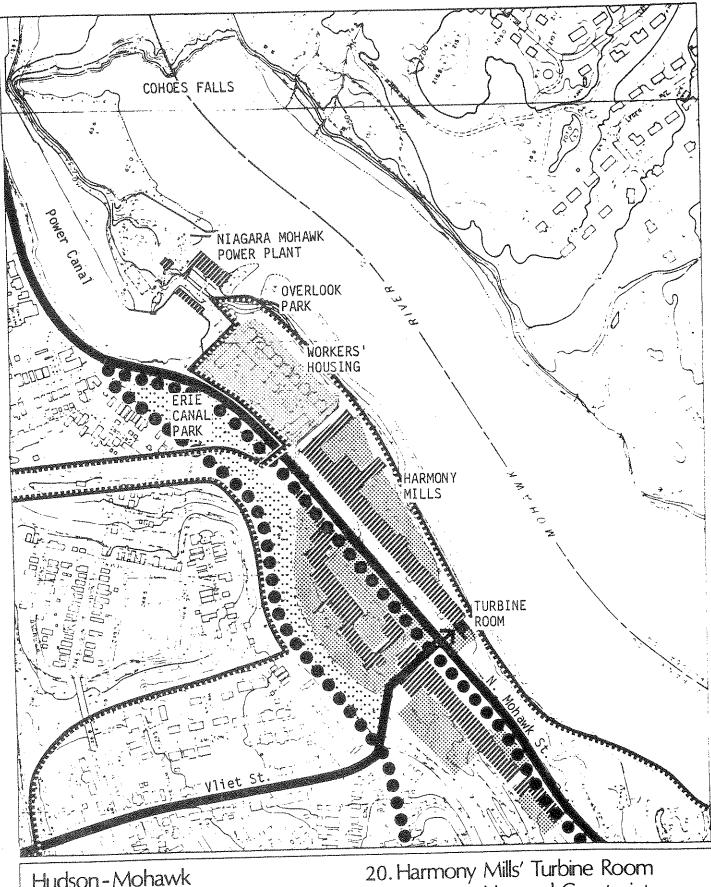
#### 3.4 The Harmony Mills: Textiles and Water Power

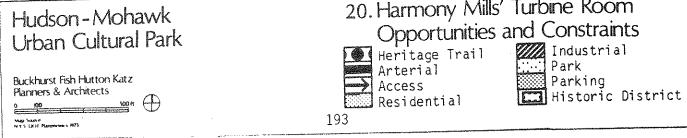
The Harmony Mills Turbine Room provides a long term opportunity for an exhibit on the textile industry and water power, in conjunction with tours of Cohoes Falls, the Cohoes power canal, and the Niagara-Mohawk Power Plant. In the meantime, the Harmony Mill Turbine Room, Falls and power plant should remain one of the principal features of Urban Cultural Park tours.

Location. The Harmony Mills Historic District is located just north of downtown Cohoes, along Mohawk Street. The District encompasses the remains of a vast network of cotton mills, hydraulic canals, and worker dwellings -- virtually a company town -- constructed or purchased by the Harmony Mills Company between 1837-72. The Mills were considered to be the largest textile mills of their time. Built on a bluff overlooking the Mohawk River, the complex is just south of the spectacular, 80 foot Cohoes Falls. The Mills are still used for textile manufacture, storage and factory outlets. Much of the worker nousing is being restored. Niagara-Mohawk still uses part of the power canal bypassing the Falls. And in the basement of the Mills are two of the massive power turbines which were as much a tourist attraction as the Falls themselves in the 19th century.

Planning Issues. At present, Gateway tours include the Turbine Room, Overlook Park for the Falls, workers' housing and sometimes the Niagara-Mohawk Power Plant and canal. All of the Harmony Mills District attractions could be aided through (1) the addition of interpretive exhibits at the Turbine Room, (2) improved and expanded parking at the Turbine Room, and (3) scheduled viewing of the Power Plant and canal.

Niagara-Mohawk has confirmed its willingness to make its power plant available for regular public viewing. Power plant expansion, construction and renewal licenses require recreation plans, and this could provide a means of financing landscaping improvements. The Harmony Mills themselves are going through a profound financial transition. Both the present manager and principal tenant of this industrial complex have stated their interest in locating an Urban Cultural Park exhibit area in the approximately 6,000 square feet of space next to the Turbine



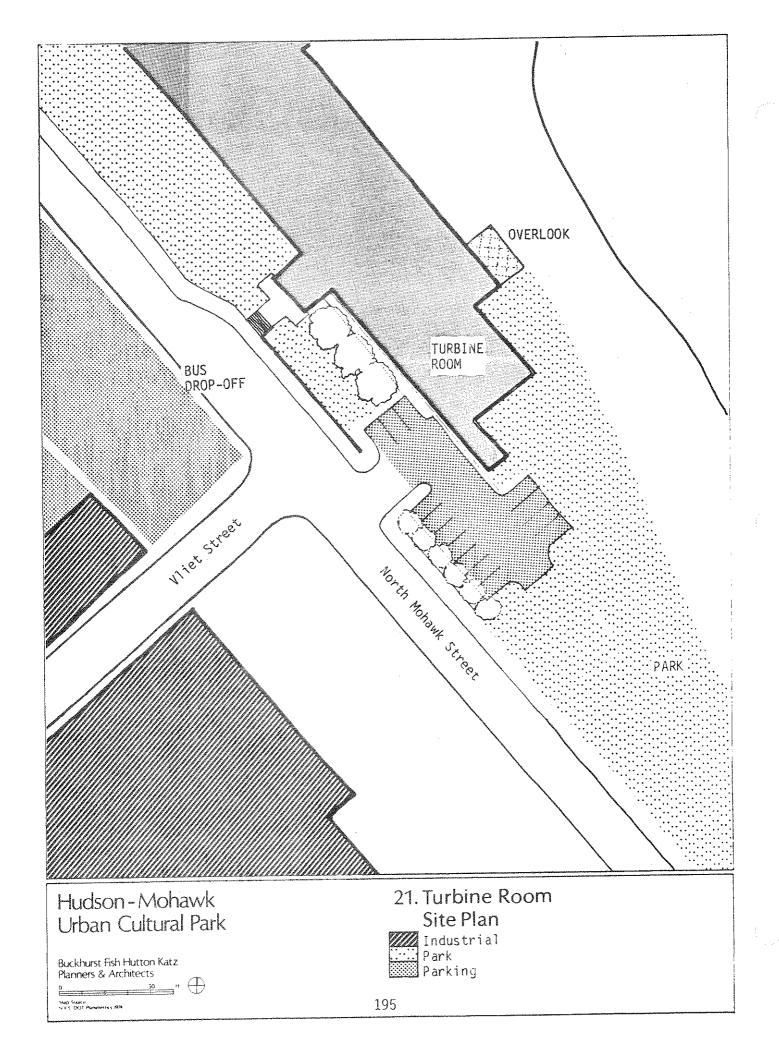


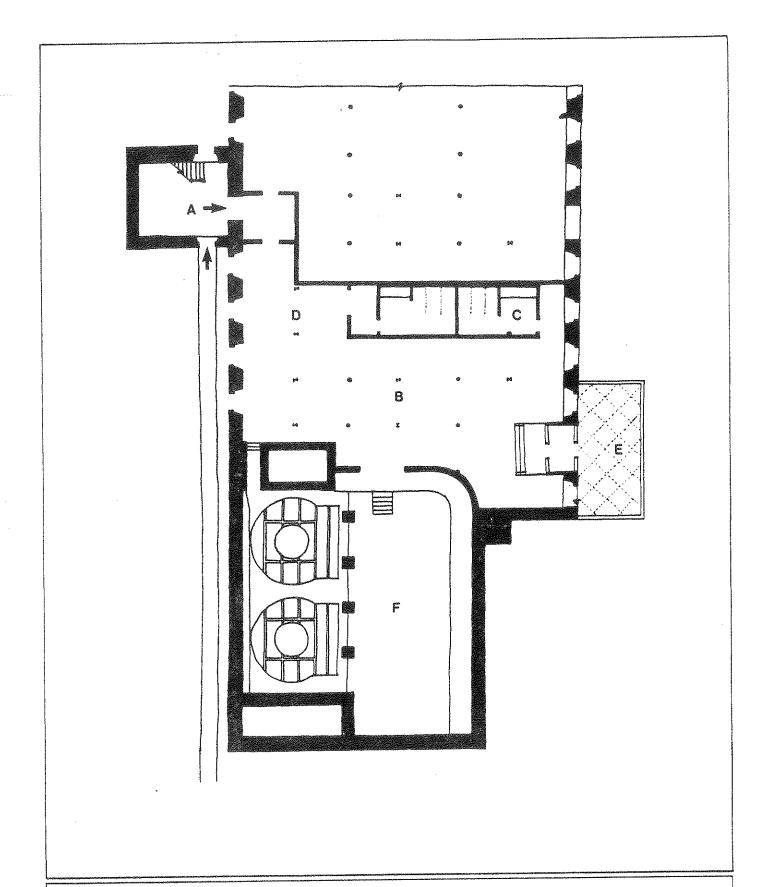
Room, as well as in providing almost exlusive use of the south entrance and south parking. This parking area is now limited in size and is unpaved. But it suggested that the UCP not make any major capital investments at this location before the Harmony Mills' financial crisis is resolved.

Design Concept. A site plan and design concept has therefore been formulated for a modest exhibit area in conjunction with the Turbine Room. Specifically, Figure 21 illustrates proposals to improve access and parking related to this theme attraction. A small parking area is proposed immediately south of the entrance to the Turbine Room. The parking area would be connected to the exhibit by a landscaped pedestrian walk with ramped access provided for the handicapped. In addition a bus lay-by is proposed directly in front of the entrance to accomodate tour buses. At this time, no major improvements in terms of providing retaining walls have been proposed which would have provided river walk access to the east entrance of the Turbine Room exhibition area.

Figure 22 illustrates a proposed plan for the exhibition area which represents a slight modification of those proposed by Mendel, Mesick, Cohen, Waite, Architects. The revised plans suggest that the main entrance to the exhibition area continue to be from the North Mohawk Street frontage. An exhibition area is shown of about 2,800 square feet in addition to a vestibule, sales area, and restrooms. Access to a rear terrace is shown which would provide views of the Mohawk River to the east and could later be connected to a riverfront walk should this be developed. The turbine viewing room is shown adjacent to the exhibition area. This plan could be implemented without the removal of starch storage drums which currently occupy part of the Turbine Room. The space program is summarized as follows:

HARMONY MILLS TURBINE ROOM	Area (sq.ft.)
Vestibule Exhibition Area Restrooms Turbine Room Outdoor Terrace	215 2650 480 2500 (400)
TOTAL (Rounded)	5800 sq. ft.





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### 22. Turbine Room Floor Plan

- A. Entrance
- B. Exhibition Space
- C. Restrooms
- D. Reception E. Overlook
- 196

F. Turbine Room

#### 3.5 The Waterford Lock 2: Canals

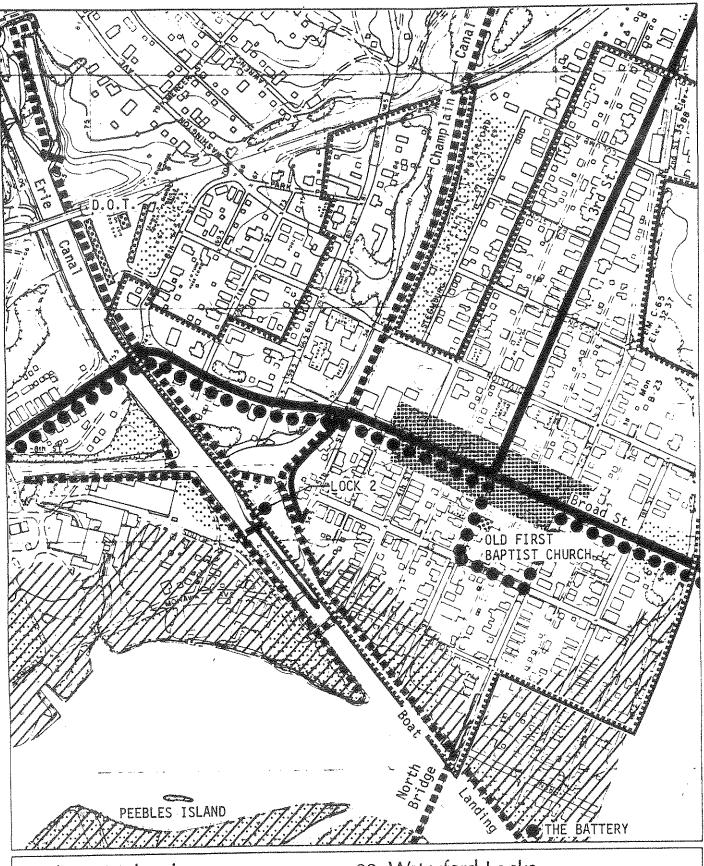
Waterford Lock 2 will be a major tourist attraction and a hub from which visitors can tour the adjacent quaint historic village of Waterford -- the oldest incorporated village in America -- walk the towpath of the old canals and explore Peebles Island State Park.

Location. Lock 2, in the Town of Waterford, is the first of the Waterford locks that make up the entry to the Old Champlain and New York State Barge Canal, formerly the Erie Canals. From Lock 2 to Lock 6 is the Barge Canal's most dramatic change in elevation: there is a vertical increase of 150 feet in less than 3 miles, compared to a vertical increase then decline of 326 feet in the remaining 130 miles of the canal. The Barge Canal is still used occasionally by commercial craft and frequently by pleasure craft.

To the immediate east of Lock 2 is the old, canal-side Village of Waterford. Much of this area is listed on the National Register of Historic Places. The Village is mostly residential, with shops along Broad Street. At the southern tip of the Village is the Battery -- a peninsular jutting out into the river. It was here that barges tied up before or after making their passage through the canal.

Planning Issues. Lock 2 and the Battery could be important stops on both bus and boat tours. Lock 2 is an excellent place from which to view the working of a canal lock; the Battery is well suited as a place to dock the Urban Cultural Park riverboat. Both sites are State owned.

Numerous plans have been developed for the Old Barge and Champlain canals in the Town and Village of Waterford that are consistent with a UCP attraction at the Waterford Locks. These include plans or suggestions by the Hudson-Mohawk Industrial Gateway, New York State Office of Parks, Recreation and Historic Preservation (OPRHP), Department of Transportation (DOT), the Village and the Town. The plans indicate pedestrian pathways along the canals, linking the various canal-side communities, parks and historic sites — including the Waterford Historical Society and Peebles Island State Park. Most important to the UCP, the Champlain and Erie Canal pathways cross the UCP Heritage Trail at the Waterford Locks where a passive recreation park is also proposed.



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## 23. Waterford Locks Opportunities and Constraints Heritage Trail ZaFloodplain

Proposed Walkway Arterial Access Road

Floodplain Commercial Park

Historic District

Design Concept. We recommend that these plans be implemented. Parking could be provided at various locations on state-owned land just north of the Battery where there could also be a landing area for UCP boat tours. (Canalside paths and parking locations are shown in Figures 23 and 24). In this way, the full scenic and recreational potential of the Locks and Village could be made more prominent and accessible.

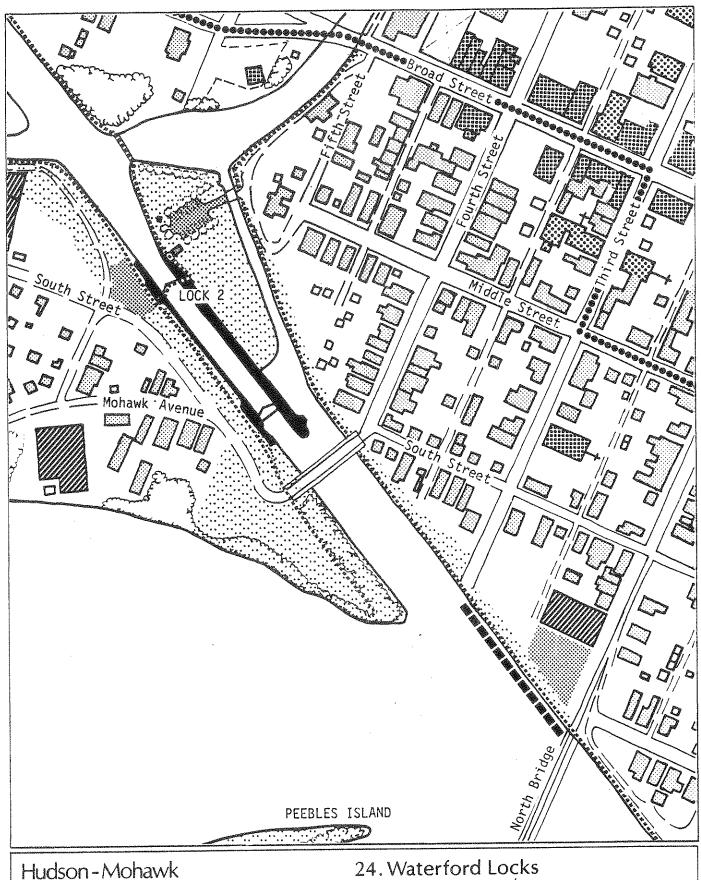
Figure & shows a more specific design concept for the Waterford Locks themselves. The design program here calls for limited parking on the triangular "island" created by the confluence of the old Barge and Champlain canals. Bus parking could be provided on the canal's western bank. A Department of Transportation guard house already exists on the island which is manned most hours of the day, 7 days a week, April to December. The Department of Transportation has expressed interest in mounting a weatherized outdoor exhibition on the workings of the canal, and an information kiosk is proposed on the island adjacent to the guardhouse. A picnic area is also proposed consistent with plans of the Office of Parks, Recreation and Historic Preservation. Restroom facilities could be provided in a subsequent phase of development; in the interim, they can be found at the nearby First Baptist Church. In general, the Waterford Locks would be the key location for viewing a working canal and viewing historic exhibits related to the Erie and Champlain Canals.

3.6 The Rensselaer & Saratoga Shops: Rail and Transportation

Railroads are a key part of the Hudson-Mohawk's ascendance as an industrial and transportation center. The best place to interpret railroads within the Urban Cultural Park is the Rensselaer & Saratoga Shops. A rail interpretive center at this location would be a major tourist attraction in the State.

Location. The Green Island Shop of the former Rensselaer & Saratoga Railroad occupies an area of approximately 14 acres located on Tibbets Avenue, at the north end of Green Island. Access to the site is excellent via an exit on I-787 several blocks to the south and west. To the immediate east of the site is the Ford Motor Company plant; to the north is open land and floodplain.

<u>Planning Issues</u>. There are two surviving buildings, dating from 1872: a three story brick building, 80 feet wide by 80 feet long, originally used for locomotive and car building



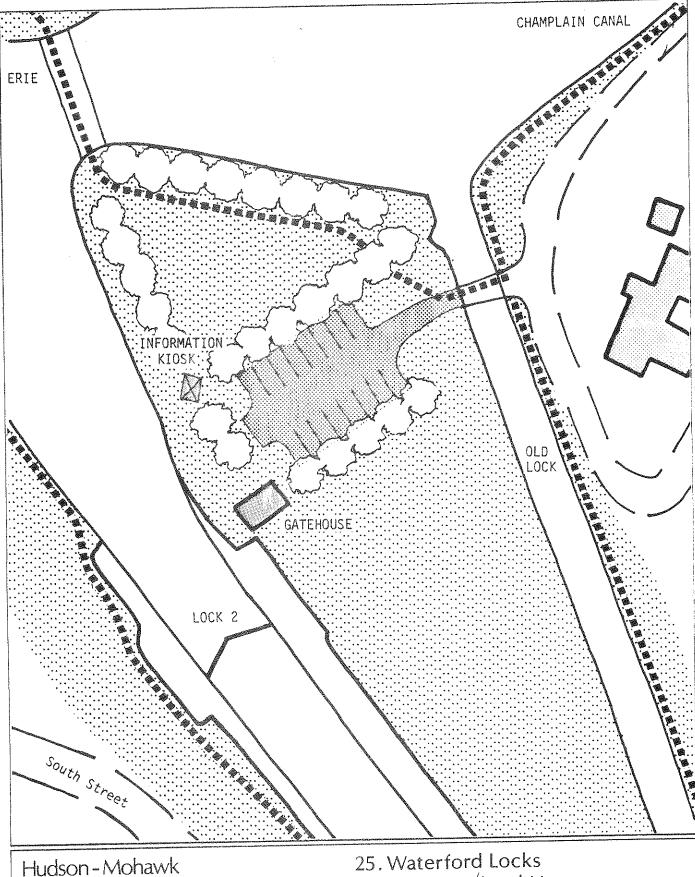
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# Context Plan/Land Use

Heritage Trail Walkway Boat Landing Area Residential Commercial

///// Industrial Institutional Park Parking Vacant



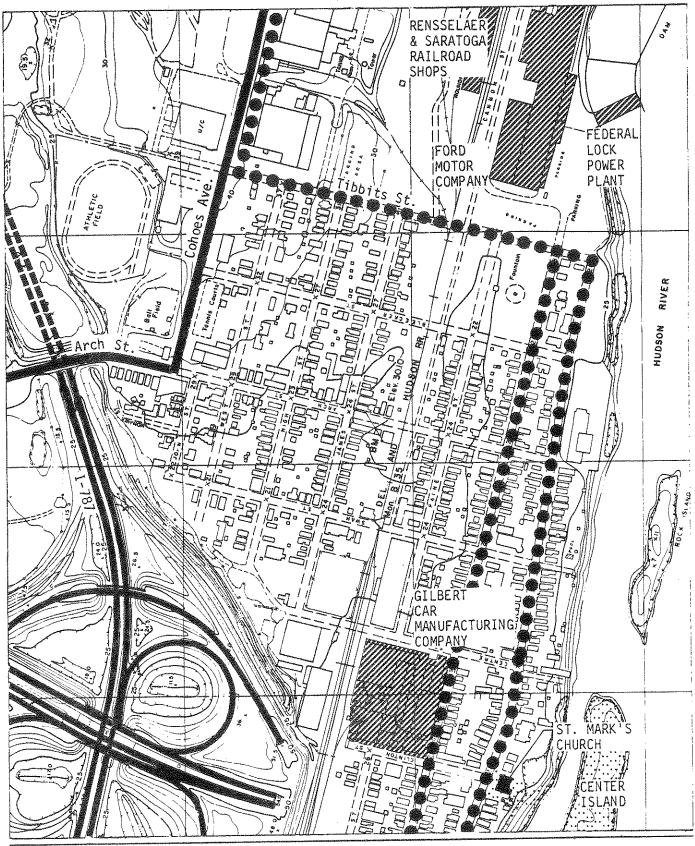


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Site Plan/Land Use

Walkway Residential Park Parking

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26. Rensselaer & Saratoga RR Shops

Opportunities and Constraints

Heritage Trail Park
Interstate Highway
Highway Extension Arterial Industrial

shops: and a one story brick building, 80 feet wide by 320 feet long, originally used for heavy metal working operations. The site is currently used for scrap metal storage.

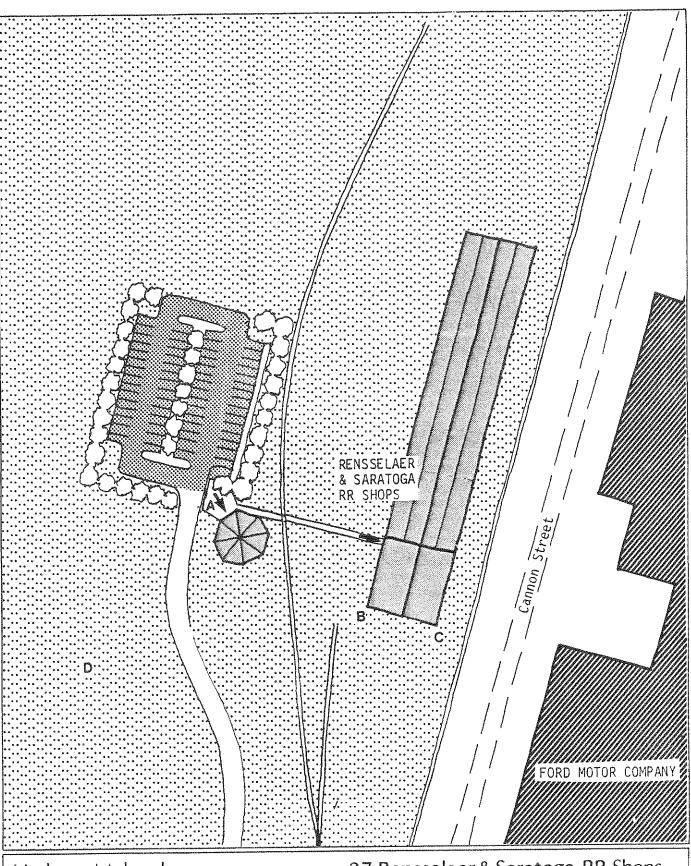
The National Railway Historical Society has proposed locating a railroad museum at this site. The site has a drawback for such a museum, which can ideally use 60 acres. Therefore, a railroad interpretive center is recommended. The owners have expressed some interest in selling or partially donating the site for this purpose.

Such a railroad museum can still be a major tourist attraction. The site's limited size can be somewhat compensated for. The Society and others have proposed developing tourist railroad services from the Shops to Peebles Island State Park, to downtown Albany and to the Adirondacks. These excursions would be major tourist attractions in and of themselves. Also, in time, it may be possible to supplement the Rail exhibit with an Antique Automobile Exhibit in the adjacent Ford Motor Company Factory. Henry Ford built the factory in 1923 to take advantage of the Hudson-Mohawk's water power and labor force. The Ford Co. has, in the past, exhibited and paraded antique cars here. A permanent exhibit would greatly complement the Rail Museum's transportation theme.

Design Concept. Preliminary plans by the National Railway Historical Society have been modified to illustrate how a railroad exhibit can be accommodated on the site. The site plan (Figure 27) has the following components: rehabilitation of the main building for display of locomotives and cars on the ground floor as well as exhibits on the upper floor; visitor orientation and theater in an attached octagonal building; and an outside display of locomotives and cars on the grounds, for which additional tracks would have to be laid. The Society's original plan had also featured the restoration of a roundhouse, which at one time had been the oldest in the country but which has since been demolished. We suggest that most of these plans can still be followed provided that the Railway Historical Society or others can acquire the property and set up a historical railway operation at the site.

#### 3.7 The Watervliet Arsenal Museum: Munitions

The Watervliet Arsenal is a National Historic Landmark -- a distinction reserved for the nation's most important historic sites. The Arsenal has been in operation since 1813. One of its oldest and most noteworthy buildings is the cast iron storehouse.



# Hudson-Mohawk Urban Cultural Park

Buckhurst Fish Hutton Katz Planners & Architects

Map Source NYS DOT Planametrics 4974

## 27. Rensselaer & Saratoga RR Shops Site Plan

A. Entrance & Orientation Theatre

Industrial Park Parking

- B. Artifacts Museum
  C. Coach Refurbishing Shop
  D. Outdoor Display

built in 1859. Approximately 2,000 sq.ft. of the 5,000 sq.ft. storehouse is now being converted to a Military Museum on armaments manufacture. This could become one of the region's most popular family tourist attractions.

Location. The Arsenal occupies about 130 acres in eastern Watervliet. The surrounding area is largely residential. The Arsenal -- including the cast iron building -- is clearly visible from the interstate highway and reached via Broadway (Route 32).

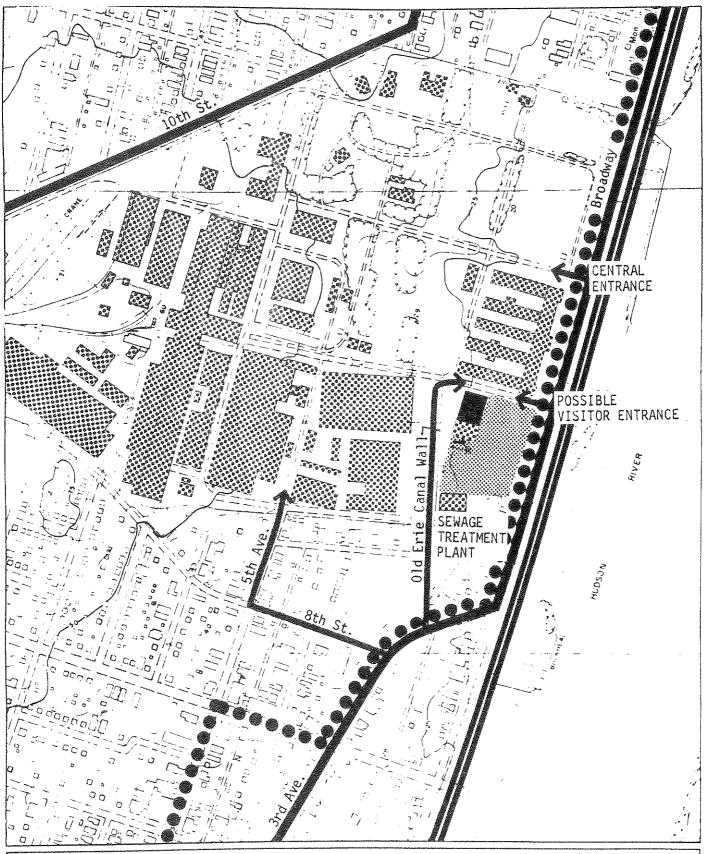
Most of the Arsenal is used for industrial purposes. In the front -- towards the east -- are three entrances, some administrative offices, the new sewage treatment plant, and the cast iron warehouse. The warehouse's conversion to a military museum will be completed in 1985.

Planning Issues. While access to the Arsenal is excellent, access to the museum within the Arsenal is complicated by the Arsenal's concern for security. A second concern is parking, of which there is a shortage within the complex. Nonetheless, public access to the museum must be assured before the museum can be certified by the Chief of Military History, United States Army.

Design Issues. Several access options are being explored by the Arsenal Commander and Museum Director, in consultation with the Hudson-Mohawk Urban Cultural Park Commission. These include providing color coded security passes to part of the complex; providing escorts to the museum; and creating a second line of security to the west of the Arsenal Museum.

One option has particular advantages and is shown in Figure 29. Public access would be provided through an existing, but presently unused gate on Broadway, east of the cast iron Storehouse. In this way, the historic and architectural integrity of the front gate is respected. A second line of security is proposed to the rear of the Storehouse. Entry to adjacent buildings and areas could be restricted by locking doors and gates which open onto this parking lot. Arsenal employeees would be provided with a card lock system. In this way, the existing parking area in front of the museum could be used both by Arsenal employees and museum visitors. Each group would use different entry gates depending on time of arrival.

Whichever option is chosen, every effort should be made to resolve this technical problem, so that the museum can fulfill its potential as a major tourist and educational attraction for the Army, as well as for the Hudson-Mohawk Urban Cultural Park.





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28. The Arsenal

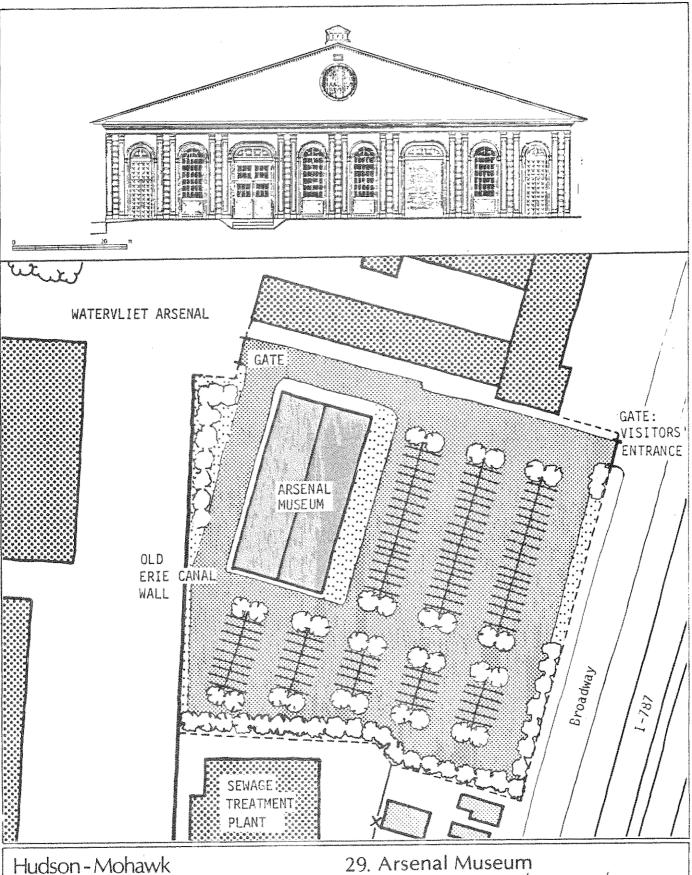
Opportunities and Constraints

Heritage Trail Parking

Interstate Highway

Arterial

Arterial Access



# Hudson-Mohawk Urban Cultural Park

Buckhurst Fish Hutton Katz Planners & Architects

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## 29. Arsenal Museum North Elevation/Site Plan/Land Use

Residential
Institutional
Landscaped Area
Parking

# 4. Key Historic Sites

The Urban Cultural Park (UCP) includes more than 60 historic sites. Many of these could be developed as UCP attractions. In addition to the visitors' centers and theme attractions, seven historic and cultural sites have been identified as being particularly noteworthy. These are listed below. All can be the subject of design studies and site improvement proposals as the UCP plan is implemented.

- o Russell Sage College, Troy
- o The Troy Savings Bank Music Hall, Troy
- o The Gasholder House, Troy
- o The Herman Melville House, Lansingburgh (Troy)
- o The Cohoes Music Hall, Cohoes
- o Matton Shipyard Peebles Island, Cohoes/Town of Waterford
- o St. Mark's Church, Green Island

Russell Sage College and the Troy Savings Bank Music Hall are located in downtown Troy, very near the Burdett Building Visitor's Center and the Rensselaer County Historical Society (see Figures 5 and 16). Russell Sage College occupies a number of historic 19th century buildings and is planning an inn on the campus. The Troy Savings Bank Building Music Hall was completed in 1875 and is reputably one of the finest accoustical music halls in the world. Both institutions are along the downtown Troy walking tour.

The Cohoes Music Hall was built in 1874. Like its counterpart in Troy, it occupies the second floor of a bank building. The Cohoes Music Hall is restored and now houses a regional theater company. It is located in downtown Cohoes, close to both the Harmony Mills and only two blocks from the Silliman Visitors Center. (See Figure 8). It too is on an Urban Cultural Park walking tour.

Russell Sage College, the Troy Music Hall, and Cohoes Music Hall are secure institutions that can readily be visited or viewed in conjunction with visits to other downtown Urban Cultural Park sites. The other four historic sites recommended for particular attention require greater consideration in terms of attracting and accommodating visitors. These four historic sites are discussed in greater detail in the following sections.

\* The development of an inn at Russell Sage is an integral aspect of the development of the Second Street District attraction and the overall UCP program.

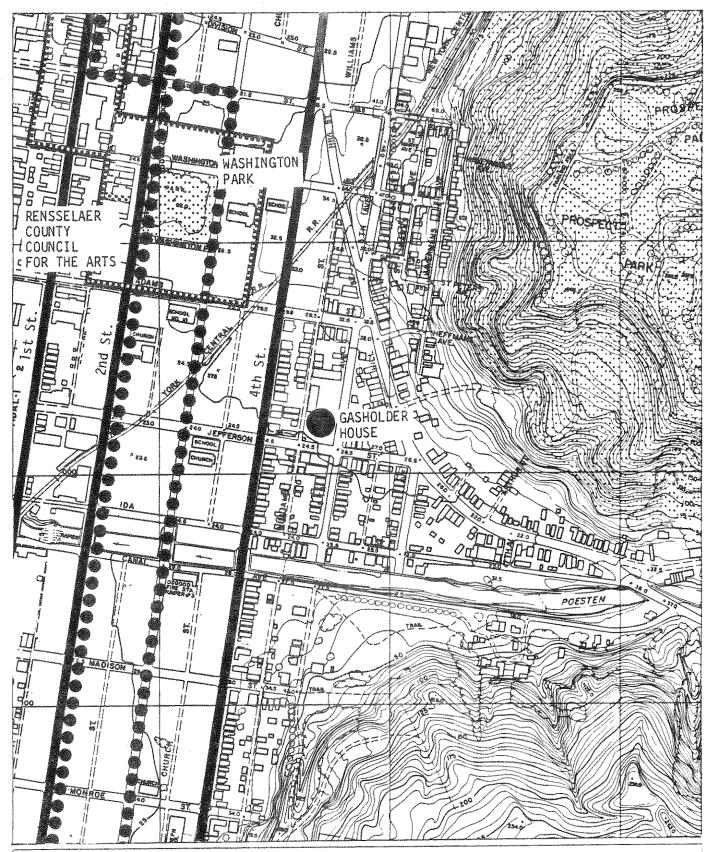
#### 4.1 The Gasholder House

The Troy Gas Light Company Gasholder House was built in 1873 to protect the iron gas from temperature changes and the neighborhood from explosions; in fact, the roof was designed to blow up, not out. This large, domed structure is one of the last of its kind in the country. It is considered one of the nation's most outstanding examples of industrial archaeology. The Gasholder should therefore continue to be featured on Gateway tours, and, in the long run, it could be improved with exhibits relating to the Hudson-Mohawk's industry theme.

Location. The Gasholder is located away from highways, but close to a number of other Urban Cultural Park attractions. To the east is Prospect Park, at the top of which are spectacular views of the river and city below. Further east is the Poestenkill Gorge Historical Park — the site of industries from the 1600s to the present day, Mount Ida Falls, and an 1840 hydropower system. To the northwest is Washington Park—one of the state's two private residential parks, surrounded by the townhouses of the 19th century elite. And to the southeast is the Empire Foundry, where cast iron stoves were produced from the 1840s to 1905. While the immediate blocks around the Gasholder are somewhat rundown in appearance, private and publicly supported renewal efforts are spreading from Washington Park.

The building is presently owned by Sage Maintenance and Repainting Company. Sage uses the building for storage trucks and equipment and has been most cooperative in making it available for public viewing, on request. Parking is available on site.

Planning Issues. Because of its unique architectural qualities, the building should continue to be featured in Hudson-Mohawk tours. It could also provide a long term opportunity for exhibits on, say, its own history and design, as well as on other nearby attractions. Because the building's vast interior is very expensive to heat in winter, its use as an attraction hall will probably be limited. Use of the building is contingent on keeping the building in good repair and available for public viewing.



## Hudson-Mohawk Urban Cultural Park

Buckhurst Fish Hutton Katz Planners & Architects

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Map Source
N 5 DOT Renements 1974

30. Gasholder

Opportunities and Constraints

Historic District

Heritage Trail
Arterial
Institutional

Institutional Park

#### 4.2 The Herman Melville House

The Herman Melville House is owned by the Lansingburgh Historical Society. It could, in the long run, be a house museum devoted to Lansingburgh's history as a 19th century shipbuilding center. Meanwhile, it is an historic highlight that should be featured on Urban Cultural Park tours.

Location. The Herman Melville House is located in north Troy, at the corner of First Avenue and 114th Street. Lansingburgh was settled before the Revolutionary War as a "New City" north of Albany. At the northern end of the navigable part of the Hudson River, it prospered as a trading center and then as a shipbuilding center. Its prominence as a trading center was preempted by Troy during the 1800s and it was eventually annexed by the larger city in 1900.

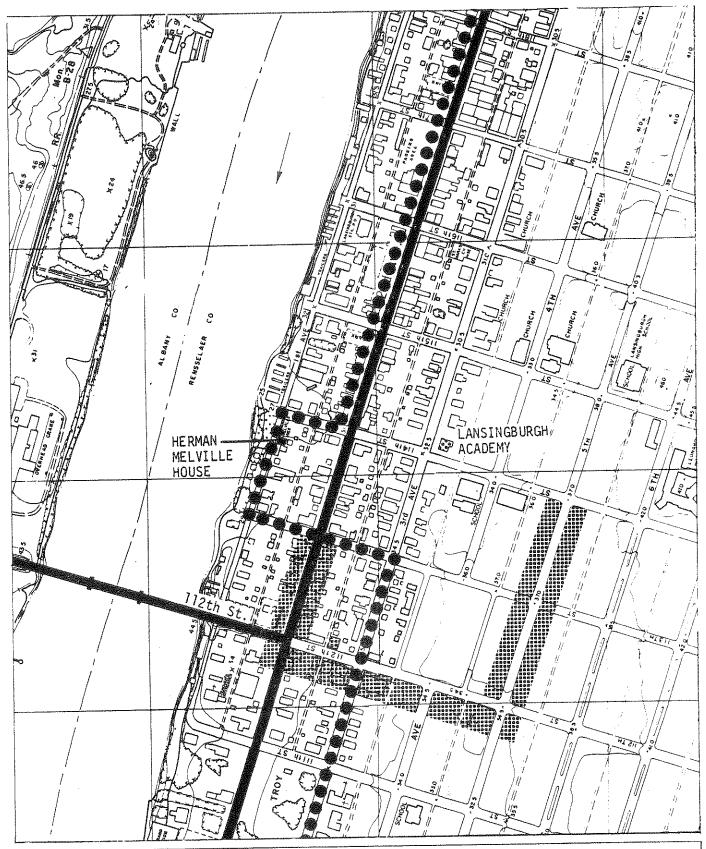
The Melville House is one of the most famous of the neighborhood's historic buildings. Originally built for a local merchant during the 1780s, it was occupied by author Herman Melville and his family from 1838 to 1847. Melville went to school at the nearby Lansingburgh Academy, which was built in 1820 and is one of the oldest school buildings in the state which is still used for educational purposes.

Planning Issues. The Herman Melville House is now owned by the Lansingburgh Historical Society. The Society is a volunteer organization dedicated to researching, preserving and disseminating information on the history of Lansingburgh. The Society uses the house as their headquarters, and also owns the small park across from the house along the river.

Funding is the key problem for the Society. Though it has a vast collection of historic photos, paintings, furniture and artifacts, it hasn't the resources to mount and staff exhibitions. The house is presently open to the public on an intermittent basis and could be opened for UCP tours by appointment.

#### 4.3 Matton Shipyard/Peebles Island

Matton Shipyard/Peebles Island could be developed as one of three areas within the Urban Cultural Park that provide these attractions: an historic site exhibit, a state park with boat landing and other facilities, and a dock for the Urban Cultural Park riverboat. This three part program can be implemented in





Map Source N.Y.S. DOT Plansmetrics 1974

31. Herman Melville House Opportunities and Constraints

Heritage Trail Park

Arterial

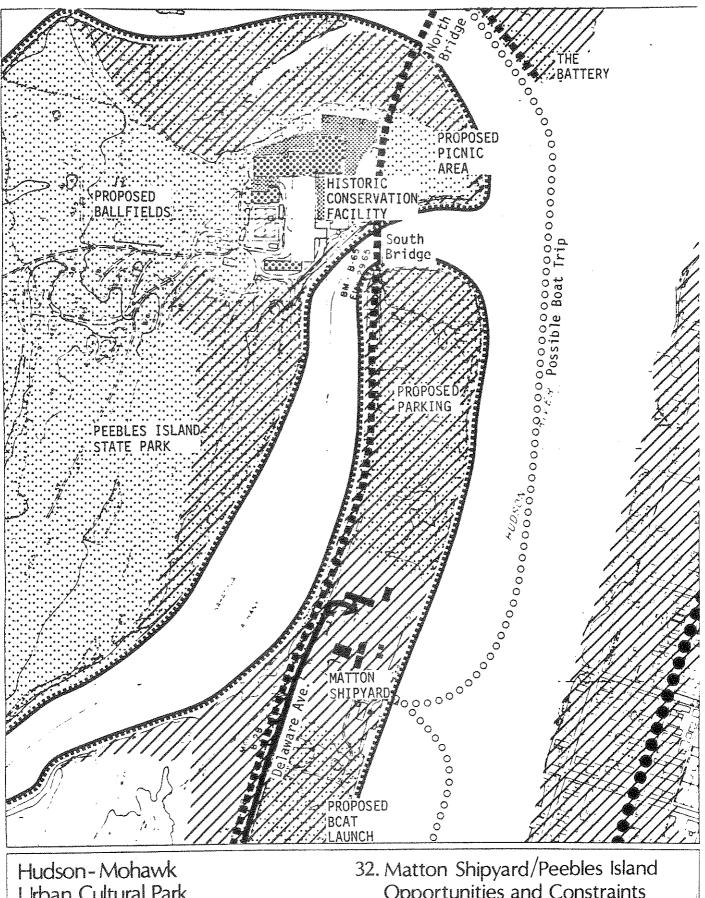
Commericial Institutional the near future in conjunction with the proposal of the State Office of Parks and Recreation to buy the Matton Shipyard property and merge it with Peebles Island State Park.

Location. Matton Shipyard is a 6 acre property located on Van Schaick Island, in Cohoes. The shipyard is a privately owned property surrounded by vacant State park land (Peebles Island State Park). Peebles Island, located in Waterford, is a State Park and National Register Historic District: the island was once an Indian settlement as well as the location of Revolutionary defense works that can still be seen. The State Office of Parks and Recreation has located its restoration laboratory, warehouse and administrative offices on Peebles Island. Part of this complex includes the now vacant Bleachery. whose preservation and adaptive reuse is supported by the Urban Cultural Park Commission. Peebles Island also has hiking trails, potential picnic areas, scenic vistas, and other passive recreation opportunities. All of Matton Shipyard and much of Peebles Island State Park is located within the Federal Insurance Flood Zone.

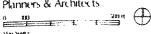
Access to Matton Shipyard and Peebles Island is limited to Delaware Avenue which intersects with Ontario Street one-half mile to the south; Ontario Street then crosses the river to provide easy access to both downtown Cohoes and North Troy. Delaware Avenue is State owned north of Ontario Street. The State plans to widen the avenue between Ontario and the recently improved South Bridge to Peebles Island. However, there are no plans to provide through access by improving the little used North Bridge. It is therefore unlikely that the Heritage Trail could be rerouted to Delaware Avenue as once proposed.

Planning Issues. Built in the early 20th century, Matton Shipyard once employed as many as 65 people and manufactured barge and canal boats. Though vacant for only a few years, its demise began when the Erie Canal ceased to be a major freight route. Its owner -- Turecamo Coastal Harbor Towing -- has recently placed the property up for sale.

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) has expressed interest in buying the 6 acre property, which they consider to be an outparcel of their 160 acre State park. OPRHP's preliminary plans call for demolition of less noteworthy buildings, building a boat launch either at the Shipyard or to the immediate south, building a parking lot to the immediate north that can also serve Peebles Island, and, in time, providing an interpretive exhibit on shipbuilding. OPRHP's Historic Sites Division







32. Matton Shipyard/Peebles Island Opportunities and Constraints

Heritage Trail Proposed Walkway

Priorities

Floodplain Institutional SHPO Preservation 🖾 Historic District for Historic Preservation photographically documented the shipyard in its last year of operation; and Turecamo has donated many of its records and artifacts to the Hudson-Mohawk Industrial Gateway. Turecamo also reports that the docks could, at little expense, be improved to accommodate an Urban Cultural Park riverboat. In this way, Matton Shipyard and Peebles Island together could represent a major historic and passive recreation site for the Urban Cultural Park. But acquistion of Matton by OPRHP is only beneficial to the Urban Cultural Park if OPRHP makes a real commitment to provide park improvements and facilities.

Another outstanding issue, identified by the Mayor of Cohoes, is the loss of approximately \$3,000 in annual real estate taxes as well as the loss in jobs represented by permanently retiring the shipyard and conveying it to public ownership. One way to resolve this problem is to have the State make payments in lieu of taxes, though this would require legislative action. Another way to resolve this problem would be to have Turecamo donate the property to a not-for-profit organization; this organization could sell the property to the State; some of the revenue from this sale could be invested and the income used for payments in lieu of taxes; then, within a stipulated time frame, the State could be required to find a tenant compatible with the shipyard's park use and historic character, and this tenant could pay rent at least equal to the payments in lieu of taxes. Such a potential tenant could be the custom boat maker now located in Waterford, on land that OPRHP covets for use as a parking lot.

#### 4.4 St. Mark's Church

The Green Island Community Center is housed in the former St. Mark's Church. This small but charming Victorian Gothic Church was built in 1866 and features handsome stained glass windows including one by Tiffany. Behind the church is a pleasant setting for picnics and angling, facing Center Island Park. While several other historic sites could eventually be developed in Green Island, St. Mark's is the best local historic site to highlight at this time.

Location. St. Mark's is located on Hudson Avenue in central Green Island just north of the Route 7 bridge. Behind the church is the Hudson River. To the west is a largely low scale, residential neighborhood. The former Rensselaer & Saratoga Shops, Ford Motor Company and Federal Lock and Dam are located north of the church. St. Mark's is one of Green Island's most architecturally noteworthy buildings,

and is listed on the National Register of Historic Places.

Issues. The church is presently used as a courthouse and community center. This use suggests that public access for Urban Cultural Park visitors may be relatively easy to achieve. The grounds of the church overlook the river and Center Island. They make a pleasant setting for picnics and fishing. In this way, the church could be a low-key activity center for the Urban Cultural Park. In the short term, the church could function as the UCP information center in Green Island until such time as the Rensselaer & Saratoga Shops/Ford Motor Factory theme attraction can be developed.

## 5. Other Facilities

The preceding chapters emphasized the cultural and historic resources to be developed for the Urban Cultural Park (UCP). This chapter highlights the recreation component of the UCP plan, which will encourage repeat visits by both tourists and local residents.

Obviously many of the cultural and historical exhibits can be designed to be enjoyable as well as educational. Exhibits on water power, canals and the iron industry provide exciting opportunities. This aspect of the Management Plan will be further developed as part of the interpretive component of the overall plan.

There are, however, three additional ways to emphasize the recreational aspects of the UCP. These are as follows:

- o Integrate traditional parks with the UCP.
- o Provide a variety of Heritage Trail experiences.
- o Provide a riverboat tour.

#### 5.1 Parks

There are a number of opportunities to integrate the innovative aspects of the Urban Cultural Park with more traditional park facilities. In particular, four traditional parks can be featured -- all of which can be connected by the UCP riverboat.

- o Riverfront Park is adjacent to the proposed downtown Troy visitors' center. Newly developed by the City, it has been the scene of very popular ethnic and other events. The City has plans to extend the park southward in conjunction with several housing renovation projects.
- o Peebles Island State Park surrounds the Matton Shipyard. The state plans to integrate the park and shipyard, and provide extensive trails, picnic areas and a boat launch in addition to preserving parts of the shipyard for exhibits on shipbuilding.

- Canal parks and pathways are planned in Waterford Town and Village. They would include picnic areas, boat launches and ice skating in addition to an extensive network of scenic paths along the former Champlain and Erie Canal towpath.
- A new riverfront park at the Burden Building is also proposed. This park could provide trails, picnic areas and playfields for South Troy residents as well as UCP visitors.

In addition to these four parks, many of the other Urban Cultural Park facilities will have a recreation component. Picnic areas and other passive recreation areas exist or are recommended at Waterford's Battery, at the St. Mark's Church in Green Island, at the Overlook Park opposite Cohoes Falls, at the Federal Locks in Green Island, and at the Melville House in Lansingburgh.

### 5.2 The Heritage Trail

The Heritage Trail's primary purpose is to link the UCP's cultural, historic and park sites and buildings. It serves as the framework for the entire Urban Cultural Park, and provides a circulation route for bus tours, self-guided automobile tours, pedestrians and bicyclists.

As now constituted, the Heritage Trail is 28 miles long (Figure 1 ). Because of the trail's length and variety, attractive and easy to follow signs and maps are critical to the UCP's success.

The overall appearance of the Heritage Trail is also important. The trail passes through six municipalities and many more neighborhoods— each with their own distinct character. Recognizing these differences is one of the key aspects of the UCP preservation plan, which emphasizes the protection and restoration of the historic districts through which the trail passes. For its entire length, however, landscaping and facade improvements should be pursued in a systematic and consistent manner. Downtown Troy and Cohoes provide two examples of where such landscaping and facade improvements have done much to improve the image of historic retail areas. The facade and landscape/streetscape elements of the Management Plan describe the many improvements that will be undertaken.

Following the trail itself should be an enjoyable and interesting experience. The trail is now routed along existing streets. But the original concept also includes plans for bikeways and walkways. These can be supplemented by local walking tours such as those proposed for downtown Troy, downtown Cohoes and along the canals in Waterford (see Figures 8 and 16). Other possible walking tours could include the Poestenkill Gorge in Troy, the RPI campus, the

Waterford historic district, the Harmony Mills historic distric, Cohoes Falls, and historic Lansingburgh.

Variety in automobile and bus tours can also be achieved. The trail can be divided geographically into north and south halves or it can be divided into any number of themes, such as 19th century commerce, transportation, factories, worker housing, and 19th century churches. Figures 3 and 4 show two potential bus tour routes formulated with Caroline King of the Hudson-Mohawk Indistrial Gateway and Richard Smith of the Hudson-Mohawk Urban Cultural Park Commission.

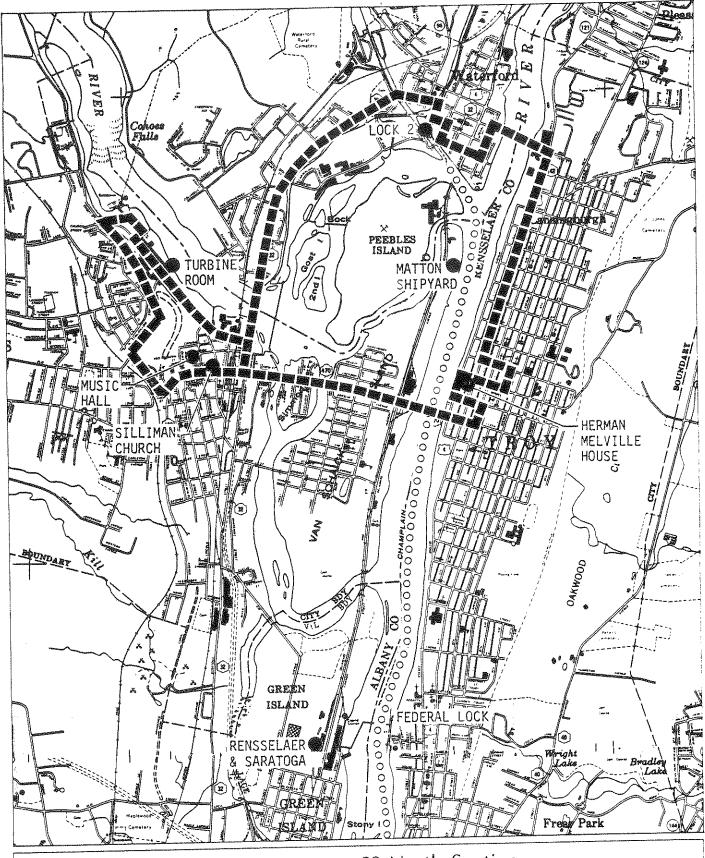
### 5.3 Urban Cultural Park Boat Tours

Although the Heritage Trail is absolutely necessary to unify the UCP, its length, disparity of images, and reliance on self-guided automobile or organized bus tours limits its usefulness as a tourist attraction in and of itself. Operators and planners of the Massuchusetts Heritage Parks, for example, which in part inspired the New York State Urban Cultural Park program, report that water or rail transportation activities are the key to attracting tourists. Operators of several upstate tour boat companies agree that the Hudson-Mohawk area provides an excellent opportunity for a boat service.

Some river and canal boats already operate in the area and others are proposed. Hudson River Cruises' "Nightingale" offers an Erie Canal dinner cruise in the evenings. In the daytime, the boat is available for chartered tours and events which have included Hudson-Mohawk Industrial Gateway tours of the Urban Cultural Park. Mid Lakes Navigation also makes its boats available for local charatered events, in addition to its 3-day tour along the Erie Canal, from Albany to Syracuse. The Albany County Chamber of Commerce is now proceeding with plans for a dinner cruise operation out of downtown Albany. And Columbia Navigation is planning to initiate a dinner cruise out of downtown Troy in the summer of 1984.

The boat tour operators interviewed felt that a regularly scheduled boat tour was financially feasible in the area of the Urban Cultural Park provided that:

- o The round trip cruise took no more than three hours.
- o Going through a canal lock and viewing the Erie Canal should be promoted as the main riverboat attraction.
- Points of embarkation must be easily accessible to cars.
- o Service should be initiated with a small boat holding 50 people— the number of people in a typical tour bus.
- The same boat could be used both for daytime Urban Cultural Park use and evening use as a dinner boat originating from Albany.



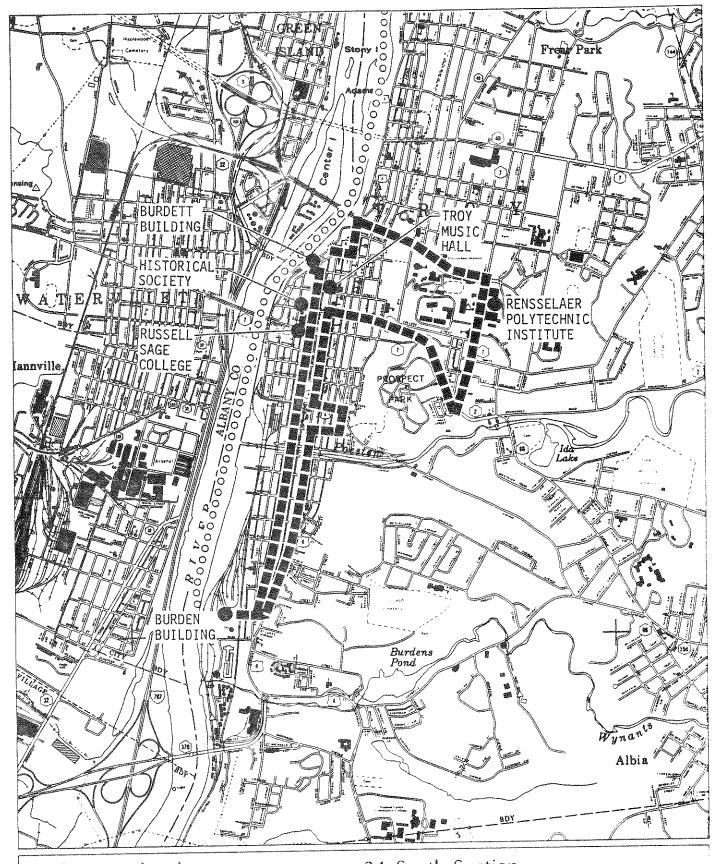


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Map Source - NYS 007 Pagements 1974

# 33. North Section Van and Boat Tour

Van Tour
OOG Boat Tour
Public Facility





A three hour round trip from the Troy Riverfront Park, for example, could include passage through the Federal Locks, and a stop at the Waterford Battery to view the Erie Canal. Alternatively, passengers could go one-way between Troy and Matton Shipyard, Waterford or the Burden Building, giving visitors time to view the other site before returning by bus to their original place of embarkation. The Heritage Trail and riverboat together can unify the attractions and provide a variety of modes—bus, foot, boat and bicycle—for viewing the Urban Cultural Park attractions.

#### 5.4 Conclusion

There are three key components to the Hudson-Mohawk Urban Cultural Park facilities plan. First are the attractions: two visitors' centers, seven theme attractions and seven historic sites. These serve to educate visitors and attract first-time visits, particularly tourists from outside the region. Second is the Heritage Trail and riverboat which serve to unify the park's facilities. And third are the recreational elements including traditional parks and walking tours. These serve to encourage repeat visits, particularly by local residents. In this way the Urban Cultural Park can hope to draw an ever increasing number of visitors over many years. Altogether, these components can make the Hudson-Mohawk UCP a significant amenity for local residents as well as a major tourist attraction in the State of New York.

		a Notae

The maps for the circulation plan depict the major access points for the Urban Cultural Park (U.C.P.), as well as circulation within the park itself. The most important circulation route is the Heritage Trail which connects all the major attractions within the park. The Heritage Trail Plan also provides detailed information and maps on park circulation.

## 1.1 Regional Access

The regional access map indicates interstate 787 which is the major north-south highway providing access to the Urban Cultural Park. This highway provides direct access to downtown Troy and will soon provide access to downtown Cohoes as indicated. These respective downtowns are the location of the two visitor centers: The Burdett building next to City Hall in Troy, and the Silliman Church across from City Hall in Cohoes.

There are several secondary routes indicated on the map, the most important of which is Route 7. This state highway provides east-west access to the UCP connecting such cities as Schenectady to the west of the UCP, with Burlington, VT to the east of the UCP. Route 7 provides direct access into downtown Troy.

Visitors from the south entering on interstate 787 will be directed to the Troy Visitor Center via the Green Island Bridge. Visitors from the east and west on Rt. 7 will be directed to the Troy Visitor Center via the foot of the Collar City (Hoosick Street) bridge. Visitors entering the park from the north through Waterford or west via North Mohawk Street or Columbia Street in Cohoes will be directed to the Cohoes Visitor Center. Visitors proceeding north on interstate 787 from Troy will also be guided to the Cohoes Visitor Center by directional signage. The

signage element provides details on directional signage to facilitate easy access. Once arriving at the visitor centers, the visitor will be provided with maps, brochures, orientation, and information and have all their questions answered.

## 1.2 Local Access

The UCP has been divided into two sections, north and south, for purposes of graphic illustration. Both sectional maps indicate the Heritage Trail which links the UCP's 60 historic, cultural and scenic sites. These maps also indicate the major road system serving all of the facilities within the park.

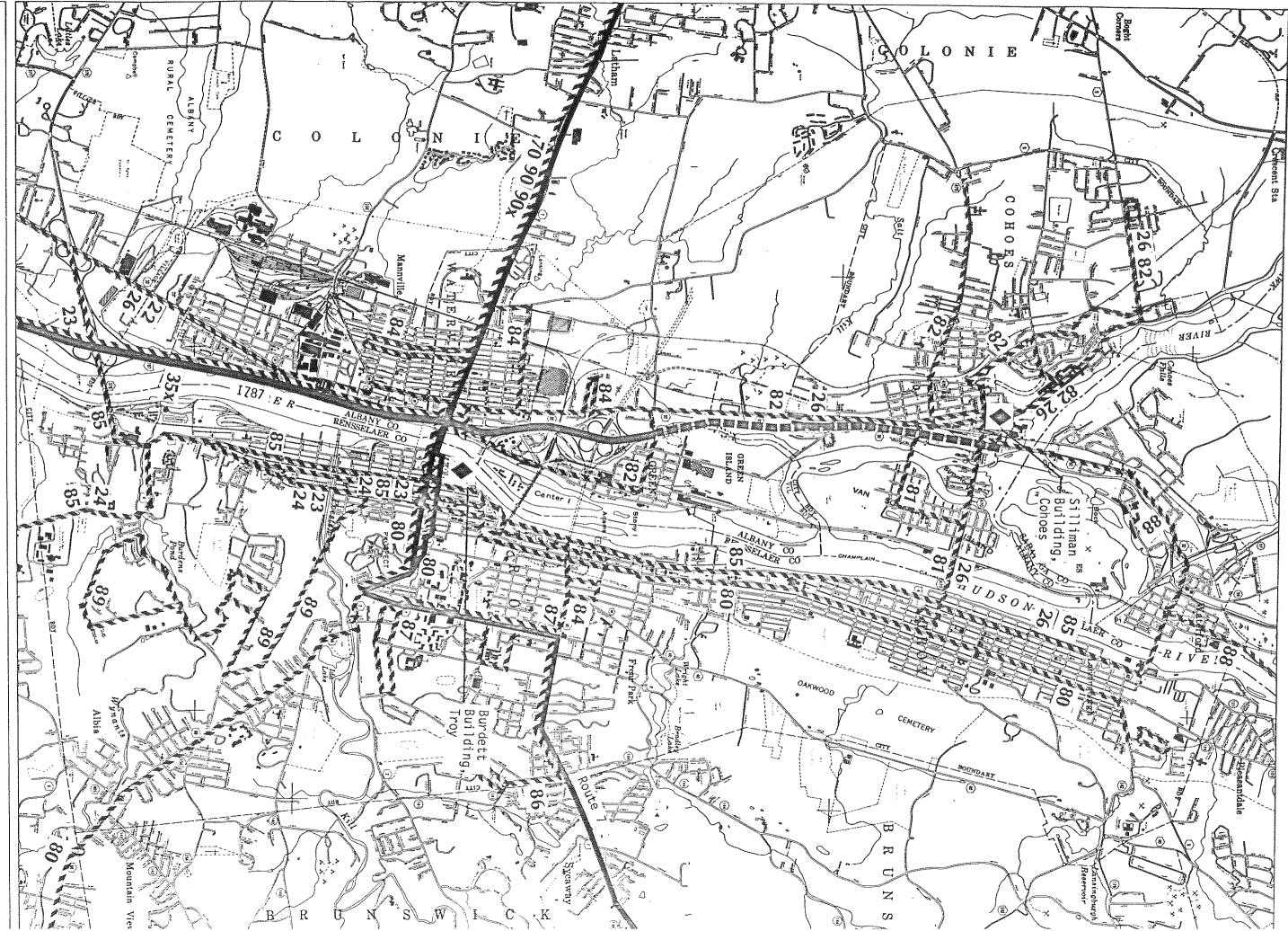
A tour boat is proposed to connect the Troy Visitor's Center and Riverfront Park with the Waterford Locks as indicated on the maps. This boat would be scheduled so that it would pass through the Federal locks north of Troy at pre-arranged times. The boat could provide a morning and afternoon tour leaving Troy's Riverfront Park, travelling north on the Hudson River through the locks and ending at the entrance to the Erie Canal in Waterford.

In addition to the boat tour, both visitors centers would also provide mini-van tours. These could be scheduled every hour or hour and a half to provide separate tours of each section of the Park. The van tour leaving the Burdett building would have special focus on Troy highlighting the historic district, RPI, park overlooks and the Burden building in South Troy. The van tour leaving the Silliman Church would focus on the Cohoes - Waterford area by highlighting the Harmony Mills, The Champlain and Erie Canal, the Waterford Historic District and Lansingburgh.

Bikeway and walking tours, as indicated on the maps, would provide more casual routes for the visitor. The bikeway system would provide extensive tour routes into the neighborhoods while the walking tours would provide a "slice of downtown". In the case of Troy, two walking tours would be offered. One would highlight the Historic District south of the Burdett building, and the other would highlight the commercial district to the east in the vicinity of the Uncle Sam Atrium. In Cohoes, the walking tour would proceed south from Silliman Church taking in the center of the commercial district as well as most of the historic district.

## 1.3 Facilities Access Maps

There are two visitors centers and eight major theme attractions within the UCP. Access routes to the facilities are overviewed by the North and South sectional maps. In addition, the site plan maps indicate adjacent land uses, drop-off areas and parking.



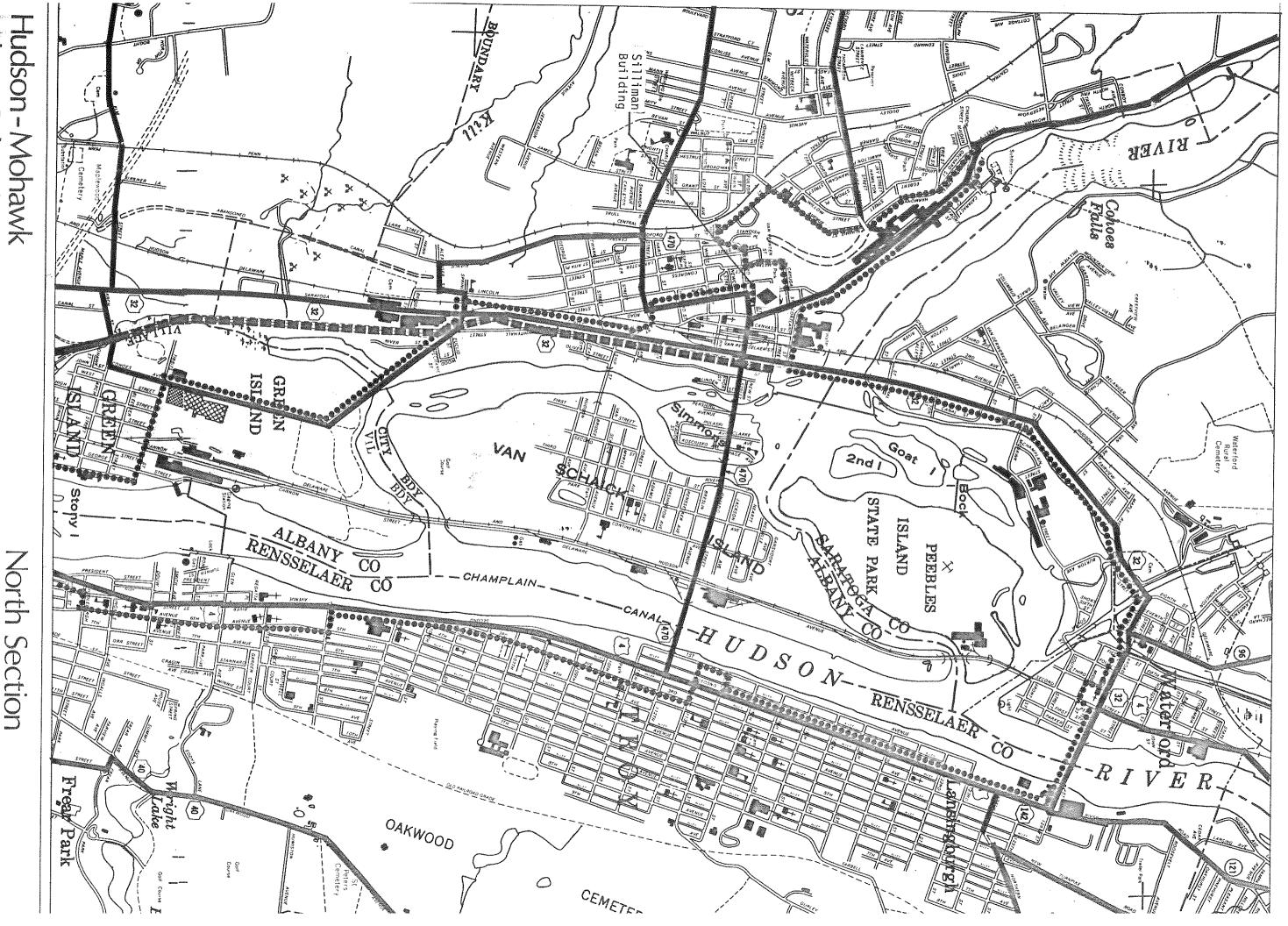
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Interstate Highway Highway Extension Arterial

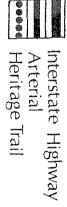


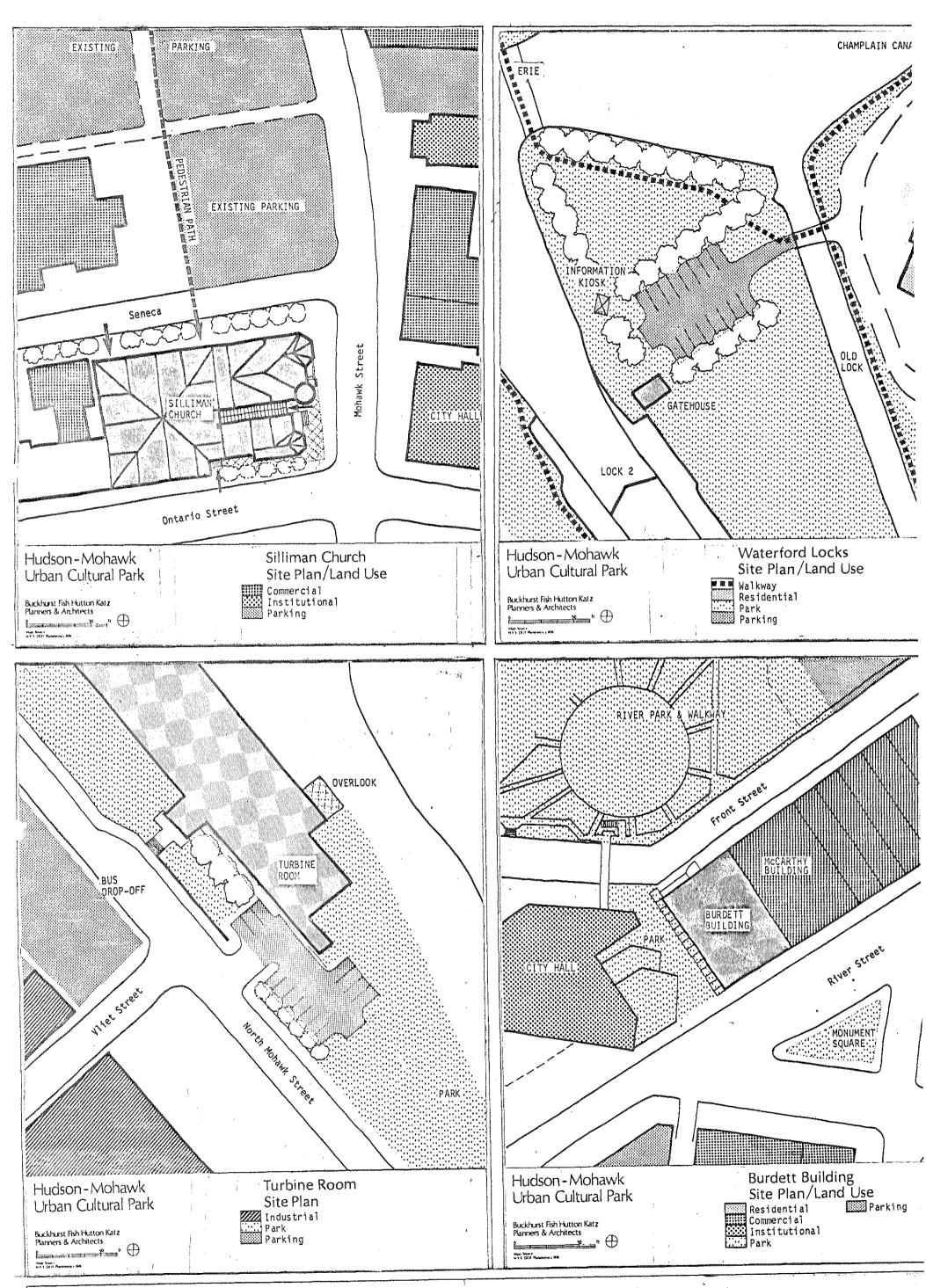
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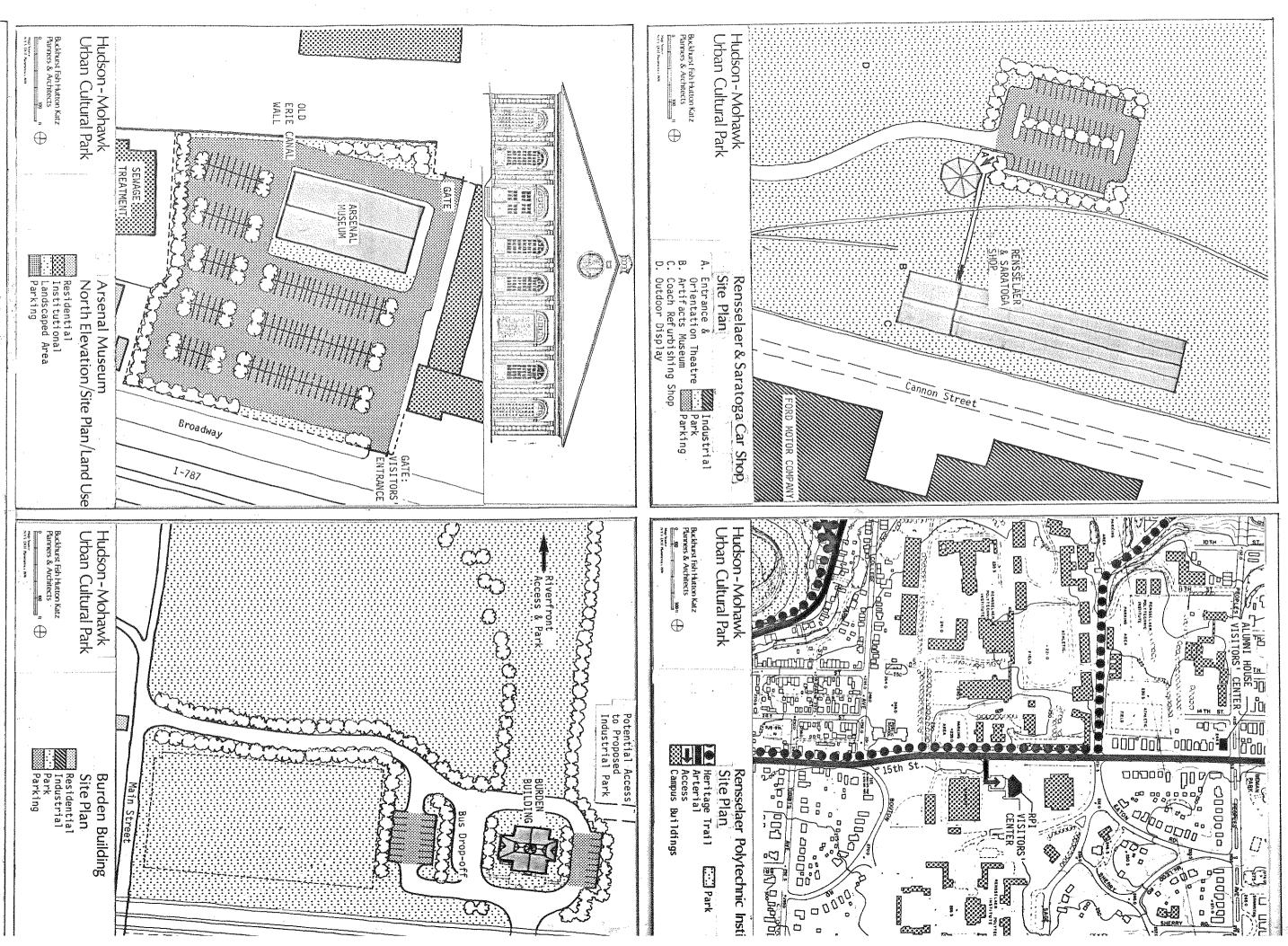




# Hudson-Mohawk Urban Cultural Park

Facilities Access

Buckhurst Fish Hutton Katz Planners & Architects



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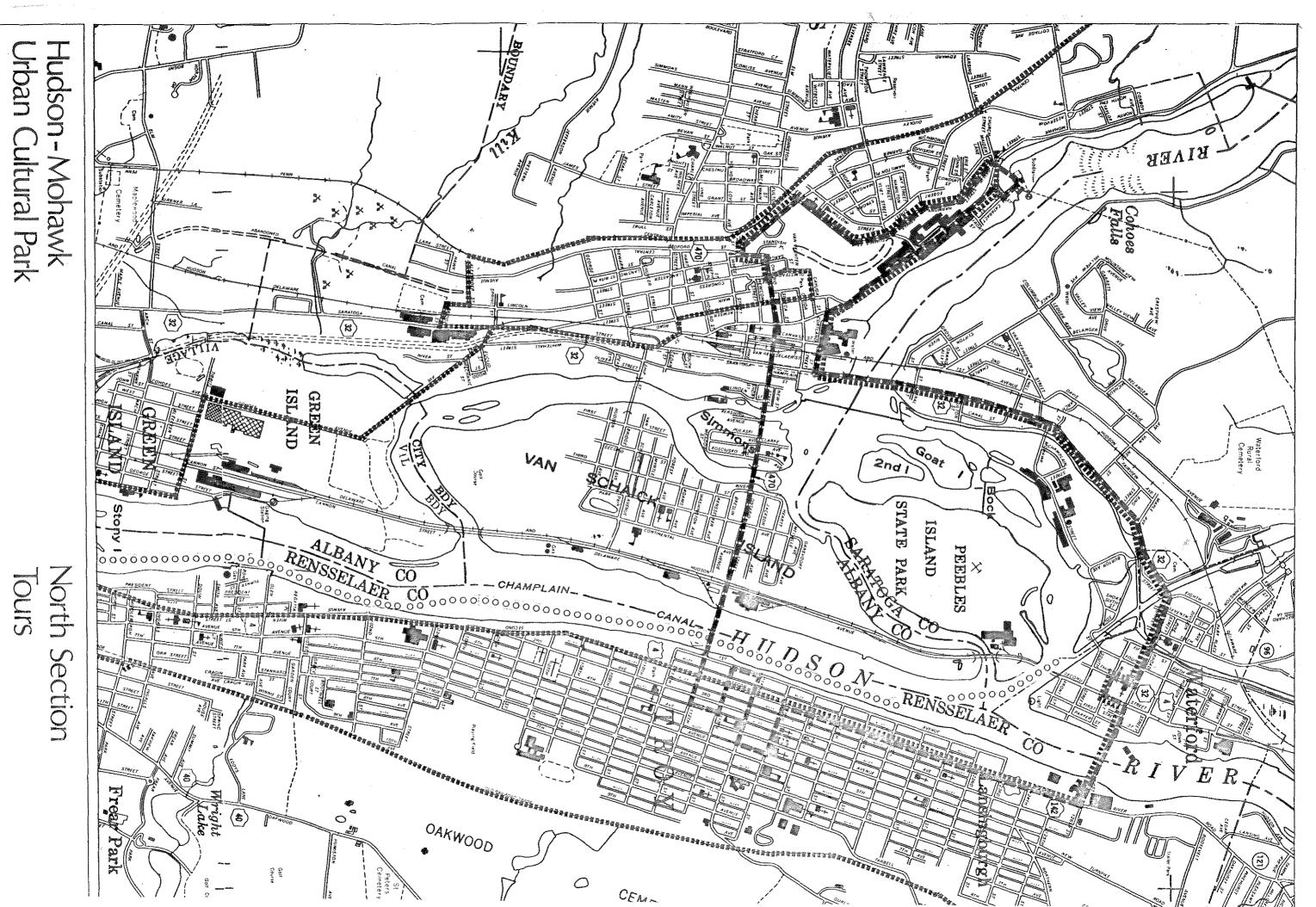
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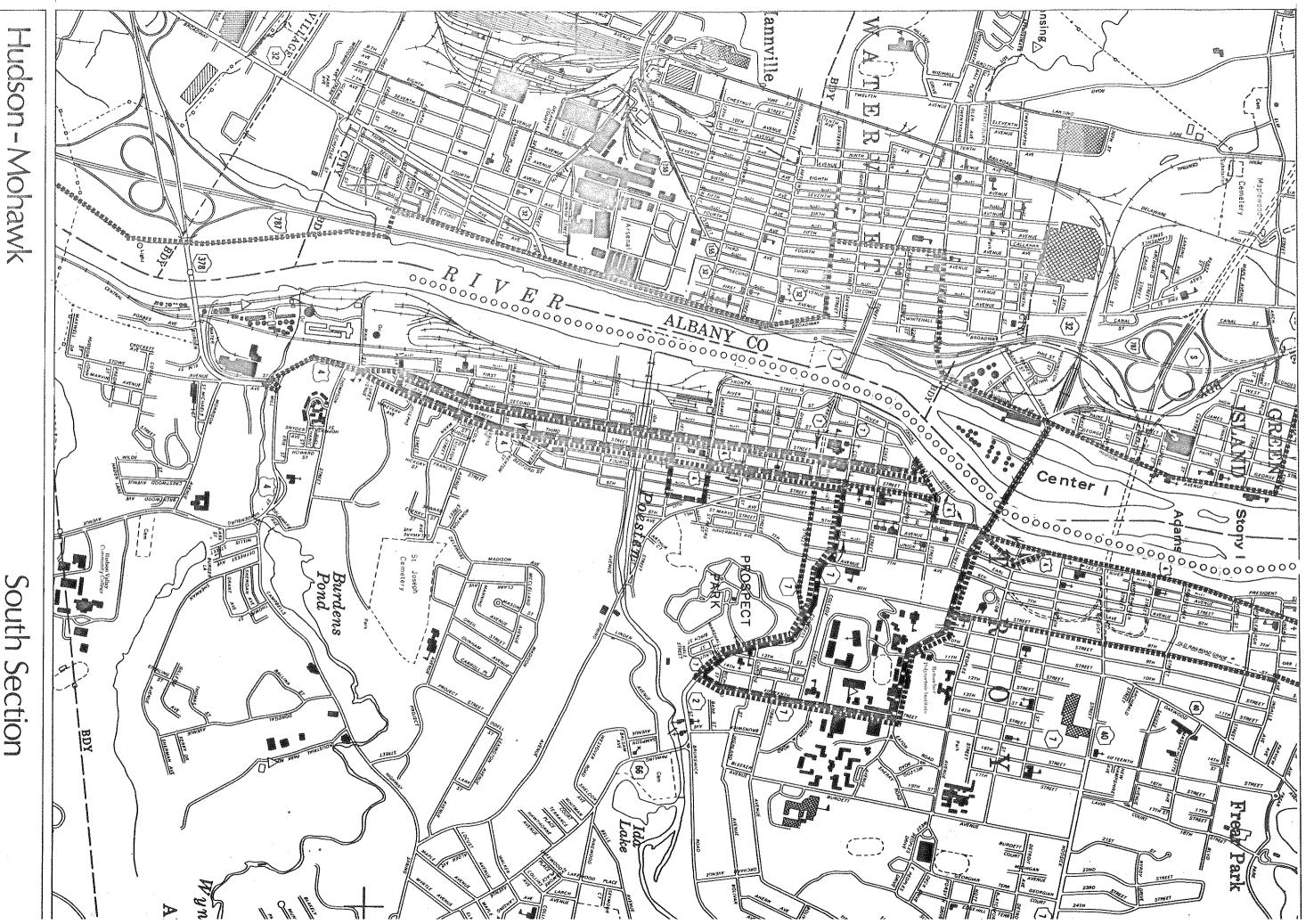
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Walking Tour

(Signage at each directional change

#### INTRODUCTION

The Landscape/Streetscape and Facade Elements propose program activities and guidelines which will contribute to "a vivid impression of continuity" along the Heritage Trail and the protection of the architectural character and unique features of the park. It will deal specifically with questions of landscape, streetscape and facade improvements, both in primary historic districts and in contextural areas.

In the 3 Primary Historic Districts, the overall objective is to assure work compatible with the Secretary of Interior's guidelines for historic preservation and which will nurture both the appreciation and the use of our architectural heritage as a resource in the economic development of the five communities. As to the Heritage Trail, the report will make recommendations which move towards the objective of developing an inviting and appropriate image for the trail and the communities of the Park as a whole. To accomplish this it is necessary to strategize as to the removal of blighting influences as well as the enhancement of the more aesthetically appealing aspects of the trail.

Primary Historic Districts are the areas of the park that are of outstanding historic architectural significance and will be the focus of concerted development, resource protection, interpretation, and tourism. This district would be listed or eligible for listing on the National and State Registers of Historic Places. The proposed districts are identified and further described in the Preservation element. A map of these districts is located in the boundary section of the management plan. The three proposed districts include the Village of Waterford historic district, Cohoes historic district and downtown Troy historic district.

"Contextural areas" are those portions of the park which are outside the Primary and Secondary Historic Districts. They represent a challenging and important area for both the Hudson-Mohawk Park and for this report. Contextural areas are fundamental to the overall fabric of the park. Delineating a program for rejuvenation of such areas is a major objective of this report. A basic concern in contextural areas is the question of control. Alternatives will be developed for acquisition and improvements; education and publicity will be proposed as a substitute for control; persuasion and inducement will be substituted for regulation. (This does not preclude the application of controls as a condition of a grant program.) Ultimately such an approach will be less costly of public dollars and can develop a cooperative, participatory attitude on the part of the local officials and property owners.

The recommendation of a design review process and comprehensive guide makes possible the discussion of desirable improvements to the Heritage Trail, primary zones and designated sites. This report will address five aspects of the park and illustrate ways that a design review process could effect positive results. Those five areas are: maintenance and home repair; facades; vacant and deteriorated buildings; vacant land; and streetscape.

### 2. DESIGN REVIEW PROCESS

### 2.1 Recommendations

This report recommends the establishment of a cultural park design review process. The objectives of this review is to utilize the private capital which normally flows into the built environment as construction money. Without guidance or education such construction money can be counter productive; as in the case of exterior repairs that are damaging to the historic fabric. With guidance that money can support construction which will move toward a comprehensive design scheme.

It is important to the effectiveness of this idea that review be non-binding, except in the Primary Historic Districts. Owners can be educated to the vision of the developed heritage trail, and convinced to cooperate in their own best interest. Unnecessary regulation will only promote a bad public image for the park.

The proposed review process would begin as part of the building permit process. This report recommends that building inspectors be enlisted as active participants in the preservation and development of the Park. Programs can be instituted to familiarize building department staff to the existence and location of the Heritage Trail and the primary districts. Such programs could promote the goals of historically appropriate repairs and impart an attractive and harmonious vision of the Heritage Trail as it could be.

The Park Commission is seeking to prepare a comprehensive guide to property owners with recommended practices for contextural areas. Already in existence are the Secretary of Interior's Standards for Historic Preservation Projects which will be the standard for the Primary Historic Districts. This information should be presented to Building Officials so that they are familiar with their content and sensitive to their attitudes.

### 2.2 Implementation

After these familiarization meetings are complete the review process would work in the following way. Homeowners seeking a building permit on the Trail or in an Historic District would, as part of the normal permit process, have their plans reviewed by the Building Department. If the inspector determined that the work proposed was in conflict with the standards of the park as delineated in this report he or she could suggest that the homeowner review the publications outlining appropriate techniques. In primary districts, notice would be given to the appropriate historic district review commission. This entity would take an active role in applying the Secretary of Interior's guidelines to all proposed construction in the primary districts.

In unregulated areas along the Trail, persuasion is the best approach. The building inspector aided by the recommended practices publication can often influence the design decisions of applicants. If the applicant is adament about their proposal, the inspector and the park will simply have to bow to the rights of the homeowner.

If, however, the owner is interested in doing work properly but needs assistance, the inspector could refer him or her to the Technical Assistance staff suggested in the Preservation Plan's recommendations. Through these methods, the Building Department could screen potential homeowners and dramatically increase the effectiveness of the Technical Assistance staff.

More detail on how the review process would work will be found in the following sections.

### 2.3 Costs (1984)

- 1. Training Sessions for building officials.
  - a. Preparation of session and incidental costs: \$ 500.
  - b. Preparation of HMUCP handbook of preservation practices: 4,000.
  - c. Building Officials time to attend (cost in lost worktime, not cash) \$70/day per official. Assume 10 people for 4-1/2 day sessions:

1,400.

2. Staff costs for implementation would be minimal because the proposal does not greatly expand the role of the officials. Assume 5 days/year extra time for each of 10 building inspectors:

\$3.500.

- 3. Technical Assistance:
  - a. Consultation suggesting general design decisions; i.e. appropriate colors, materials, or processes at \$15 each. Staff cost X 150 cases:

\$2,250.

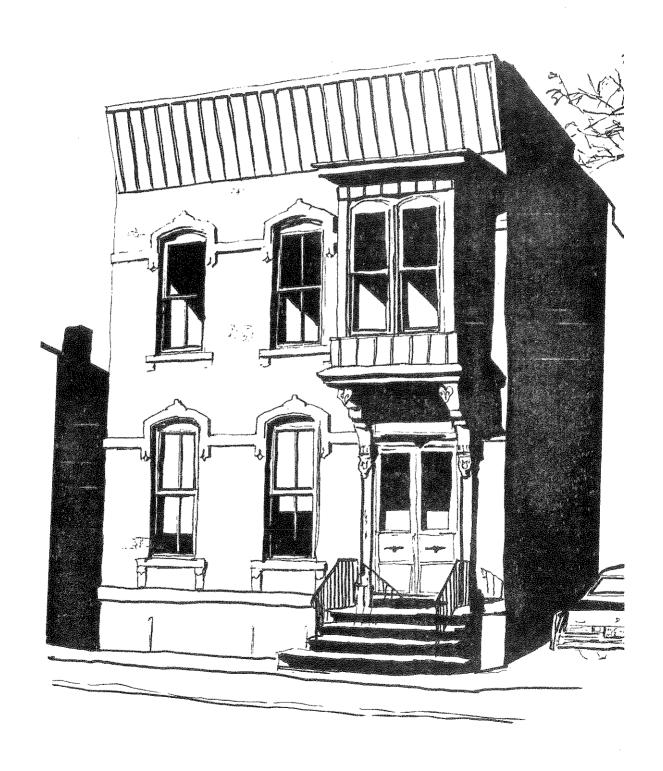
b. Preliminary Design. Sketch of suggested work showing materials, colors and sizes. \$100 each, 30 cases:

3,000.

c. Contract Documents. Extensive drawings and
 specifications for use as contract docu ments between owner and builder. 20 cases
 0 600 = 1,200. Recommend owner pay 1/2 of
 cost:
 (see Sections 3 & 4)

6,000.

Section 3
Maintenance & Home Repair



### 3. MAINTENANCE AND HOME REPAIR

### 3.1 Code Enforcement

In the preceeding section on the design review process it was proposed that the Building Department of each municipality become an active participant in the preservation and development aspects of the Urban Cultural Park. These departments have as a normal function the encouragement of maintenance and home repair throughout their areas. The first step in an effort to improve the Heritage Trail is the prompt and rigorous enforcement of existing building and housing codes. This recommendation does not expand the role of the Building Inspector but merely suggests that the Heritage Trail move to a high priority in terms of an area of enforcement.

In addition to the traditional duties of the Building Inspectors several expansions of their role are possible. Building Inspectors should be encouraged to note incipient code violations. Cases that are not cited as violations can still be reported to the owner. Deteriorating gutters can quickly become deteriorated masonry. Unpainted porches are soon rotting porches. If the Building Official can suggest corrective work before it reaches the code violation stage, the process can be kept friendlier. This would also be an ideal point for referral to the Technical Assistance backup.

### 3.2 Technical Staff and Comprehensive Guides

Building Department officials should be enlisted in the planning of the comprehensive guide material since they are familiar with the problem areas which most frequently recur. The same technical staff which does design review could, if properly staffed, provide architectural assistance to homeowners who are inclined to do their work as outlined in the guidelines but require assistance in preparation of contract documents or in construction details for the do-it-yourselfer. It is suggested that free advice to homeowners be limited to a fixed amount of time; after which homeowners would contribute toward the cost of the technical assistance. This will be both a good measure of the value of the service and an important check on extravagant requests for service.

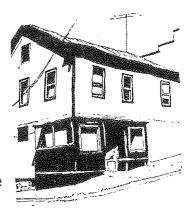
### 3.3 Workshops

Finally, there is a good potential for workshops and seminars on various repair practices. Such workshops should be of two kinds. First, workshops should be designed for an audience primarily of homeowners and non-professional builders. Second, a series of workshops should be aimed at small contractors engaged in home repair work. Efforts to improve the level of appreciation for historic properties among small contractors could prove particularly valuable. The small contractor often functions as architect of the project. The design decisions which are made reflect the background and sensibilities of the contractor. Any steps that are made to improve the general level of appreciation among builders will result in an upgrading of repair projects, not only along the Heritage Trail but throughout the region.

### 3.4 Example A.

A homeowner on the Heritage Trail in an unregulated area begins work enclosing a storefront as an apartment. The building inspector happens by and informs the homeowner that a building permit is needed. The owner then files his own sketches within the department. At this point in the process a building permit would be granted.

The building inspector could, however, recognize that the proposed addition is unattractive and inappropriate for the trail. The inspector would give the homeowner literature explaining the concept of the trail and illustrating appropriate design decisions. The inspector would inform the owner that schematic sketches could be



prepared by the technical staff at no charge. The owner might even wish to go the further step and contract with the technical staff to prepare and bid contracts.

## 3.5 Example B.

For property owners unfamiliar with the applicable ordinance and unequipped to prepare the required drawings the technical staff can offer valuable assistance If the preceeding example were in a Primary district, some of the facts might change. The building department would be required to send the proposal for design review (to either the planning or historic review commission). This review would require the comeowner to conform to the local historic ordinance.

# 3.6 Cost Estimates.

Expanded role of Code Officers as trouble shooters, homeowner counselors, and expanded inspections of the Heritage Trail Properties. Costs will vary with the level of commitment of the municipality.

\$4,200./year activ-Assume average of 1 day/month on U.C.P. ities = \$840. each X 5 municipalities:

Technical Assistance (cost included in previous section).

### Workshops:

\$1,000. ಭ 2/year For homeowners/do-it-yourselfers. \$500, each:

b. For contractors:

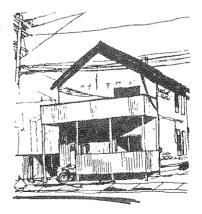
500.

staff and inof construction in the example. Exterior repairs as outlined would cost a minimum of \$2,500. The cost of staff and in centive grant (\$1,200.) can be seen to be a wise investment, since it generates a \$2,500. construction project. More important in the analysis of cost is the cost

When one considers that the \$2,500. might have been spent on an ill-conceived project, the net benefit is substantial indeed. It would not take many such successes to show dramatic cost/benefit for such a program.

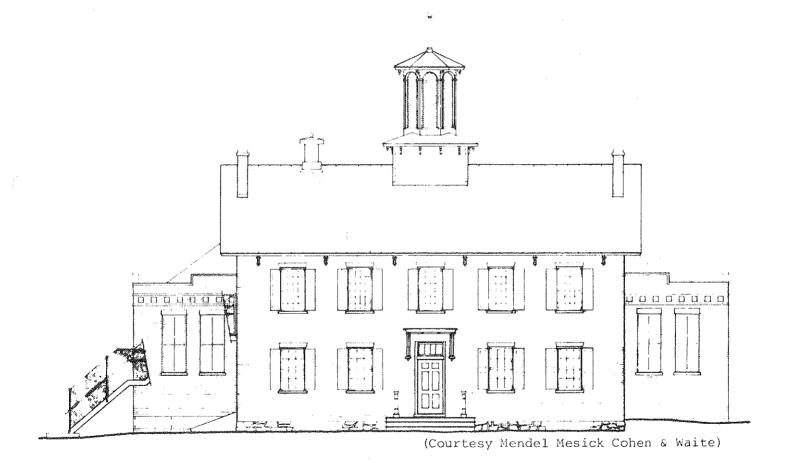


ARCHITECTURAL DETAIL AND PROPORTION ARE OFTEN LOST VINEN METAL SIDING IS APPLIED.



PLYWOOD SIDINGS HAVE A POTENTIAL FOR MISUSE AS WELL.

### Section 4 Facades



### 4. FACADES

### 4.1 General

Much of the discussion relating generally to maintenance and home improvement in the previous section applies also to facades. The process of building permit application, review by building inspector and referral to technical staff can all be identical.

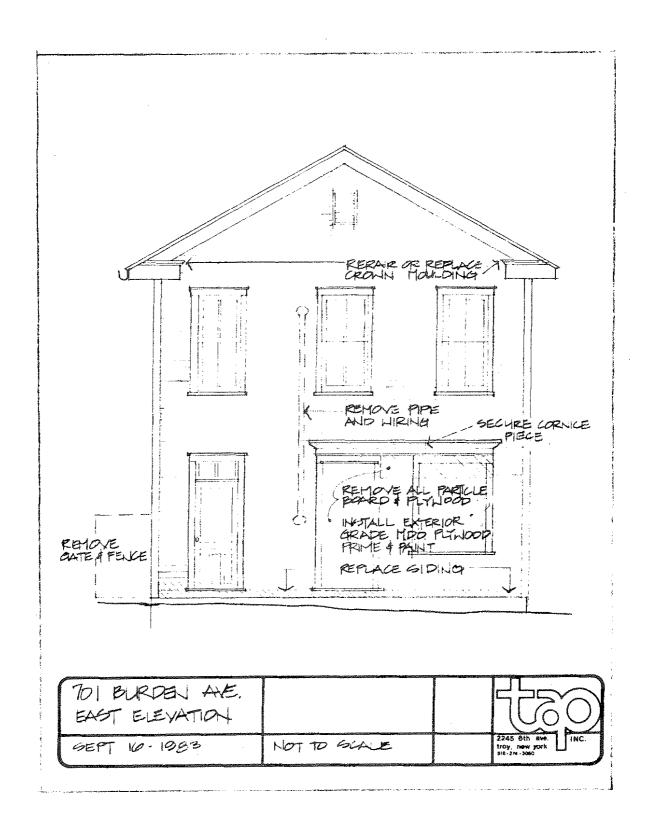
Facades, however, are such an important aspect of maintenance and home improvement that they merit detailed study. Furthermore, this report particularly recommends that incentive programs be considered for facades along the trail.

### 4.2 Facade Program - Primary Historic Districts

The Secretary of Interior's Standards shall apply to all facade work done in Primary Historic Districts. Similarly in Primary Historic Districts the technical staff can play an administrative role in facade grant and loan programs. The Preservation Plan suggests a \$400,000. revolving preservation fund. Subsidies for National and State Register of Historic Places properties should be deeper than those in contextural areas along the Heritage Trail because the review standards are substantially more rigorous. Certainly a \$1,000. grant ceiling would be inadequate for a National Register property. Subsidies for registered and register eligible properties outside the primary districts should be likewise increased.

Easements and restrictive covenants are other preservation techniques that should be employed, in addition to a grant and loan program. Their use will be recommended as an alternative to regulatory controls in primary districts (and to preserve important facades in contextual areas).

Nonetheless, the grant program in these areas should require some participation by the owners in the cost of



EXAMPLE A: Typical Facade Drawing for South Troy Paint Program

facade work. Technical staff should be able to provide full contract documents. This will require staff knowledgeable and experienced in preservation quality work. This task must not be undertaken without such properly trained staff. (Example B shows a drawing of such a building.)

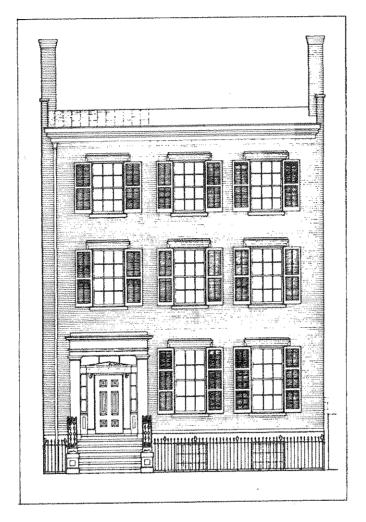
4.3 Facade Program - Contextural Area of Heritage Trail

In a recent discussion Harvey Kaplan, former director of Troy's successful Downtown Facade Program, expressed the opinion that the facade program might have been even more successful if merchants were required to bear some of the renovation cost. This corresponds to TAP's experience with N.I.P. programs from 1974 - 1979. For these reasons this report recommends modest funding for facade improvements in contextural areas along the Heritage Trail. The recently funded South Troy Paint Program is an excellent model. This program allocates a maximum of \$1,000. for materials only. Labor costs are borne by owners. Technical assistance has been provided by TAP through separate grant (N.Y.S.D.H.C.R.). Example A shows a building prepared through this program.

The design review process previously outlined could easily adapt to administer the facade program. It is recommended that the grant program be targetted to specific blocks selected for maximum visual impact. The technical assistance staff would prepare sketches showing key elements that must be addressed by owners. Technical staff would review all contracts before work began. (The discussion in previous sections regarding voluntary compliance apply only to non-grant programs. When government incentive funds are applied, the municipality can reasonably expect to exert some review power over the product.)

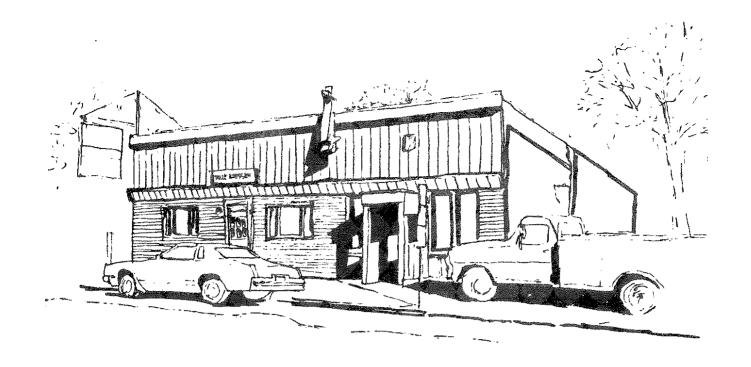
A comprehensive guide to facade repair should be developed. This guide would outline acceptable practice and caution against common mistakes made in facade work. Many such guides exist and a compilation of available information could be completed with minimal staff time.

### Rensselaer County Historical Society



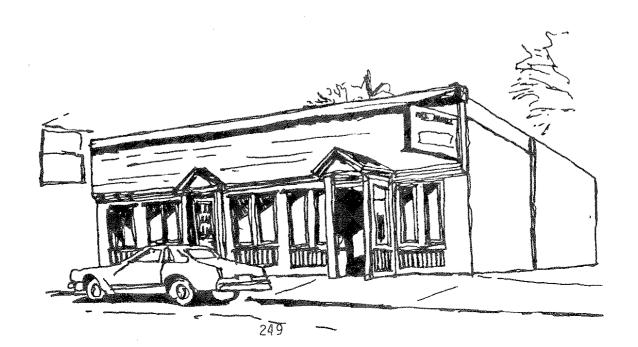
RESTORATION and REHABILITATION
57 Second Street PHASE TWO

EXAMPLE B: Drawing of Building in a Registered District. (Courtesy Mendel Mesick Cohen and Waite)



### EXAMPLE C:

Commercial buildings along the trail which are not eligible for the national register can be freer in the range of work which is acceptable. Concern for the size of existing window openings is irrelevant when windows have already been altered. When materials are not original, an owner can be encouraged to consider upgrading finishes. A concern for scale, proportion and material is still essential to an appropriate solution, as with register and register eligible properties. Projects should aim for a reintroduction of scale which responds to the pedestrian and the replacement of "streamlining" with richness of detail.



### 4.4 Community Action

In addition to the facade grant programs, there is a potential for positive impact with small improvements. Neighborhood associations working with guidance from technical staff can organize clean up campaigns and other activities which will improve appearance, attitude and perception with little cost to either homeowners or municipalities. The prime ingredient is community organization.

The effects can be worthwhile. A list of projects which could utilize the community action approach follows.

- Building plaques. Dates, historical information, style of house.
- o Window boxes.
- o Front door refinishing.
- o Restoration of "modernized" front doors and entrances.
- o Mailboxes, porch lights, street numbers.
- o Uncovering and painting cornices.
- o Railings.
- o Most importantly, neighbors help neighbors, particularly elderly and disabled homeowners with dozens of routine maintenance tasks.

### 4.5 Cost Estimates (1984)

### Facade Programs:

a. Unregulated areas. Average:

\$ 800./house material

Staff:

100./house

Administration: 100./house

\$1,000./house X 40 houses/year: \$40,000.

- Regulated areas. Previously estimated (Preservation Plan). Expansion of Technical Staff to include experienced preservation architect: \$25,000.
- c. Neighborhood Association Projects. Technical Staff should not instigate these activities nor do the legwork involved in organization. Activities should be generated by the neighborhood groups. Staff involvement should be limited to problem solving. (Where to buy plaques, sepcifying appropriate railings, etc.) Staff time per project: \$200. X 4 projects: \$800.



BLIGHTED SITES: Introduction

The next two sections of this report deal with vacant land and vacant and deteriorated housing. Some general remarks pertinent to both sections will serve as an introduction.

Correction of the blighting influences on the trail is the most dramatic and cost effective measure which can be taken to improve the general perception of the Heritage Trail. The eye of the passerby is drawn more strongly to the problem building than to the appealing one. Take as an example a given block with one burned out building and one unkept lot but otherwise a good level of maintenance. Programs activities discussed earlier (porch repair, facade painting, cornice uncovering) will have little visual impact if the two blighting influences are untouched.

Once the blighting influences are neutralized the eye is freed to appreciate the character of what remains. This is especially true when the block is viewed from a moving vehicle, which is the objective of the Heritage Trail.

To affect correction of such problems, we return first to the concept of the building inspector as the Cultural Park's enforcement arm. Many problem properties are privately owned. Such owners are unlikely to be sympathetic to the goals of the Park. To the extent that properties violate public safety, inspectors should be aggressive enforcing the code. Enforcement is, however, only a first step. It is a way to begin discussion with an otherwise disinterested property owner. Specific methods for following up on the code enforcement inspection are discussed in the following sections.

Section 5
Vacant & Deteriorated Buildings



### 5. VACANT AND DETERIORATED BUILDINGS

### 5.1 Government Programs

Income property which does not generate sufficient revenue to allow proper maintenance will soon deteriorate. Incentive grant programs such as those outlined in Section 4 will not be adequate to regenerate such property. Only more substantial governmental programs can bring to bear resources adequate to the task.

Section 8 moderate and substantial rehabilitation, the Rental Rehabilitation program, community residence programs, Community Development special programs and the like are all mechanisms which can generate construction budgets adequate to the task on a given building.

If municipal governments are committed to the development of the Heritage Trail, they will give high priority to uses which will apply such programs to problem buildings on the Trail.

Over time, with successful evolution of the Heritage Trail and the Cultural Park property values may improve to the point where the private sector will find substantial rehabilitation of all available properties attractive.

### 5.2 Mothballing

At present, however, neither the private market nor available government programs are adequate to deal with the problems of blight and abandonment. Therefore, strategies must be evolved for upgrading poorly maintained buildings and "mothballing" vacant but sound structures.

Ultimately the problem of the vacant building is the municipality's. Attempts have been made to shorten the in rem period to minimize the delay and deterioration between abandonment and municipal intervention. Local governments should continue to be aggressive. Board-up and security by city crews can occur prior to acquisition if owners take no action. The costs for this service can be assessed against present owners. This will result in a building in better condition at tax foreclosure. It should be anticipated that such buildings may be boarded for several years. The visual and construction quality of such work should be carefully considered. The basic elements of long term board-up are listed below.

- o Water, gas and electric service should be discontinued at the street.
- o Drain all water from lines and syphon traps.
- o Roof drainage system should be carefully inspected. After vandalism and fire, roof drainage is the major cause of building deterioration.
- o Board up windows and paint plywood. Some simple trimming of windows could add considerable visual relief with minimal cost. Be sure to provide ventilation.
- o Secure all doors. Where possible utilize existing doors and apply hasps and locks. Do not drive nails through exterior doors. Repair damaged doors rather than plywood over. The visual effect is significant.
- o Heavily mulch front and back yards.

Homeowners undertaking substantial rehabilitation should also take measures to secure their buildings. Short term board up will utilize a few different techniques.

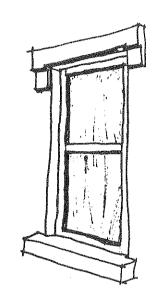
Some measures for short term "mothballing" buildings are listed below:

o Remove all debris from building and yard.



Remove doors from all appliances.

- o Make certain that the roof, gutters, and downspouts are in proper functioning condition.
- o Inspect the electrical system to ensure that no fire hazard exists. Disconnect power to all unnecessary outlets and fixtures. If downspouts and roof drains are likely to freeze, install electric heat tapes in critical areas. A frozen roof drain can burst causing extensive interior water damage. If it doesn't burst, it will back up so that water pools up on the roof, eventually causing the roof to leak.
- o Install a few exterior lights on an automatic switch mechanism. This will deter night break-ins as it allows the neighbors to keep an eye on your building.
- o Property owners should inform all neighbors of their intentions to renovate a building. Vandalism is the vacant building owners worst enemy. Communication between neighbors is of the utmost importance.
- o If the neighborhood is a high risk area, install a simple fire and burglar alarm system. Some systems can be connected directly to the police and fire departments and to the owners home. Battery operated smoke alarms may be loud enough to alert neighbors if the houses are situated closely.
- o Remove all weeds and scrub trees from yard, especially where adjacent to building. Mulch garden areas with leaves, woodchips, sawdust, etc. to prevent re-



growth of weeds. Arrange for a neighborhood youth to mow the lawn and shovel snow from the sidewalk on a regular basis.

o Repair all fences to prevent entry by animals and unauthorized persons.

When performing this work be careful not to damage any of the historical qualities of the building. Plaster work, wood trim, doors, windows, and floors should be preserved intact until one is certain of the extent of the renovation plan.

Owners should be aware that although they may implement all of these measures, some deterioration of the vacant building is inevitable. Even if work is expected to begin in as little as three months, the precautions listed will make the job simpler when it is time for renovations, and start up dates can easily be delayed due to paperwork complications with the bank, contractors, architect, building permit agency, etc.

After the building is tightly sealed and secured, it should be visited regularly so that any problems can be corrected as soon as possible.

### 5.3 Demolition

Finally, demolition of buildings must be considered when all other hope is gone. When buildings constitute a public hazard and they are deteriorated to the extent that repair is more expensive than comparable new construction, their removal can be considered after careful consideration of their significance. Even with the most inconsequential structure, demolition represents a loss of context and a defeat for the community. It should not be undertaken lightly.

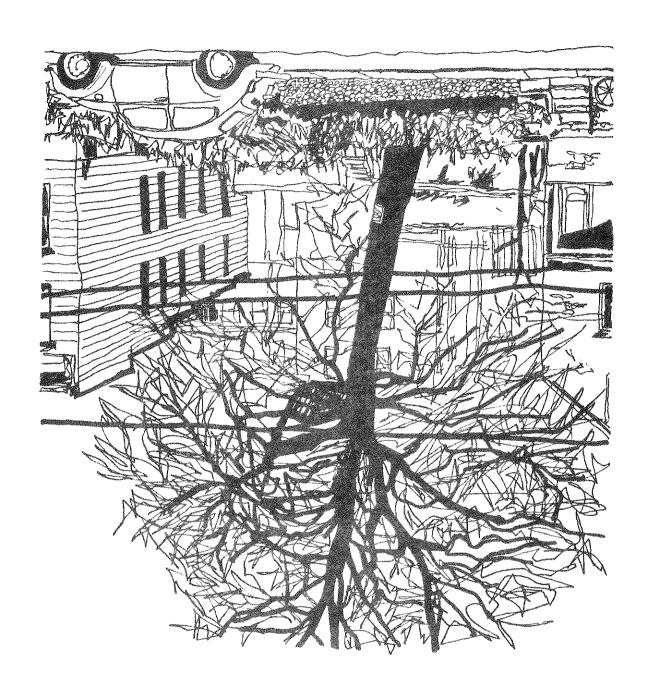
In Primary Historic Districts this will be covered by the local preservation ordinance consistent with the Secretary of Interior's Standards.

### 5.4 Cost Estimates (1984)

Total renovation of blighted structures can be roughly estimated at \$15,000. to \$25,000./apartment. Federal, State and local programs exist which apply a variety of support capable of defraying some or all of that cost.

Board-up as outlined previously \$750. - \$1,000.

### Section 6 Vacant Land



### VACANT LAND

### 6.1 General

Vacant, undeveloped land has a substantial negative impact on the image of the cultural park. In contextual areas of the Heritage Trail the highest and best use is a luxury for which we cannot afford to wait. This study suggests that park policy encourage development of the improvements which are economically feasible at this time. In a nutshell, this report advocates almost any allowed use as preferable to a vacant lot in contextual areas. The appropriateness of a given use may be open to question, however, local communities have zoning ordinances which afford adequate review safeguards.

Vacant land in Primary Historic Districts should receive a more stringent review before new uses are allowed. But, even in these districts interim uses should be considered to soften the impact of vacant untended land. Historic review agencies should be liberal in interpretating guidelines when reviewing interim reversable uses. Nonetheless, the Primary Historic Districts have specific review requirements and nothing in this section is intended to short circuit that process or compromise the Secretary of Interior's standards.

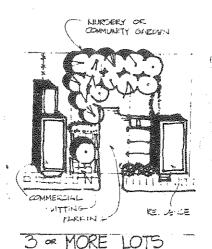
### 6.2 Implementation

As with previous sections of the report, it is assumed that the private sector will finance the redevelopment to the greater extent. The role of the public sector will be to actively encourage this investment through methods similar

to those outlined earlier.

It is recommended that each community identify vacant undeveloped lands and prepare an open space plan. It then becomes possible to narrow the development potential for a large percentage The potential for infill conof these lots. struction on vacant lots in contextual areas is minimal at this time. As these areas become more attractive to developers, infill would become viable. Nevertheless, there will be ample land to meet demand. Larger tracts of land with good development potential in the short term could be set aside; this is an exception to the principle outlined above. If the land is City-owned it could be kept in public trust and developed for short term (4 - 5 years) public use. Typical short term uses may include off street parking lots (maximum 10 cars recommended), community gardens, playgrounds/parks, green spaces (open/treed), nurseries, recycling centers or any combination of these. Over time development can be actively pursued by the technical staff while the use is being determined by economic conditions and community use patterns.

The potential for infill in Primary Historic Districts is better than in contextual areas. It also, however, presents a greater danger. The temptation to allow inappropriate or ill-conceived infill or land development schemes in Primary Historic Districts must be resisted. New construction and vacant land use compatible with the historic character of the district narrows the range of acceptable interim and long term uses. This caution is often misinterpreted to mean that new construction should mimic the architectural style of the surrounding buildings. This misinterpretation should be corrected and every effort should be made to adhere to the Secretary of Interior's standard, "All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged."



The role of the public sector in both contextual and Primary Historic Districts could be the same for vacant lands in the hands of private owners as it is for vacant lands in the public domain. Owners could be induced not to sell to the first buyer to come along because of the greater returns to be gained from the higher and best use. In return the City would expect that the vacant property be maintained at a minimum level; the same minimum would apply to City-owned property. Stricter enforcement of existing codes pertaining to vacant lots with minor modifications could establish this minimum level.

A typical minimally improved lot would be graded for positive drainage, debris and unwanted vegetation would be removed, planted with a perennial ground cover, fenced and have sidewalks repaired. The fencing could be of almost any material including shrubbery in contextual areas. In Primary Historic Districts the fence should be appropriate as outlined in the Secretary of Interior's guidelines.

The City could encourage these minimum improvements and additional short term investments through tax incentives. Short term investments would include gravel surface, off street parking, pavers for hard surfaced areas, lighting, trees, and park equipment/street furniture in addition to the minimum improvements. Those owners who choose not to wait for a longer term return on their investment could sell the property or donate it to the City for a tax deduction. If sold privately, the new owner would be subject to the same condition and the same City assistance. The tax loss, if any, would only be temporary as the goal of the program would be to return all vacant land to the private sector for development.

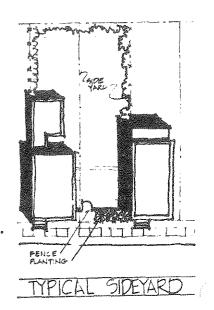
The municipality can provide incentives to encourage the private sector to purchase and develop vacant lots. Legislation could be introduced to

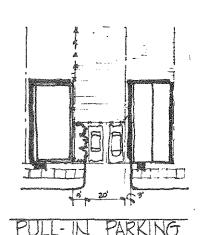
allow short term improvements and tax incentives. Improvements to the lots and to adjacent sidewalks, alleys and streets could be made as a public investment in the redevelopment scheme. The municipality, also, could coordinate work by local groups and services on adjacent public property such as bus stops with CDTA, pay phones with N.Y.Tel., lighting with Niagara Mohawk, etc.

### 6.3 Role of Technical Staff

As with building improvements, planning and design services would be available through a municipally funded technical staff. They would provide selfhelp information in the form of comprehensive guides as well as layout and design services, review assistance, and marketing/development analyses. The technical staff thus becomes the mechanism by which vacant properties are returned to the tax role. The short term investments previously mentioned would be the first step in the marketing of larger tracts of vacant land. This first step would be skipped whenever possible as an immediate turnover of vacant land for development would be desired. Market studies for large invidivual sites could be developed to stimulate investment in the Cultural Park and development of the vacant lands, Experience has shown that small lots offer the greatest potential for immediate development. They are often purchased by adjacent property owners for side yards and off street parking. The technical staff could contact adjacent owners about their purchase and offer development suggestions, such as additions and/or garages; City services, such as demolition, grading, etc., could serve as further inducements. Design of offstreet parking and garages is an area where assistance is often welcomed because of zoning and building department requirements.

In all cases, development proposals will require building department approval; they are not considered short term improvements. Cultural Park





review would be part of this process. Zoning Board of Approval review would be required in most cases; Planning Commission review, where applicable, for accessory structures to 1 and 2 family uses would probably not be required.

### 6.4 Recommended Practices: Introduction

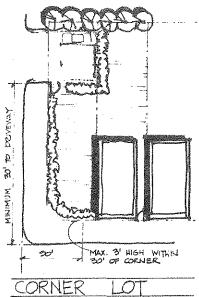
The process envisioned is for a partnership between the municipality and the private sector to evolve based on the mutual benefit. Unfortunately, municipal involvement in the review of private construction has been traditionally viewed as an unnecessary infringement of the rights of property owners. The perceived effect has been more pronounced on the private individual than the investor or business.

The development of guidelines geared to facilitate construction and improvements generally proposed by property owners would foster the long term cooperation needed. The following are a few of the areas in which guidelines and municipal assistance could encourage investment along the Heritage Trail.

6.5 Recommended Practices: Off-Street Parking/Garages

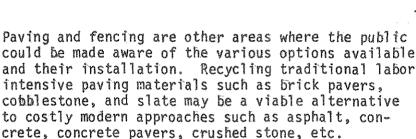
Guidelines could be developed to aid the property owner in planning for off street parking and garages. Typical site plans that would be generally acceptable to the proper review authorities would, also, streamline the review process. The typical plan should take the following points, in addition to legal requirements, into consideration:

o The first choice in locating off-street parking is at the rear of the properties where alleys are in existence...locate parking as far from an intersection (not within 30') as possible on corner lots... when locating parking be conscious of sun/shade areas of the yard; vary open



spaces based on use, some in sunlight some in shade...possibly locate offstreet parking area so that it can have multi-use purposes; it could be used as a patio when not used as parking...incorporate trash can storage or access...snow removal, drainage, lighting, security, screening, etc.

### 6.6 Recommended Practices: Paving & Fencing

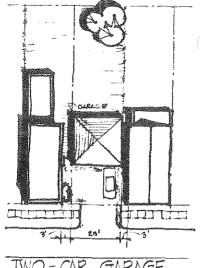


Fencing may also take a low cost approach in the form of a living hedge such as shrubs and small trees for screening. The screening may be incorporated with any of the following alternatives: brick, ornamental metal, chain link, wood welded wire, or any composite. Where feasible, any existing walls of a masonry building to be demolished could be capped at the desired height and left for fencing.

Fencing should be selected with extra care in primary districts. General fence recommendations are acceptable for non-historic sites. In districts that are on the register or register eligible, individual design review is necessary.

### 6.7 Recommended Practices: Landscaping

The city can be instrumental in the "greening" of the trail. Treed or open green spaces, nurseries, gardening, parks, and playgrounds are typical uses to accomplish this goal. The city could purchase plant materials in bulk from state nurseries for planting throughout the park. The Horticultural



Program Committee of the Rensselaer County Cooperative Extension could provide the expertise for de \* veloping planting plans and maintenance schedules.

A typical planting plan for a lot would include shrubs for screening and a living fence. Leaves collected in the fall along the park route could be used for soil amendments and mulch on vacant lots. This would reduce disposal costs while improving soil conditions at no cost. A newly cleaned lot would be seeded with a perennial cover crop such as red clover which attains a heights of twelve inches and requires little maintenance. Trees suited to urban conditions could be planted to eventually cover the lot. Both shrubs and trees would be planted thickly in anticipation of some vandalism, etc. Plantings requiring thinning could be moved to other locations or sold to others on the Trail.

These green spaces could be leased to various non-profit groups on a short term agreement. For example, neighborhood groups could maintain the plantings on the lots in exchange for the thinned plant materials to be used around their homes. Membership organizations might maintain a Christmas tree planting or nursery for fundraising activities.

### 6.8 Costs (1984)

At this time investment prospects for small parcels of vacant land rests primarily with accessory uses allowed in the various zones. For the most part adjacent property owners will be the developers. A cost breakdown similar to the partial list presented could encourage realistic investment proposals.

### o Garages.

The prices listed are for detached, economygrade garages. This material and labor estimate is based on square foot costs. Included is an entry door, overhead door and light fixture in addition to the foundation, concrete slab, finished walls and roof.

One Car Two Car Three Car

Wood \$5,700, \$7,800, \$10,700.

Add \$1,000.-\$2,000, to each cost for masonry veneer.

Add \$1,000. to above wood and masonry costs for custom built garage.

o Car Port.

Economy - \$3.50/square foot

Custom - \$8.25/square foot

o Additions.

Additions are wood framed, economy grade and do not include bathroom or kitchen allowances. Cost is based on square footage of living space per floor. For 2 story additions, use the dollar allowed for first floor square footages for total living space.

100 sq.ft. 200 sq.ft. 300 sq.ft. 400 sq.ft.

**\$41. \$34 \$31 \$28** 

Foundation is a slab on grade for an unfinished basement; add from \$5 to \$10 per square foot to first floor costs.

- o Parking Lots.(for 90° angled parking)
  - 4" asphalt paying with 6" gravel base: \$425./car
- o Fencing.

Chain Link - 6' high = \$10 per lin. ft.

5' high = \$ 9 per lin. ft.

4' high = \$ 6 per lin. ft.



Cedar/Redwood - 6' high = \$15 per lin. ft.
(Prefabricated) 4' high = \$13 per lin. ft.

o Sidewalks.

Concrete or concrete patio block: 4" thick = \$2 per sq.ft.

Slate (new) = \$5.50 per sq.ft.

o Seeding.

Grade and seed, including lime and fertilizer: \$1.50 per sq.ft.

### Section 7 Streetscape



#### STREETSCAPE

#### 7.1 Introduction

The Heritage Trail is rich in architectural and historic diversity. The wide variety of building types and uses, and neighborhood characteristics, could work to the parks advantage in maintaining one's interest as one travels the trail. Presently, however, the diversity seems overwhelming and can be perceived as chaotic. The purpose of this section of the report is to discuss various approaches to streetscaping along the trail. The Heritage Trail signs alone are not enough to promote a feeling of park continuity. The following design elements along the trail would offer the trail a comprehensive image while accentuating it's social and architectural diversity.

# 7.2 Building Signage

The size and location of any sign on any building should be compatible with the proportion and architectural style of the particular building. Signs should not block windows, trim, or unique architectural details. Large signs and billboards projecting from buildings are not appropriate to the physical scale of the neighborhoods along the trail. Such signs compete with building character and are visually disruptive.

To the fullest extent practicable signage should be related and coordinated to preserve the historic feeling and respect the integrity of any facades to which it is attached. There must be room left for diversity consistent with this historic feeling.

Signs should be located directly above store entrances or against the building at eye level, so that they are visible below the foliage of street trees. Internally illuminated plastic signs are generally discouraged as they are inappropriate to the scale and historic quality of most buildings in the Cultural Park. It has recently become popular to hang simple neon tube signs inside store windows. These signs can be attractive and effective when applied with discretion.

Sign colors should relate to colors or materials of the particular building. The number of colors on any one sign should be limited to three. It has been found that if one dark, one medium, and one light hue are used, the result is a highly legible sign, and additional colors begin to compete with one another.

Lettering styles on signs should also be easily legible. It would be wrong to suggest that the same type of signage be utilized throughout the park, but if the signs consistently reflected the types of businesses within the building, and if they are of similar scale and location, then they will be read as a unifying factor along the trail.

# 7.3 Street Name Signs

The installation of a particular type of street name sign throughout the park would have a dramatic effect on unifying the trail. But this would require full cooperation among the municipalities of the park and may prove to be costly. However, a small emblem or logo could be hung from the existing street signs. The emblems could be attached to streets one block on either side of the Heritage Trail as well. This way, a traveller could stray from the trail periodically and find it again easily.







#### o Artwork.

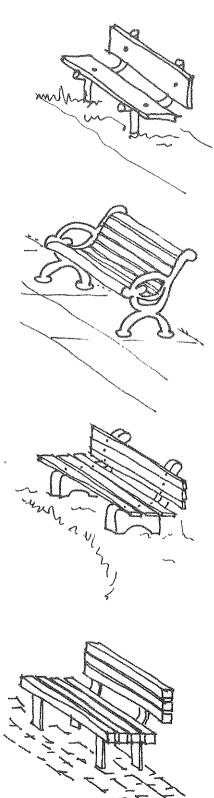
Murals and wall paintings will add drama and color to neighborhoods along the trail. They could depict historic scenes and views of what a particular site looked like in its original condition. Murals are appropriate where they relate to the character of the neighborhood. They should also bear a good relationship to the architecture of the building on which they are painted. Murals should be limited to the rear and side facades of buildings. They should not obscure the main facade of a building and should not function as billboards.

Sculptural artworks are appropriate for establishing rest-stops in small parks and green areas along the trail.

Artwork such as sculptures and murals can be costly but often are funded as gifts from foundations, churches, or local businesses.

## 7.4 Exterior Lighting

Building signs, murals, sculptures, and rest areas should be well lit for evening visibility. The HMUCP should decide upon one, or several, particular light fixtures and their applications so that the presence of these fixtures is a unifying factor throughout the trail. Street lighting holds the potential of being a significant unifying factor along the trail. The installation of lamp posts, consistant with the historic character of the Primary Historic Districts, as seen in Lansingburgh and Cohoes, greatly enhance the historic quality of a neighborhood.



## 7.5 Street Furniture

Several examples of street furniture are shown here. The use of furniture accentuates areas of commercial and pedestrian activity and adds to the "park" essence of urban areas. It also should be consistent with historic character in Primary Historic Districts.

A uniform bus stop treatment would also serve the park well.

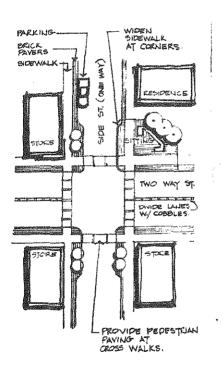
# 7.6 Paving Treatments

Several paving treatments have been discussed which would physically tie the trail together. Some possible treatments are:

- o A line of cobblestones down the center of the street or along the sidewalk.
- o An area of brick along the sidewalk.
- o A brass or polished steel logo cast into the street or the sidewalk.
- o Pedestrian pavers and widened sidewalks at corners.

#### 7.7 Street Trees

To many observers, the regard for street trees has been reduced to a visual amenity ignoring a primary function as shading for street activities and adjacent buildings. Trees are often viewed as an unnecessary budgetary expense with little concern for the functions they perform; open spaces sheltered from the sun and wind provide protected environments for private and public uses. The problem is compounded by the fact that very few trees adapt well to city conditions. Those that do have disadvantages



in one form or another, however, with careful selection of varieties and placement, the deciduous trees that lend themselves to street plantings can add grace and warmth to commercial and residential neighborhoods alike.

A distinct street tree planting plan for the Heritage Trail would be highly advantageous. This could be accomplished by avoiding plantings of mountain ash, pin oak, honey locust which have come into use in recent years in favor of trees with an historical appeal. The American Elm, a traditional street tree in American cities, may, again, have a role to play in the development of the Heritage Trail. Until disease resistant varieties are found, their use as a design element might give way to the less suceptible lindens, however, as a specimen, it could be used in various plantings along the Trail.

Varied placement of trees along the street will provide interest along the Trail. These plantings need not necessarily line both sides of the street as alternating plantings can effectively emphasize certain buildings, views, and special activity areas. For example, trees can be grouped to define open space, spaced to provide vistas, or used to set certain areas apart for desired emphasis. Tree species can be varied in order to introduce variation in scale, form, texture, and coloration. Certain select varieties of red maple, while easily adaptable in City conditions, provide distinct coloration in the spring, as well as, the fall.

Pruning and watering are important measures in the care of the trees. These can be greatly reduced by a selection of a species with regard to height and space limitation. Also, maintenance can be reduced by providing for surface water to be carried down to the root area of the tree by properly sized openings in the sidewalks. Tree grates would permit an accumulation of rain water while preventing compaction of the soil. A grate would also allow for the application of compost for mulch and to meet the annual fertilizing requirements. Protec-

tion of the trunk with tree guards would be a consideration against injury from a variety of urban threats.

# 7.8 General Improvements

All of the aforementioned streetscape elements will add a warmth and continuity to neighborhoods and open spaces along the Heritage Trail and within the Primary Historic District. But along with the addition of streetscape elements there must be a concerted effort to remove those elements which are visually disruptive. Things like oversized billboards, poorly maintained dumpsters and bins, weeds and scrub brush, unnecessary street signs, overhead wiring, etc., can be eliminated or consolidated to be less obtrusive to the environment.

Long term planning in conjunction with municipal and utility company is necessary on traffic planning, power line right of way, tree planting and many other street improvements.

Removal of overhead wiring is a particularly difficult task to accomplish because of the cost, the disruption and the cost to the individual homeowner. At any point it seems an insurmountable task.

If a long term objective was set, new services could be installed underground in a planned area over time. The conversion costs to the individual would be minimized. The actual rerouting of lines could be coordinated with installation of new water or sewer lines to minimize disruption and control costs.









Common building and land treatment mistakes.



Small improvements make a large difference.



Improved streetscape.

#### SIGNAGE PROGRAM

The sectional maps indicate the locations of major directional and interpretive signs. Major directional signs would be located along I-787 providing direction to the visitors' centers in Troy and Cohoes. Separate sets of signs would also provide the visitor with guidance in following the Heritage Trail, the bikeways and the walking tours. Because many, if not most, visitors will travel in their own cars the roadway directional signs will be critical to the successful implementation of the Park.

The arrival sequence to a tourist attraction is an important first impression for the visitors. Clear signs that provide consistent directions at each major decision point are essential.

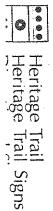
In addition to directional signs each of the major attractions in the UCP will have interpretive signs. These will provide brief descriptions of the significance of each facility.

The attached line drawings provide prototypical designs for the directional and interpretive signs. The drawings indicate that the UCP logo "Riverspark", will be a consistent hallmark of the signage. The distinctive lettering of "Riverspark" will be the largest single visual presented by the signs so the visitors have a consistent logo for maximum recognition.



Buckhurst Fish Hutton Katz Planners & Architects

North Section Signage





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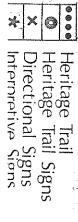
Buckhurst Fish Hutton Katz Planners & Architects

2500 ft

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Signage Section

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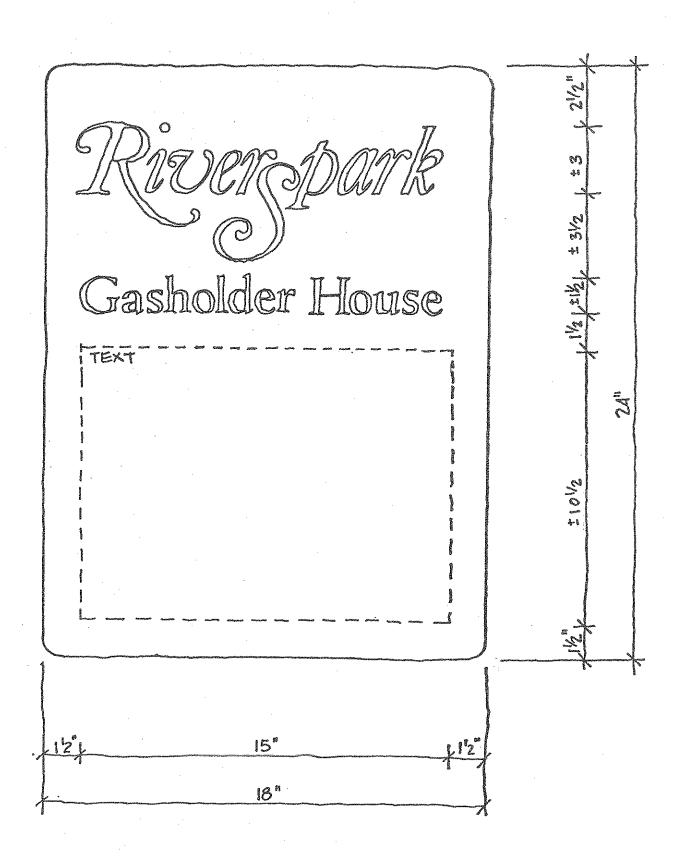


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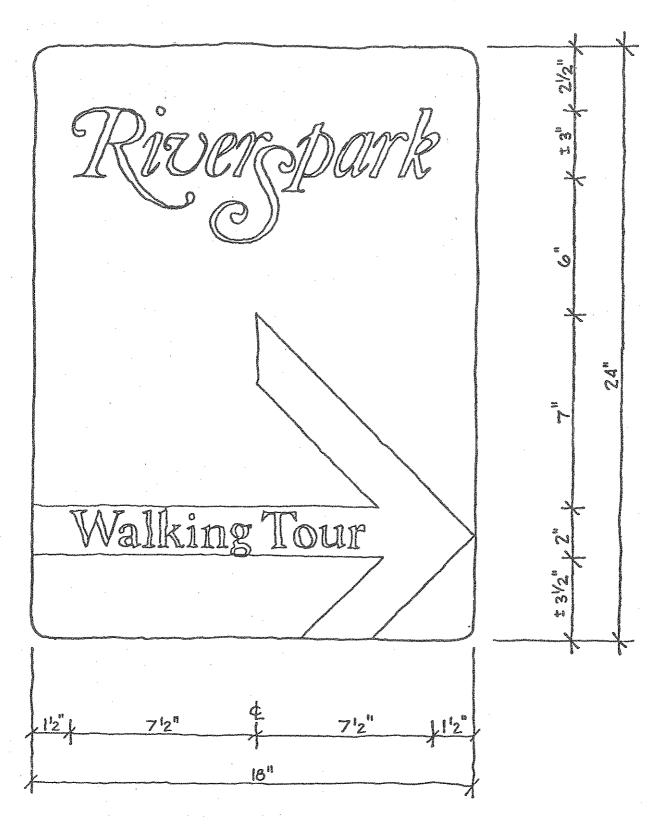
VISITORS CENTER

EXIT 25

DIRECTIONAL SIGN



INTERPRETIVE SIGN



WALKING TOUR SIGN

### 1. DEFINITION OF INTERPRETIVE PLAN

# 1.1 Definition of Interpretation

The Hudson-Mohawk Urban Cultural Park encompasses the communities of Troy, Lansingburgh, Waterford, Cohoes, Green Island and Water-vliet. The goal of the Urban Cultural Park System, to foster people's understanding of their cultural and historic resources, is intended as a means of stimulating community development through direct private investments and tourism. This program of revitalization will be implemented in the areas of economic development, recreation, preservation, and interpretive education. The following plan focuses specifically on interpretation.

A successful interpretive program engages the enthusiasm and empathy of the participant by relating the objects or site to something within his or her life experience. In interpretation, the participant receives a newly enlightened perspective which enhances his or her original understanding of a given cultural environment. A well structured interpretive explanation provides a new appreciation of existing resources.

Interpretive programs will depict the historical development of the communities that have each made unique contributions to the Hudson-Mohawk region. A careful look at the man-made and natural resources in the Hudson-Mohawk UCP as well as its people will unveil the fascinating evolutionary processes which have shaped our present cultural environment.

## 1.2 Goals and Special Needs

The size of the Hudson-Mohawk UCP, its diversity, and the fact that it is not site-specific, requires interpretation to take place in several locations within its boundaries. A 26-mile Heritage Trail is the route which connects up to sixty designated historic, cultural and scenic sites from the six communities of the Park. This tour traditionally provided a unifying link between the communities both physically and

conceptually that can continue to serve well for the selfguided tour by car or bike. However, the fact remains that the Heritage Trail is too long for a single bus or car tour if all the attractions are to be viewed. It will therefore be necessary to divide the Park into manageable parts. This will be accomplished geographically by dividing the Park into northern and southern tours which will depart from the Silliman Memorial and the Burdett Building Visitor Centers respectively.

Sometimes buildings and sites that are important elements in the greater Park story have been significantly altered or destroyed. In these cases, interpretation must provide the missing links through restoration, photographs, models and audio-visual presentations in situ or within the setting of an orientation/interpretive center. More general orientations will be required for visitors unfamiliar with the Park and what it has to offer. With the intention of encouraging visitor return, the following interpretive sequence is suggested to promote the level of visitor involvement to insure continued interest:

- o General orientation to the Park through audio/visual presentation and interpretive exhibits to whet curiosity about the various aspects of the HMUCP (approximately 20 minutes).
- o Orientation Van and Walking Tours (approximately 1½ hours).
- o Interpretive exhibits at various secondary facilities for more detailed treatment of sub-themes.
- o Tours, lectures, and activities allowing for in depth experience of a sub-theme.

It is the intent of the local UCP program to foster historic research, and study in depth programs on the history of the area. This will include lectures, courses and Leisure Learning Weekends.

People are often reluctant to take notice of certain stretches which serve to link the more attractive sites within the HMUCP. Waterfalls and architectural marvels understandably attract attention, but the neighborhoods composed of treeless streets lined with detached two-story houses are avoided because they are not pleasant to the eye. It is necessary to recognize that the person whose community you are looking at may view his community quite differently. Their homes, considered by

them simply as the place in which they live, can be seen by a sensitized audience as a page in the book of each community's ethnic and social history. Our interpretive efforts need not stop at the end of the nineteenth century, but should extend instead into our present. This appeals to people who wish to relate the communities they are now familiar with to their own past.

Trained guides to run walking, van and occasional Heritage Trail tours will be crucial to the success of the HMUCP programs. Whether these be college students trained on an annual basis or local residents who can serve for much longer terms, there will need to be a designated body to take up the task of training. This problem will be addressed in Task 4 of this plan.

### PARK THEME IDENTIFICATION

### 2.1 Park Theme - "Labor"

"Labor and Industry" has been designated by the state as the primary theme of the Hudson-Mohawk Urban Cultural Park. This linkage is entirely fitting insofar as it is difficult to talk about one without mentioning the other. Work opportunities in area industry lured immigrant laborers and kept them here. It was this same immigrant labor force that helped to make possible the prosperity of the region's mills and factories.

Industry in the Hudson-Mohawk region influenced every aspect of life in the area. In Cohoes, for example, companies provided their workers with housing, schools, recreation halls and churches. As their labor needs increased, the region's factories absorbed thousands of immigrants, beginning with the Irish, who began to come to the area in the early 1800s. The first immigration was positive in that the Irish came because of great employment offered mainly by canal construction, and also by the blossoming iron industry. The great potato famine of the mid-1840s brought about a negative immigration to the region, as well as to the rest of the eastern United States.

Fortunately there was work for the droves of Scotch and Irish men and women in the already thriving iron industry and the fledgling shirt and collar factories. By 1860, the Irish had gained influential access to the iron industry because of early organized and militant unions of molders, puddlers, and rollers which they dominated.

The textile mills employed a work force that differed from that of the iron industry. Most textile workers were women and children who usually labored for wages lower than those earned by the male iron workers. This work was usually performed during a particular stage in their life. In the case of the females, it was usually from adolescence until they had children; in the case of the males, it was until they were strong and skillful enough to find a better paying job. Child labor is a gruesome episode in national labor history but one that must be addressed in any interpretive effort of labor in the HMUCP.

In the third quarter of the nineteenth century, the Scotch and Irish were followed by immigrants from Germany and then from Canada and Eastern Europe. The various ethnic enclaves, each marked by its own house of worship, have survived to this day throughout the Hudson-Mohawk region. They are testaments to the rich and varied ethnic heritage of the HMUCP which has its roots in the nineteenth century labor force of the region.

# 2.2 Park Theme - "Industry"

Like the old Dutch city of Albany to the south, the land on either side of the Hudson River which comprises the present-day communities of Troy, Lansingburgh, Waterford, Cohoes, Green Island and Watervliet, was farmed by descendants of its original Dutch settlers. Like so many urban centers, this region evolved into an industrial hub because its location offered water for both power and transportation. After the American revolution, many New Englanders were attracted to the area because of its strategic location at the headwater of navigation on the Hudson River and its supply of cheap and plentiful water power. Hence, the Hudson-Mohawk region can be viewed as a microcosm of the prevailing transition from an agrarian to an industrial economy in America.

The Village of Cohoes quite literally grew up around a network of transportation and power canals, evidence of which is still available. These industrial resources cannot be viewed in isolation of their great natural beauty. In Cohoes, the Mohawk plunges 86 feet over a mighty Falls, racing only a short distance and then dodging a cluster of islands before it reaches the Hudson. Because of its splendor, the Cohoes Falls afforded an important stop for travellers on their way north to Canada.

Its powerful head of water served as the driving force behind the major industrial development of Cohoes, which came to be known as "Spindle City." In Troy, power was provided by the Wynantskill and the Poestenkill, both sites of the area's earliest industry.

By 1825, engineers expanded the usefulness of the region's natural waterways by canals, connecting one with Lake Erie to the west, and the other with Lake Champlain to the north. The Erie and Champlain Canals met at Juncta, now in Cohoes. The New York State Barge Canal completed in 1918, replaced both the Erie and Champlain Canals. The Waterford Flight represents the most dramatic change in elevation in the present day Erie division of the New York State Barge Canal System. The Village of Waterford still retains the original architectural scale and character which reflects a prosperous center of 19th century industry and commerce, complete with residences of all classes from workers to wealthy industrialists, as well as a complete business district.

During the War of 1812, the Arsenal came to be built at Watervliet because of its strategic location in relation to the Hudson and Mohawk Rivers, and to the string of lakes leading to the valley of the St. Lawrence. It continues to have an influence on the economy of that city. Not long after the Arsenal's founding the side-cut of the Erie Canal at Watervliet, then West Troy, made it effectively the eastern terminus of the great Canal, giving the Hudson-Mohawk region a great advantage over Albany. The great volume of traffic on the Erie caused it to be enlarged and in some places rerouted between 1837 and 1842.

It is interesting to note that every existing warehouse, factory or mill building is located on or close to a power/transportation canal, river, or a rail line. Railroads followed closely behind the canals in contributing to the Gateway's role as a hub in a major transportation network. The first railroad in the region and state was the Mohawk and Hudson which connected Albany and Schenectady in 1831. The Rensselaer and Saratoga which served Troy, was chartered one year later. By 1845, lines to N.Y.C., Boston, and points west were under construction. The opening of the Hoosac Tunnel in 1875 greatly facilitated the completion of the Troy and Boston. This made for the completion of a system of rail lines which radiated from Troy and eventually supplanted the Canal system as the major source of cheap transportation.

Canals and railroads afforded transportation of raw materials that were used in the manufacturing of a host of products in Troy and Cohoes. In Troy, these were mainly metal-related products such as bells, valves, horseshoes, rails and stoves, and then detachable collars and cuffs, as well as shirts which gave it the still recognized title of the "Collar City". In Cohoes, the products were chiefly textile related such as cotton materials and knitted underwear. Anthracite coal and iron ore were shipped from North Eastern Pennsylvania while, raw cotton came from the south. These raw materials were sent first by barge on the Delaware and Hudson Canal and then later by railroad. The finished products were distributed by the same means of transportation to markets throughout the U.S.A. and Europe.

The iron, and the shirt-and-collar industry are all but gone from Troy, while the textile industry in Cohoes is a mere shadow of its former glory. Today only a few of the region's historic industries are operating in their original manner, yet some do remain as standing tributes to the past. The decline of industry in the region resulted from the depression, a lack of innovative leadership, out-dated plants and capital equipment, unionization, and rising labor costs. Among these many factors are also a shift from water based power and transportation and other changes in markets and sources of raw materials.

Rensselaer Polytechnic Institute, a very significant educational resource which continues to flourish in the region, cannot be forgotten for its important role in the development of the Hudson-Mohawk region as a source of leadership for area industry in the nineteenth century. The school was founded by Stephen Van Rensselaer, "For the purpose of instructing persons... in the application of science to the common purposes of life." R.P.I. graduated much of the leadership both for local industries and for the great transportation projects of the 19th century. Famous alumni include Washington Roebling, the builder of the Brooklyn Bridge, as well as many of the engineers who built the canals and railroads across America. As one of the first schools of engineering in the country, it is joined by Emma Willard and Russell Sage College as a pioneer in education which continues to thrive in the Hudson-Mohawk Urban Cultural Park.

### 2.3 Sub-Themes

As has been suggested earlier in this Interpretive Plan, the HMUCP is too large and diverse to be taken in its entirety. Because of this, it is necessary to interpret the Park in a way which will allow for the exploration of a wide variety of experiences available in each community. This plan proposes to do so by sub-themes. These in turn will be divided into attraction and community themes which in most cases will overlap. The following section, will deal with each community separately, addressing its sub-themes, as well as the personalities, events and natural resources which guided its development and influenced its present character.

# Attraction Themes

Because of their attractions specific communities recommended themselves as the most convenient locations for the interpretation of certain sub-themes. Although textiles were manufactured throughout the region for example, it is the Harmony Mills in Cohoes that represent the most significant remnant of that industry. It was also this community in which textile production virtually dominated the economy, the built environment and the social life of the working class. This can be illustrated by the workers housing which still stands in close proximity to the mills. This does not mean that textile production will be overlooked in Troy where the manufacturing of shirts and detachable collars and cuffs was a primary industry; or in Watervliet, the site of the Roy Mills. There are seven theme attractions, one for each community except Troy which has three that have been designated in the Public Facilities Plan. The following is a listing of the Attraction Themes and their facility in their respective communities.

COMMUNITY	RESOURCE	ATTRACTION THEME
Troy	Burden Building Second Street Historic District R.P.I.	Industry Urban Cultural Life Education
Waterford Cohoes Green Island Watervliet	Lock #2 Harmony Mills #3 (Turbine Room) R & S Railroad Car Shops Arsenal	Canals Textiles Transportation Defense

# Community Themes

While the Park theme of "Labor and Industry" is applicable to all the HMUCP communities, it manifested itself quite differently in each case. It will therefore be important to distinguish these communities by identifying the subthemes which though important to its history, may have no public facility or attraction associated with them.

The Public Facilities Plan has identified six historic and cultural sites. They are:

- Melville House, Lansingburgh
   Gasholder House, South Troy
- (3) Rensselaer County Historical Society, Second Street, Troy
- (4) Russell Sage College, Troy
- (5) St. Mark's Church, Green Island
- (6) Matton Shipyard, Cohoes

While all of these are significant in and of themselves, they might also serve as future locations of interpretive exhibits dealing with community themes. These could also be partially interpreted at the theme attractions or the two visitor centers.

COMMUNITY	COMMUNITY THEMES
Troy-City	Iron & Steel Production Urban Cultural Life Education
Troy-Lansingburgh	Shirt & Collar Production Ship Building Textiles Small Scale Industries
	(Cracker baking, brush making, pottery and oil cloth) Urban Cultural Life
Waterford	Canals-Power and Transportation Architecture Small Scale Industries
Cohoes	(Fire engines, paper, textiles, valves) Textiles
	Power and Transportation Canals Urban Cultural Life
Green Island	Transportation (Carriages, railcars and automobiles)
Watervliet	Defense Transportation Canals

### 2.3a Troy

From the Italianate mansions of Washington Park, to the brown-stones of Fifth Avenue and the renowned Troy Music Hall, Troy's architectural heritage gives evidence of its former prosperity and elegance. Countless church steeples rise above residential, commercial, and public buildings, all structures which represent the entire gamut of nineteenth century architectural revival styles. Because of the civic mindedness of its citizens in the nineteenth century, Troy's downtown is one of the most architecturally impressive to be found.

Troy's wealthy sponsored a multitude of religious, educational, civic, and philanthropic institutions, many of which are still housed in their original structures. Church leadership has an outstanding history in the city. The legacy of the Reverend Peter Havermans is still extant in the three Roman Catholic churches he founded: St. Mary's, St. Joseph's and St. Francis DeSales. The two pioneering institutions of Emma Willard and Russell Sage College continue their long traditions of educating young women in those subjects that were once the exclusive privilege of men. Stephen Van Rensselaer founded Rensselaer Polytechnic Institute, the oldest continuing school of engineering in the country. R.P.I. graduated much of the leadership and technical expertise for industries on both a local and national level.

During the nineteenth century, the City of Troy was an industrial powerhouse second only to Pittsburgh in the production of iron and steel. Troy became a national center for many kinds of iron-related industries such as stove and bell casting. The iron and steel industry flourished in Troy partly because of Troy's early transportation advantages in relation to the Hudson and Mohawk Rivers, and later the Erie and Cahmplain Canals. Equally important to its transportation advantages were the inventor-entrepreneurs who came to make their fortunes in a city rich in opportunity. Henry Ludlow's valve manufacturing concern for instance, became the largest in the nation.

The most famous of these figures however is Henry Burden, whose colossal Burden Iron Works symbolizes the monumental changes brought forth by the Industrial Revolution. His rotary concentric iron squeezer replaced the forge hammer in tempering iron. Also, improvements on the horseshoe machine, which he patented in 1843 allowed for production of 3,600 horseshoes per hour, making Troy the largest manufacturer of this product in the world.

Poesteskill for textile product. Late 1850s-Unionization of female collar workers by Kate Mulsay Early use of water power on the 1827-Harnah Lord Montague fravents the detachable collar factory with the introduction to the seading eschins 1920s-Sanforn L. Clustt invents his sanfortsing process manfacture begins as cottage 1825-Benjamin Marshall acquires water rights to the Poestmadill inclusing and anved into the 1852-Invention of Wheeler and Warren Sewing Machine b. Detachable collar and cuff STEED & COLLAR PRODUCTION a. Benjamin Marzhwill b. Harrah Lord Montague c. Kate Mulany d. Sanförd L., Cluett "Collar City" 1on with maney from endowment established Professor, and lends his support both taught traditionally male subjects 1916-Russell Sage College is founded 1907-Construction of Pawling Avenue 1824- Stephen Van Rensselaar hires Amos Eaton as RPI's first Senior 1821-Dame Willard moves her school from Waterford to Troy a. Emma Willard School, pioneer in c. Russell Sage College, pioneered secondary education for women, Rensselser Polytechnic Institute b. R.F.I., the oldest continuing school of engineering in the vocational training for waven campus of Dams Williard School along with feminine arts a. Droms Willard b. Mrs. Russell Sage c. Amos Eston d. Stephen Ven Rensselaer Erglish speaking world in name and financially by Mrs. Russell Sage, Russell Sage College Dum Willard School 2 ELICATION IRON & STEEL PROTECTION, UNDAN CHIEDRAL LIFE, EXECUTION, SHEEL & CHIAR PROTECTION Charches, misic hall, library and 1870-Troy Music Hall is erected Troy is a city offering diverse quitmen ethnic, religious and a. Rev. Peter Havenmens b. Uncle Sen Wilson c. Marcus F. Cumdings d. The Warrens 2 URBAN CILTIRAL LIFE Rev. Peter Havermans a. Religion
b. Neighborhoods
c. Architectura
d. Arts noted architecture artistic landscape. 1859-Fhilo P. Stewart acquires patent for his large oven Air-Might Cooking including sources of raw materials b. Processes including wronght, cast American rights to Bessemen process and builds the first Ressemen plant 1835-Henry Burden first patents his and related products: bells, architectural glements, atoves, valves, 1864-Alexander L. Holley procures plates for the iron-clad Maniton. Winslow, Albany Iron Works rolls with his partners Winslow & John 1838-Erastus Corning establishes Albany Iron Works on the site of 1862-Inder leadership of John F. and rolled from and Bessemen a. How iron and steel are made 1. IRON & STEEL PROTICTION Iron and steel products c. Alexander L. Holley Albery Nail Factory. horse-shoe machine. Philo P. Steamrt. a. Erastus Corning b. John F. Winslow Community Theme(s): d. John Grissold Henry Burden and power horseshoes Grissold. ผู้นุ้ HEME SUB-EAENLZ *PEOPLE* DESCRIBLION

2.3.s TROY

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Attraction There(s):

The equally impressive Albany and Rensselaer Iron and Steel Company was created from a series of mergers of smaller companies. Two of these companies rolled the plates and cast the rivets for the Monitor, which was launched only 101 days after the signing of the contract. A part-owner of another of these companies, Alexander Lyman Holley, obtained the U.S. rights to the Bessemer Process in 1863 and supervised the American pioneer Bessemer plant in Troy in 1867.

Women also played a significant role in the area's industrial history. Troy was a city in which one out of three women worked at the turn of the century, and where the first exclusively female unions emerged. Kate Mulany was president of one of the Shirt and Collar Laundresses Union in Troy in the late 1860s and went on to become the vice-president of the National Labor Union. A frustrated housewife, Hannah L. Montague, is said to have originated the idea that launched Troy into its textile specialty, the detachable collar and cuff. What started out as a small volume service for Mrs. Montague's fastidious husband and acquaintances, ended up a business that in 1925 employed more than twenty thousand workers.

# 2.3.a Troy-Lansingburgh

Abraham Lansing, formerly a prosperous Albany businessman, had engaged in trade from the Stone Arabia vicinity for at least one-half a decade before he founded Lansingburgh. Located on the east bank of the Hudson River, the village was carved out of Lansing's land holdings in Stone Arabia. Unlike many other contemporary settlements that developed spontaneously, Lansingburgh was a planned community of a speculative nature. The present day appearance of Lansingburgh's pleasant neighborhoods, reflects the grid system of streets around a central open space which was adopted from European and other colonial American town plans.

The period between the founding of the city and the opening of the Erie Canal in 1825, saw shipbuilding and trading as extremely important industries. The shipbuilding yard of John Stilson constructed a number of ocean going sloops during this period. Today, the Armington and Hawkins business office still stands at the site where Hudson River and ocean going sloops were built. Most of the industrial activity and warehousing of this period was

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AND THE RESERVE THE PROPERTY OF THE PROPERTY O	URBAN CHITRAL, LIFE		a. A planned city whose present architectural heritage reflects the centuries of settlement by the Dutch, New Englanders and as a early 19th century shippingport b. The home of many shippingport coal institutions must of which were sponsored by Deborah Powers of A varied religious committy; baseball team, the himmakers manders becamed by the paymakers and the paymakers and the paymakers and the paymakers are presented by the paymakers and the paymakers are presented by the paymakers and the paymakers are presented by the	a. Abraham Lameing b. Herman Melville c. Grester A. Arthur d. Deborah Powers	1771-Lensingburgh is founded by A.7. Lansing as a planted coomen! from his holdings known as Stone Arabias 1838-Herman Melville moved to Lansingburgh with his mother and enrolls at the Lensingburgh and Academy 1848-50-Chester A. Arthur is thou to have taught an Elements of Las course at the Lansingburgh Academ while studying with a local attorney
AND CONTRACTOR CONTRAC	, SWIL SAIE DRUSIRY	011 Cloth, Brushes, Cracketts, Pottery	Diversification of economy kept Lansinghargh stable efter demise of a shipkuilding. Lighter industries flourished that were not dependent on means of transportation for the shipment of heavy may neterials and finished of products a	a, Deborah Powers	1805-Cracker baking established 1817-senifacture of oil cloth established by William Powers 1818-Frush making established by William Mobures 1818-Frush making established by William Mobures is killed in am industrial fire leaving Deborah to take over under the name of D. Powers & Sons
KONCTION, URBAN CHINERAL LIPE, BINCATION ): TEXTILES, SWIL SOLIE INDISTRY, URBAN CULTURAL LIPE	2 TEXTLES		Like the brush industry, many Lansingburgh women took piece work into their homes. "Collar turning" was a cottage industry before it became mechanized Shirts & underwear were manufact- ured in large quantities in Lansingburgh	a. C.W. Ferguson. b. Janes K.Pfire	1980-J.K. Pine establishes his shirt and collar company 1997-J.K. Pine's factory is completed making it one of the largest in the world. It was here that Lion of Troy shirts were made 1906-C.W. Ferguson builds his Collar factory
HRIN & STEEL FRONCTION, WRAN CHINRAL LIFE, ENCATION COMMANI by Theme(s): SHIP BUILDING, TEXTILES, SMAL SCALE INVISTRY, URBAN CHI	1. Sair milding	Late 18th & early 19th century	a, Why Lansingburgh was considered a, the head of alcop navigation and fostered the ship building industry, which was the mainstay of that city's economy  b. Description of Rudson River Sloops  c. The decline of ship building in Lansingburgh due to Inverting of the water level after construction of the State Dem.	a. Russell Armington b. Esek Heakins	1790s-Armington & Heakins establish their shipyard which turns out Hudson River sloops and larger ocean-going ethips 1823- Construction of State Dam menat to save Lansingburgh, but too late.
8	- 875	ä	DESCRIBLION	PEOPLE	EAENLS

concentrated along First Avenue, near the Hudson River, where tunnels connected many of the stores and warehouses to the river.

The trade and transportation facilities that were the primary underpinnings of Lansingburgh's economy, were soon challenged by the completion of a dam and a 114-foot long sloop lock. Located south of the village, a dam and lock were designed to improve trading facilities. However, for the most part these constructions were too late to benefit Lansingburgh.

By the time that shipbuilding and mercantile ventures had waned, several new industries had fortunately been established. These were smaller scale industries such as cracker baking, oil cloth manufacture and brushmaking. At mid-century, Lansingburgh was described as a "place of active business, with a variety of manufacturers."

This was a time when religious, civic, and philanthropic institutions abounded. Perhaps no one embodies the civic-mindedness that characterized Lansingburgh's first citizens more than Deborah B. Powers, owner and director of D. Powers and Sons Oil Cloth Manufacturers. The Powers Home for Aged Ladies was one of her major contributions while the Powers School was named in her honor. Close to these is the Herman Melville House and the Lansingburgh Academy founded in 1796 where Melville taught school. The Academy Building, erected in 1820, has the distinction of being one of the oldest in the state still used for educational purposes.

#### 2.3.b Waterford

Originally known as Halfmoon Point, the Village of Waterford was first settled by Dutch traders and trappers from the Manor of Rensselaerwyck. This was a highly strategic location at a major crossroads being situated at the confluence of the Hudson and Mohawk Rivers.

In 1794, the Village of Waterford was officially incorporated, taking its new name from a major fording place over the Mohawk between the village and Peebles Island. This gives Waterford the distinction of being "the oldest incorporated village in the United States."

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			1915 Completion of the Waterford		43
	becritar	•	LanaJ		
	agounted & reassemed blo sits	·	1817-25-Construction of Champlain		
	constructed along the lines of		Lease		
	1910-Cluett Bleachery is		misigned) and rol smottesiticses has		
	quais animam &	All.)	Legislature including recommendations	***************************************	
	vitrace nort season bus resouth	1809-Union Bridge ta built, first to spen the York	Erie Canal passed by the N.Y.S.	1828-John F. King constructs his hydraulic canal	
	1847-Geo. W. Eddy establishes the	of tacit tiled of active minimum	1816-Garal law and plans for the	21d 2424272220 005V G 2001_9081	
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			g. Hugh White		8
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4	d <sub>0</sub> Thomas Breslyn		e. Governor Whitman		(*)
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	These varied industries great to	existing structures in the vicinity	of misigned sala bas notger sweeter	between Watdrford, Bok and Peebles	2
	A host of industries depended upon the King Canal for power.	"Waterford Cable" can be seen on many		River which was fed by dams extending	
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	and saw mills and fire engines	Mich of architectural character of	The construction of the Champlain	The King Fower Canal was built slong	GIRANGE MARKET PARKET P
	mills, dye and machine works, poper	-			525,377.71
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With the advent of active river trade in 1799, Waterford thrived as the head of sloop navigation on the Hudson. The construction of the Champlain and Erie Canals in the early 1820s, further encouraged the village's pattern of growth and prosperity in the 19th and early 20th century. The construction of the Waterford Flight of Locks as part of the New York State Barge Canal in 1915 assured Waterford's role in canal transport through the first half of the twentieth century. The Waterford section of the 1823 Champlain Canal, which ran from Waterford to Whitehall, still survives as one of the nation's best preserved canals of its period. This section still retains water as it continues to be maintained for use as a surge basin for the State Barge Canal locks. Its side-by-side location to 20th century canal technology provides a striking contrast.

Soon after the construction of the Champlain Canal, John Fuller King, an industrialist and inventor of improved canal locks constructed a hydraulic canal along the fourth branch of the Mohawk River which was fed by dams extending between Waterford, Bok Island, and Peebles Island. This enterprise proved to be a major boon to Waterford's economy when a host of industries located along its edges such as knitting mills, dye works, flouring mills, paper companies, saw mills, twine factories and machine works.

#### 2.3.c Cohoes

In the mid-nineteenth century, a massive textile network evolved around the Falls of the Mohawk. Cohoes, known as the "Spindle City", was a city in which approximately fifty textile mills used water power channeled through a system of power canals from the Mohawk River. These canals were built by entrepreneurs such as Stephen Van Rensselaer and Hugh White in order to foster industrial development in the area.

The entire community's industrial growth was symbolized in the water turbine, which was used to drive machinery by a sophisticated system of gears, shafts, and belts. These machines eventually gave way to hydro-electric power which was adopted in Cohoes in around 1915. Examples of both systems are still available to be seen in the Harmony Mills Turbine Room and the Generating Station on School Street.

CHORS	and was reproduced that the control of the control		Miscellancous	Cohoes as a city dominated by one major industry which also held tight reths on the religious and cultural life of the city. The various churches of the respective ethnic groups was the closest most workers came to resisting the paternalistic grip of the mill owners.		
2,3,c Q	- diameter de la composition della composition d	2 CAVALS	and the same	Even before Coboes' industrial development got underway, a group of entrepreneurs formed for the specific purpose of craeting a power canal system which would harness the power of the Coboes Falls, and lure prospective industry. In this way Coboes was a planned industrial town	a, Stephen Van Rensselaer b, Canvass & Hugh White c, David Van Auken d, William Worthen	1826-Cohoes Co. is incorporated for the purpose of constructing camals and selling water power generated by the Cohoes Falls 1837-42-Rerouting of Erie Canal allows some parts of the old Canal to be incorporated into the power canal system
Prince and Complete and Prince of Section 2015 and Complete and Comple	3ATI	2 CANALS	Transportation	The construction of the Erie Canal provided a mach needed link between the Hudson-Hobank Region & Western New York and ultimately the U.S. The Erie meets the Champlain in Cohoes	a. Stephon Van Rensselaer b. Hugh & Carvass White c. Dewitt Clinton	Bife-Canal law and plans for the Eric Canal passed by N.Y.S. Legistature 1817-23-Construction of the Eric Canal 1837-42-Enlargement of some locks and rerouting in some areas to ease congestion on the heavily used system
Attection Depo(s): Textiles	Commenty Theme(s): TEXTLES, CAMAS, TREAN CHITRAL LIFE	I DXIII BS	Hermony Mills Manufacturing Company	a, The manufacture of cotton cloth & clothing, from raw unbleached cotton to the finished product, symbolized by the turbine which harnessed the waterpower of the Cohoes Falls. b. Immigrant labor, first the litsh than the French Canadians were part of a paternalistic system that provided its workers with all its needs.	a, Peter Harmony b, Samual Carner c, Johnston Brothers d, Egbert Egberts	1822-Knitting industry is began in Cohoes with the invention of Egbert & Baily's power driven knitting machine, the world's first 1836-Harmory Mills Mfg. Company is incorporated 1837-Harmory Mills Mfg. Company is built built company coases operations
- CANAZONA MANAZONA M	riyasanama) exemperative	-92	EME	DESCRIPTION	PEOPLE	EAENLS

The largest textile complex in Cohoes, Harmony Mills, was sprawled 2,000 feet along the cliffs below the Falls. Over 3,000 workers, mostly women, were employed by the company in the 1800s. Harmony Mills built over 700 neat brick dwelling units for its workers, as well as schools, stores, and social halls. Cohoes typifies a company town in that it was able to maintain paternalistic control over its workers. It was for this reason that unionism was never as successful in Cohoes as in Troy only two miles away.

The mill workers were drawn from the waves of immigrants who came first from Ireland and Canada, and eventually from Eastern Europe. A host of immigrant churches reveals Cohoes' rich and diverse ethnic background with each a shining example of a transplanted culture in its Americanized form. Cohoes is thus nick-maned the "City of Churches."

### 2.3.d Green Island

Since early in the nineteenth century, Green Island has been associated with the transportation industry. Because of the Troy Bridge, which made it possible for all through freight and passenger traffic to reach New York without change, Green Island became the principal eastern terminal of the New York Central Line. In the early 1860s, Green Island could be considered the railroad center of the Gateway region.

The forerunner of the Colonie Shops, the Green Island Car Shops, were begun in 1871 by the Rensselaer and Saratoga Railroad. These car shops, by the time of their completion, had been leased to the Delaware and Hudson Railroads. Initially the shops were used for heavy rebuilding and repairs on steam locomotives. However, after this sort of work began being done in Colonie, these shops built and repaired freight equipment.

The Albany and Schenectady Railroad was completed in 1843. This was a connecting link between a number of roads which were being built, one from Schenectady to Utica, Utica to Syracuse, and so on to Buffalo. In 1853, these roads came under one management called the New York Central Railroad Company which had built its own line in 1851. The Troy and Greenbush Railroad, built in 1845, was also taken over by the New York Central. In 1869, the New York Central and the Hudson River Railroad were consolidated under the name of the New York Central and Hudson River Railroad. This became one of the greatest railroads in the world.

hydroelectric station				Events
1862-The Creen Island Bridge burns and destroys a large part of downfown Troy when a steam locomotive ignites the wooden covered roof.  1913-15-construction of Federal Lock and bem incorporating a	1913-15-Construction of Federal lock and das incorporating a hydroelectric station 1919-Ford Plant locates on Green Island	1853-Gilbert Car Mfg. Company moves ( to Green Island from its Troy location.	Yd Tangad are shops are beginn by some some special of the season after the season to the season included the season the	
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тетебе <sup>н Ч</sup> еттейтейтейтей объемите нестем на темперации предерации представления положения нестем нестем на пред	8. Henry Ford	c, William Tyler 8, Uri Gilbert 1, Uri Gilbert		
hand an again an infection on the contract of the depth of the consequence which as support proper proper processing an exception of the contract of the contr	Ford Plant se the embodiment of Henry Ford's dream to construct mater-driver factories in rural areas. Part of this general expension included offering employment to local farmers and their families displaced by farm mechanization.	ratiroad cera in 0.5. drew up upon a pool of skilled labor in the area which included gilders, carvers, and painters like William Tyler a local	Railined Shope drew upon a skilled labor force for its repair of steam locomotives and later freight equip- ment, It was a part of a large trans-	DESCRIPTION
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Next to the railroad, the Eaton and Gilbert Car Works was the greatest industry that the village had until the end of the twentieth century. When running to its full capacity, upward of eight hundred men were employed in the company which moved to Green Island from Troy in 1853. The company covered an area of about 12 acres, had its own foundry, and was equipped with the best machinery for working both metal and wood. The Eaton and Gilbert Car Works was known around the world, not only for the size and excellence of its work, but for the innovation which characterized its products. In 1856, it built the first eight wheel passenger coaches which were run on the Troy and Schenectady Railroad. Along with the first electric cars, the company also built the first sleeping and drawing room cars. The Eaton and Gilbert Works also provided richly appointed luxury sleeping cars for its wealthy patrons such as the Brazilian Emperor, Don Pedro.

Many artists and craftsmen of this region were employed in the interior decoration of these ornate cars. Among those contributing were David Lithgow, the muralist whose work can be seen in Proctor's in Troy and the Cohoes Savings Bank, and the painter William R. Tyler who created landscapes in the style of the Hudson River School.

A camping trip in the summer of 1919 led to the establishment of the Ford Motor Company plant on Green Island. On their way north Henry Ford, Harvey Firestone, Thomas Edison, and naturalist John Burroughs, all who represented the self styled "vagabond gentlemen," camped on Green Island. Ford took note of the New Federal Dam, built between 1913 and 1915, that replaced the old State Dam across the Hudson River.

The State Dam had provided water for a Hydraulic Canal which powered several mills along the river in Troy. Ford and Firestone had speculated that this kind of modern technology would free farmers for work in manufacturing. They thus made plans to build hydraulic powered plants in rural areas to tap this anticipated labor surplus. Ford immediately purchased land on Green Island. By 1921 he had acquired a Federal license to construct a hydro-electric plant at the dam and then began construction. This plant provided the power to run a factory which was completed in 1923. This expansive yellow brick factory today produces radiators and heater cores for automobiles.

### 2.3.e Watervliet

Since 1813, the Watervliet Arsenal has occupied a prominent place both in the landscape and the economy of Watervliet and the surrounding area. The oldest continuous manufacturer of military material in the nation, it has supported America's armed forces in all her conflicts except the Revolution. The Arsenal's function from 1813 to the 1880s was as producer and supplier of gun carriages, ammunition and a great variety of other militaria. Since then it has been the principal center for modern Army cannon. The installation's development mirrors that of American military science and manufacturing technology.

Watervliet was chosen for the site of the Arsenal because of its most important geographical position at the intersection of three great Northeast travel routes: the chain of lakes leading northward to the valley of the St. Lawrence and Canada, the Mohawk River leading westward to Niagara and the Great Lakes, and the Hudson River leading southward to New York City and the Atlantic. The Arsenal's position as a place from which military supplies could be conveniently distributed to distant points was greatly enhanced by the completion of the Erie Canal in 1825, since the route of the canal crossed the installation. The canal also allowed improvement of the Arsenal's manufacturing technology by providing water to power more modern machinery.

Today, Watervliet Arsenal continues its role in fulfilling America's own and international military commitments at its original location in the City of Watervliet, although it has grown from its original 12-acre site to the enclosed area of approximately 150 acres. Because of its more than 170 years of continuous development in one place, the Arsenal enclosure contains many interesting examples of stages in the development of domestic and industrial architecture. Outstanding among the latter is the "Iron Storehouse," cast in sections by the Architectural Iron Works in New York City and bolted together in its present Arsenal position in 1859. It now houses the Watervliet Arsenal Museum.

Other major industries in Watervliet which employed large numbers of its citizens were the Roy Mills, producer of shawls and woolen cloth. Power for the mills was provided by a hydraulic canal supplied with excess water from the Erie Canal two blocks to the west. Today several buildings survive from this complex, including both now operated by the Passonno

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2.3.e WATERVILET		3 SECNEMAY DRINSTAIRS	Bells, Textiles, Ladders	Watervliet sustained some note- worthy secondary industries such as the Memeely Bell Foundry which produced bells known the world over for their tone and quality.	A STATE OF THE PROPERTY OF THE	a. Andrew Meneely b. James Roy c. John S. Tilley	1828-Andrew Meneely founds the Bell Foundry 1835-Roy Mills are begun 1856-Tilley Ladders established	
ering and the second description of the seco	UES	2. CAVALS	-	Watervliet was the site of the sidecit between the Hudson River and the Erie Canal where there was a weighloot for the purpose of assessing net tornage and tolls. It actually passed through the Arsenal which turned out to be a boon to that institution, It also became the source of power for many other industries which located on or near the canal.	A STATE OF THE PARTY OF THE PAR		1817-25-Construction of the Erie Canal	
Attaction There(s): DEFENSE Committy Thems(s).	ARSENAL, CANAIS, SECONDARY DALUSTRUES	1. ARSEMIL	A CONTRACTOR OF THE CONTRACTOR	Chosen as the site of a National Arseral because of its proximity to canada and river access, it is am industry which has dominated the economy of Materyliet from the earliest days when it was still Gibbonsville producing camon, ordnance & weapons for use in every U.S. conflict except the Revolution,	The second secon		1812-Watervliet chosen as site for Arsenal 1859-Cast-iron building designed as a store house is erected	
- Allendaria	Character St. Discussion of the Land	SUB-	:IEME	DESCRIPTION		PEOPLE		EVENTS

Corporation. Workers housing can still be seen near the site of the Roy Mills, consisting of characteristic two-story, brick row houses with brownstone trim. Not far from this site is the John S. Tilley Ladder Company which is still in business in Watervliet at the same location on First Avenue and Second Street where it began in 1850.

Andrew Meneely, the founder of the Meneely Bell Foundry, initially made surveyors' compasses across the river in Troy. With his sons he later switched to bell manufacturing, another precision art. The Foundry, once located just north of the present Watervliet Town Hall, was world famous for the tone and quality of the bells which were produced in a wide range of sizes for many purposes.

## IDENTIFICATION OF RESOURCES FOR INTERPRETATION

Having already identified the sub-themes which will add dimension to the major theme of "Labor and Industry," it is necessary to identify resources that will aid in the interpretation of these themes. These will be in the form of a) visual and written material, b) structures and sites and c) cultural organizations and events and are summarized in the attached charts.

## a) Visual and Written Resources

The Hudson-Mohawk region offers a wealth of repositories for both visual and written historical materials which are currently accessible to the public in varying degrees. This list of repositories is outlined by community. There are brief descriptions of each institution, with information about its holdings, hours, and available support staff. A general category for institutions holding material pertinent to all the communities has been included in the list. Related subject areas such as history of architecture and industrial archaeology are covered in this general category.

Individual books and documents are not sited but are listed separately in an attached bibliography. This is by no means a comprehensive listing, but is intended as a guide to written resources that can act as planning tools for exhibits. Daniel Walkowitz's Worker City: Company Town, for example, is an invaluable reference work for the history of immigrant workers and labor organizations in the textile and iron mills of Cohoes and Troy, respectively.

Also included in this section is a listing of those individuals in each community who have expertise in regional history or related disciplines. These people would be helpful in the development of interpretive exhibits. Some of these people are town historians or academics; others may simply be individuals with a strong interest in a community's historical development.

## b) Structures and Sites

The Structures and Sites category of the attached chart points to the resources in each community which are, though not major interpretive/orientation centers, necessary for the fullest telling of the Park's story. These resources will be categorized by community and sub-themes within those communities. By their inclusion in the following charts, such structures are automatically identified as primary locations for interpretive signage.

## c) Cultural Organizations and Events

Cultural Organizations and Events is the final category of the attached chart. This category suggests which existing institutions have schedules of events and services which can be most easily incorporated into the ongoing task of interpretation. This integration of existing resources with directly sponsored Park activities will be an important contribution by each community to the efficient management of the Hudson-Mohawk Urban Cultural Park.

An excellent paradigm for joint programming between the Park and existing programs is the FRANCO-AMERICAN HERITAGE SERIES. The year-long program consists of a schedule of events including films, lectures, trips, workshops, readings and exhibits. These address the various experiences of the Franco-American culture from its literature and Folklore to its Music and Dance. It is administered through SUNY Albany in Conjunction with the NYS Library and Capital District Public Libraries, its events taking place at various localities throughout the region. Since the subject of the series has unquestionable bearing on the labor aspect of the Park theme, such a schedule would unquestionably be eligible for the 75/25 matching funds available through Parks and Recreation for Urban Cultural Parks.

There are a number of buildings and sites in the Park which represent one dimension of the Park story or sub-theme. In most cases, these buildings and sites are within easy walking distance of the major public facility; however, this is not always the case. It will be the goal of Section 4 to develop a system that allows the visitor to have access

to these sites in the company of trained interpretors. The number and condition of these sites and resources is not equally distributed in every community. Some of these resources are in better condition than others and are thus more recognizable as historic buildings. There are many examples of adaptive reuse facilities such as Cohoes' Ogden Mills and St. Mary's School in Troy, both of which have been reused as housing. Besides being historically valuable, these resources should be looked upon as examples of the way in which historic industrial resources can be utilized in modern life.

#### GENERAL RESOURCES

- a. Repositories of Historical Materials
  - 1. N.Y.S. Library (NYSL)
  - 2. N.Y.S. Archives (NYSA)
  - 3. Troy Public Library
  - 4. N.Y.S. Museum
  - 5. Hudson-Mohawk Industrial Gateway (HMIG)
  - 6. Albany Institute of History and Art (AIHA) '
  - 7. R.P.I. Archives (RPIA)
  - 8. New York State Bureau of Historic Sites-Archaeology Unit (NYSBHS)

#### b. Contacts

- 1. Mr. James Corsaro (NYSL)
- 2. Mr. Warren Broderick, Ms. Kathleen Roe (NYSA)
- 3. Mrs. Ellen Gamache (TPL)
- 4. Mr. John Still (NYSM)
- 5. Ms. Caroline King, Rev. Thomas Phelan (HMIG)
- 6. Ms. Daryl Severson, Miss Suzanne Roberson (AIHA)
- 7. Ms. Elizabeth STewart (RPIA)
- 8. Mr. Paul Huey (NYSBHS)

#### c. Bibliography

- 1. Hudson-Mohawk Area Survey, Robert M. Vogel
- 2. Industrial Archeology, John and Diana Waite
- 3. Hudson-Mohawk Industrial Gateway, Rev. Thomas Phelan
- 4. Rensselaerwyck Papers, New York State Library
- 5. Lansing Papers, New York State Library

## 3.1 Troy

- a. Repositories of Historical Materials
  - 1. Rensselaer County Historical Society (RCHS)
  - Hudson-Mohawk Industrial Gateway (HMIG)
  - Rensselaer County Clerk-Record Room (RCC)
  - 4. RPI, Russell Sage (RS) and Emma Willard Archives (EWS)

#### b. Contacts

- Mr. Robert Anderson, Ms. Stacy Pomeroy, Mr. Peter Shaver (RCHS)
- Ms. Caroline King, Rev. Thomas Phelan (HMIG)
- Mrs. Ellen Gamache (TPL)
- 4. Mr. Lenord Peter (RCC)
- 5.a.Ms. Elizabeth Stewart (RPI)
  - b.Mrs. Helen Upton (RS)
  - c.Ms. Dawn Weinraub (EWS)

## c. Bibliography

- 1. Weise Histories of Troy
- 2. Worker City; Company Town, Daniel Walkwoitz
- 3. Shirt and Collar Industry in Troy, Diana Waite
- 4. Industrial Development on the Poestenkill, Bartholomew Thibadeau

#### 3.1a Troy-Lansingburgh

- a. Repositories of Historical Materials
  - 1. Lansingburgh Historical Society (LHS)
  - Rensselaer County Historical Society (RCHS)
  - Troy Public Library (TPL)
  - Rensselaer County Courthouse (RCC)

#### b. Contacts

- Mr. Warren Broderick, Mrs. Frances Broderick (LHS)
- Mr. Robert Andersen, Ms. Stacy Pomeroy, Mr. Peter Shaver (RCHS)
- 3. Mrs. Ellen Gamache (TPL)
- 4. Mr. Leonard Peter (RCC)
- 5. Mr. H. Irving Moore, former Troy City Historian

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	with lecture series; Chapel and	c. Cateway Lecture Series		ក្នុ
	Folsom Library; architectura school	preservation awards and tours		ural niza Even
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	representing a variety of archi- tectural styles and green spaces	la l		q
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b. A host of collar-&-shirt	Revival structures from 1911 by	c.Pawling Average District		
small Maseum on Company History	composed of mostly Tudor Cothic	b.Washington Park	29.101.20	<u>с.</u> ў.
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		Rensselaer County Historical Society	Burden Company Papers, N.Y.S. Library	C.
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## c. Bibliography

1. Weise Histories of Troy including Lansingburgh

2. Lansingburgh Architecture, John Waite

3. <u>Lansingburgh, N.Y.</u>, 1771-1971, Lansingburgh Historical Society

#### 3.2 Waterford

- a. Repositories of Historical Materials
  - Waterford Historical Museum and Cultural Center (WHMCC)
  - Rensselaer County Historical Society (RCHS)

#### b. Contacts

- 1. Dr. William and Paul Grattan, (WHMCC)
- Mr. Robert Andersen, Ms. Stacy Pomeroy, Mr. Peter Shaver (RCHS)
- 3. Mr. Garry Douglas, Village of Waterford.

## c. Bibliography

- 1. History of Waterford, N.Y., Sydney Hammersley
- 2. Weise's Histories of Troy and Vicinity, including Waterford
- 3. Saratoga County Heritage, Violet Dunn
- Saratoga County Communities: An Historic Perspective, Jan Johnstone

## 3.3. Cohoes

# a. Repositories

1. Cohoes Public Library (CPL)

#### b. Contacts

- 1. Carol Klingan, Librarian (CPL)
- Mrs. Eunice Antonucci, President, Cohoes Historical Society
- 3. Mrs. Mary Rudebush, Cohoes City Historian
- 4. Dr. Edward Vandercar. former Cohoes City Historian
- Mr. Robert Archambault, Charles Valenti (Cohoes School Local History Curriculum)

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Eddy Valve Company Mohawk Paper Company Mill Ruins along King Canal Industrialists' Homes in Village and along Seratoga Avenue					
(Peebles Island)	Saratoga Avenue Dial City White Hamsion (Waterford Historical Misseum and Cultural Center) Peebles Island State Park Village Historic District	Sting Power Canal and Mill Muhae (whin walking distance of the Champlain)	Lock # 2 and Spillebay of Erie Division of the M.Y.S. Barge Canal Champlain path from Lock # 2 ·· to the Materford Historical Museum and Cultural Center	b. Structures and	
Dye and Machine Works, Paper  Campanies, Valves and Pire Engines Waterford Historical Museum and Waterford Historical Museum and Historical Canter Historical Canter Society Society Saratoga County Historical	Materford Historical Maseum and Cultural Center Hudson-Mohawk Industrial Cateway Waterford Village Historian	footstall broatstal	i Available in the State Archives are the administrative and engineering records of the Erie Canal. As an example of the victness of the collection, and the Canal Base of the Winness of the Canal Base of the Ranal Base of the Canal Base of the Ranal Base of the Canal Base registrics 1827-1880; canal passenger records, 1827-1880; canal passenger records, 1827-193, and graphic materials istrices 1837-1880; canal passenger records, 1827-193, and graphic materials records and passenger of the Ranal Museum (Syracuse) are no finding sids or indices.	a.Written and Visual Resources	316
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၁	sub-	THEME	IsusiV bns natitiW.s	b. Structures and Sites	c. Cultural Organizations and Events

- c. Bibliography
  - 1. History of Cohoes, Arthur H. Masten
  - 2. Worker City; Company Town, Daniel Walkowitz
- 3.4 Green Island
- a. Repositories of Historical Materials
  - 1. Mayor's Office St. Mark's Church
- b. Contacts
  - 1. Mayor McNulty, St. Mark's Church
  - 2. Mark Ryan, former Green Island Village Historian
- c. Bibliography
  - 1. A History of the Village of Green Island, N.Y., Samuel N. Hutchinson
- 3.5 Watervliet
- a. Repositories of Historical Materials
  - 1. Watervliet City Hall (WCH)
  - Watervliet Historical Society (WHS)
  - Watervliet Arsenal Archives (WA)
  - Rensselaer County Historical Society (RCHS)
- b. Contacts
  - 1. Mr. James Sage (WCH)
  - 2. Mr. Eugene Burns (WHS)
  - 3. Mr. John Kacharian, Mr. William Bradford (WA)
  - 4. Mrs. Virginia Alston, former Watervliet City Historian
  - 5. Mr. Robert Andersen, Ms. Stacy Pomeroy, Mr. Peter Shaver (RCHS)
  - 6. Mr. John McEneny, Albany Historian
  - 7. Mr. George Haswell, former Watervliet resident
- c. Bibliography
  - 1. History of the City of Watervliet, James T. Meyers
  - 2. A History of the Watervliet Arsenal
  - 3. Weise Histories of Troy, including West Troy (Watervliet)

3.4 GREEN ISLAND	/ MISCELLANEOUS			St. Mark's Episcopal Gunch Riverfront View State Dam & Hydroeloctric Facility	
	3 CARS	Ford Plant	Ford Plant records Hudson-Mohswk Industrial Catemay	Ford Plant ,	Hudson-Mohank Industrial Gateway Tour Program
	2. CARRIAGES	Gilbert Car Mfg. Company	Hudson-Mohawk Industrial Cateway Rensselaer County Historical Society	Manning Paper (excompasses parts of the car works)	
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Hudson-Mohawk Industrial
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County Historical Church Schnyler Flats and Jermain Mansion A MISCELLANDOUS WATERVLIET Delaware & Hudson RR Shops, Colonie (after 1910) Port Schuyler District (centered around remains of Roy Mills) Tilly Ladder Company Hudson-Mohawk Industrial Gaterasy Tour Program 5 Railroad, Bells, Textiles, Ladders 3 SECTIONARY INVISTIBLES State Archives Hudson-Mobank Industrial Gatesay Department of Transportation CANALS AREBALLOR THERE(S)
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4. CULTURAL TOURISM PROGRAM: THE MAJOR STRATEGY FOR PARK INTERPRETATION

This task will address the various elements involved in communicating the Park's story to visitors. These elements are:

- o The Park orientation audio/visual presentation.
- o Walking and Van Tours
- o Interpretive exhibits at the orientation centers, at the site of the attraction for a given theme, and at other cultural facilities.
- o Events and programs.

These elements will be discussed within the context of:

- o The visitor's sequence of experiences.
- o Visitor orientation and information centers.
- o Programmatic factors necessary for visitor facilities.
- o The annual tourism program.

#### 4.1 Visitor Sequence

#### Arrival

Road signs will be the first contact that the visitor will have with the Park other than written or other promotional material. Attractive signs displaying the UCP logo alongside the logo of the HMUCP will create anticipation for the visitors travelling to the Park from outside the region. Besides road signs on the major access roads to the Park region, logos should be displayed at bridges and arterials which serve as the major

entries to the city. Banners displaying the Park logo could be flown from the docking areas that launch boats travelling from South Troy to Waterford. Similar banners might be flown from atop the two orientation centers for the Park in Troy and Cohoes so that they can be seen from various vantage points.

## Decompression

As stated in the UCP Interpretive Manual, decompression allows visitors to make an emotional adjustment in terms of scale and attitude before they are thrust into the experience of the Park. The visitors' walk from the parking area to the center will serve as just that period of adjustment between having arrived and reception. Happily, the nineteenth century scale has been preserved in both Cohoes and Troy in which the visitors' centers and their parking facilities are located so that decompression can take place without any fabrication. In Troy, decompression can take place even before entry into the downtown if the visitor takes the first exit off Rt. 787 and travels through South Troy. This route is lined with generally well preserved two and three-story brick dwellings that are still inhabited by descendants of South Troy iron workers.

## Reception

It is important that the visitor's first encounter at the orientation center be with trained personnel. The first thing he should see, other than the UCP logo, is a reception desk with a person there to greet him and offer directions and other information. The visitor would receive brochures describing the Park and its main programs. He would also receive a map showing clearly the six communities and their relation to the Heritage Trail. The same staff member could also indicate the schedule for the orientation program. While waiting for the audio-visual presentation to start, the visitor could be directed to the Park orientation exhibit. The staff member would also be available to direct the visitor to the book and souvenir stores, eateries and rest rooms. A further discussion of the information and services provided to the visitor is found in section 4.2.

# Orientation

The first of the four levels of involvement, namely the orientation audio/visual program and exhibit will be accomplished within the confines of the two orientation centers.

## Audio/Visual Program

The audio/visual presentation will serve as the primary means of introducing the visitor to the HMUCP. This presentation should last between 15 and 20 minutes and would be shown every half hour to a maximum audience of 50 people. The purpose of this program is not to describe each community in great detail. Rather, it is to describe the factors that led to the development of the Hudson-Mohawk region as an industrial and transportation center in the nineteenth century which were:

- \* Location in relation to the Hudson and Mohawk Rivers and other available sources of waterpower.
- \* Proximity to sources of raw materials.
- \* Inventive and entrepreneurial talent.
- \* Large immigrant population for labor in the industries.

This program might touch upon the unique character of each Hudson-Mohawk community just enough to stimulate audience interest. Finally, the audio/visual show would serve to describe the diversity of experience available to the visitor and to heighten their anticipation of attractions yet to come.

## Interpretive Exhibit

After seeing the audio/visual presentation, the visitor would exit into an exhibit that would interpret the developmental factors of the Hudson-Mohawk region. Maps will be an essential exhibit tool for conveying the relationships of communities to the Heritage Trail; the unifying element in the HMUCP. These might be of several varieties such as relief, overlay or electronic. Transportation networks for example could be effectively illustrated by noting canal, river, rail and car routes in different colored lights which could be illuminated separately or all at once.

It is important to interpret the transition of the region from an agrarian settlement in the 18th century to an industrial

economy in the 19th century. Enlarged 19th century engravings showing the region at the confluence of the Hudson and Mohawk Rivers could be juxtaposed to modern day photographs shwoing areas of growth. The circumstances of each community's founding and incorporation as a village, town or city will also be interpreted.

The various ethnic groups which comprised the working force for the region's industries will need to be identified and illustrated through historic photographs available at the local and state level. Finally, key personalities such as Stephen Van Rensselaer would have to be noted. Criteria for inclusion of such individuals in this part of the exhibit is contingent upon whether this person's contribution affected the entire region as opposed to a single community.

## 4.2 Visitor Orientation and Information Centers

The two Visitor Orientation and Information Centers for the Hudson-Mohawk Urban Cultural Park have been designated as the Burdett Building on River Street in downtown Troy, and the Silliman Memorial in downtown Cohoes. Both were selected for their location near amenities that would enhance the visitor's initial contact with the Park. Such amenities are restaurants, parking, river views and shopping. The orientation centers would serve as dispersal points for van orientation tours which include the other four communities since Troy and Cohoes are at opposite ends of the Park. The northern tour would depart from the Silliman Memorial taking in Cohoes, Waterford, Lansingburgh and Green Island. The southern tour would cover Troy proper, South Troy and Watervliet.

# o Staffing

The NYS UCP program does not provide the required funding to fully staff Park facilities. The facilities will therefore need to be staffed by mainly volunteers or personnel at existing institutions. A maximum of two staff members would be required at either orientation center. It will always be necessary to post a person at the main desk to greet people and to dispense information. This same person could also manage the orientation audio/visual program so long as all he or she would have to do is start the show and open and close the doors at the beginning and end of the program. The second staff member would be needed to

run the souvenir and book shop. A third and optional staff person would be helpful for relieving either of the other members, as well as serving as a monitor in and around the interpretive exhibits. Personnel responsible for running the orientation tours will be discussed in the programming section of this task.

## o Services

The services offered at the orientation center will be primarily those of dispensing information related to the UCP and its program. The visitor will be able to obtain detailed information about the area in terms of lodging, restaurants, shopping, and cultural events. Brochures, maps and other hand-outs would be available for distribution on park theme attractions, history, tours, recreational opportunities, cultural and special events, etc. The UCP will eventually publish its newspaper, The Confluence, on a monthly basis and provide within it a guide to activities within the park. This newspaper would be available not only at Visitor Centers and theme attractions, but also at hundreds of retail establishments, hotels, and restaurants throughout the area.

Brochures and all other available information on the statewide UCP Program and each individual UCP would be prominently displayed in each visitor center. It is essential that each visitor understand the relationship of the Hudson-Mohawk UCP to the state program and the other UCPs across the state. Visitors will also be encouraged to visit the other UCPs.

The Souvenir and Book Shop at each Visitor Center will sell a variety of literature and memorabilia pertaining to the Hudson-Mohawk region, park themes, and related topics.

In the immediate future, existing publications such as Worker City; Company Town, A report on the Hudson-Mohawk Survey, and Industrial Archeology might be sold. At a later stage in the Park's development, posters, slides, and post cards might be developed for sale as souvenirs. Replicas of iron products for use as door stops or paper weights could serve as souvenirs of Troy's iron industry, while records of canal songs would serve as reminders of the area's role in canal transport.

Literature and souvenirs would also be available for sale pertaining to the topics of historic preservation, urban revitalization, green-line parks, canals, waterpower, the industrial revolution, etc.

## 4.3 Programmatic Factors and Exhibits

The following suggestions should be considered in the design of the Hudson-Mohawk UCP's public facilities.

## Visitor Orientation Centers

- Each orientation facility should allow for maximum visibility so that pedestrians can see the activity inside.
- o The large map of the Heritage Trail at the orientation centers should come, if feasible, sequentially before the room in which the audio/visual program will be shown. The audience should exit from this room into a space that will contain the remainder of the interpretive exhibit.
- o The shop selling UCP souvenirs should come sequentially after the audio/visual room. At this point, interest in the Park will be at its highest level.
- o The orientation desk should be immediately visible to the visitor as he walks through the door of the orientation center.

## Theme Attractions

- o All theme attractions shall attempt to provide space for an enlarged map of the Heritage Trail and that attraction's location on the trail. When possible, the map should be close to the height of an average man.
- An outdoor exhibit such as the one proposed at the Waterford locks, should have some kind of security mechanism for times when Park or associated personnel are not on hand. This will prevent vandalism such as that which occured at the Poestenkill Gorge Park where markers were defaced.
- o Each facility should have brochures on other attractions and activities within the UCP.

The following charts list the location of the public facilities and the Interpretive Exhibits which will be available at the various locations in the park. Most of these exhibits will interpret the ethnic group or groups that comprised the labor force of the particular industry, their working conditions, efforts toward organizing and their way of life. This is noted by a (+). In a few special instances, this interpretation is not called for and will be noted by a (-).

## PUBLIC FACILITIES

# Visitor/Orientation Centers

- 1. Troy Burdett Building, River Street
- 2. Cohoes Silliman Memorial, Mohawk Street

# Theme Attractions

- 1. Burden Building South Troy
- 2. Second Street Historic District Troy
- 3. RPI Troy
- 4. Lock #2 Waterford
- 5. Turbine Room, Harmony Mills Cohoes
- 6. Rensselaer and Saratoga Car Barns Green Island
- Arsenal Museum Watervliet

# Historic Interpretive Sites

- 1. Gasholder House South Troy
- 2. Russell Sage College Troy
- 3. Melville House Lansingburgh
- 4. White Mansion Waterford
- 5. Matton Shipyard Cohoes
- 6. St. Mark's Church Green Island
- 7. Gurley Building Troy

#### PUBLIC FACILITIES - INTERPRETIVE EXHIBITS

# Visitor/Orientation Centers 1. Troy - HMUCP and Troy's Textile Industry 2. Cohoes - HMUCP and Cohoes' History Theme Attractions 1. Burden Building - Iron and Steel Production and related products such as stove and bell casting, as well as the Burden Upper and Lower Works. 2. Second Street Historic District - (facility: Rensselaer County Historical Society) History of Troy and Watervliet (urban, cultural, political & economic).

- 3. RPI History of RPI in relation to the community, as well as famous alumni.
- 4. Lock #2 History of Canals (Erie, Champlain and Barge)
  in the region, as well as interpretation of mechanics
  of lock operation. Map informing visitors of locks as
  hub to scenic and recreational opportunities.
- 5. <u>Turbine Room</u> Textile production and its machinery.
- 6. Rensselaer and Saratoga Car Barns Area Railroad History.
- 7. Arsenal Production of defense-related products and some history of Watervliet, especially as it relates to the Arsenal.

# Historic Interpretive Sites

- 1. <u>Gasholder House</u> Production of gas for illumination, the mechanics of the double-lift gasholder.
- 2. Russell Sage College History of RSC and Emma Willard in Troy, as well as the role of those institutions in national education.
- 3. Melville House History of Lansingburgh (urban, cultural, political and economic), as well as its many industries.
- 4. White Mansion History of Waterford (urban, cultural, political and economic), as well as the King Power Canal and industries that grew up along it.
- Matton Shipyard 18th and 19th century shipbuilding in Lansingburgh, Troy and Cohoes.
- 6. St. Mark's Church History of Green Island (urban, cultural, political and economic) as well as its major industries.
- 7. Waterford Village Historic District History of Waterford and explanations of local architecture.
- 8. <u>Gurley Building</u> This architecturally significant historic structure houses a museum of surveying equipment.

## 4.4 Annual Tourism Program

The HMUCP Tourism Program consists of two groups of scheduled activities, Regular Offerings and Special Offerings and self-guided walking, bus and automobile tours.

The Regular Offerings are the part of the interpretive program that are run by Park staff or private organizations under agreement with the UCP Commission and will take place throughout

the year on a regular schedule. The frequency of these offerings may increase during the peak tour season which begins in the middle of May and runs through the end of September. These activities include:

- o Orientation audio/visual program.
- o Orientation walking and van tours.
- o The self-guided Heritage Trail tours.
- o The downtown walking tours.

Walking and van tours will play an important role in orienting the visitor to the many historic sites and rich heritage of the Hudson Mohawk UCP. Two walking tours will be offered from the Troy Visitor Center: one exploring the commercial historic district and the other taking the visitor along the architecturally magnificent 2nd Street Historic District. The Cohoes Walking Tour will interpret the historic residential and commercial district. The Waterford Walking Tour would begin at Lock 2 and take visitors through the quaint 19th century village of Waterford.

Van tours will be leaving from each Visitor Center on a regularly scheduled basis. These 1½ hour tours would be guided by the driver/tour guide and would make stops at the major attractions at the northern and southern sections of the park. Maps showing the exact proposed route of these tours can be found in the Public Facilities Plan. These van tours, together with a riverboat tour will be important methods of familiarizing and interpreting the park historic resources.

The Regular offerings represent the first two levels of involvement in the Park described in Section 1. The fourth and final level of involvement in the Park which allows for the most indepth experience of any given sub-theme, is available through the special offerings. These, as will be discussed later, will be tailored for the visitor who wants to spend time on a specific sub-theme after having first been interested by the audio/visual presentation, interpretive exhibit at a theme attraction of the orientation and/or walking tours begun at the visitor/orientation centers in either Cohoes or Troy.

The Regular Programming Chart precedes the Special Offerings Chart and lists the staff that will be necessary for maintenance of the programs organized by the HMUCP. The actual HMUCP staff which will be required, whether they be paid or volunteer, will total a minimum of two at each visitor center or leaving

a total of four at the two centers. Three staff people at each center would be the ideal. Two more staff members will be needed at the Turbine Room Exhibit for general staffing and to run the Harmony Mills Tour. Staff at the theme attractions and historic sites are the minimum number required for maintenance of the Regular Programs. These personnel will be provided by the respective theme attractions. Russell Sage and RPI will most likely conduct campus tours with students in the work-study programs, while always leaving one student available for information at the designated campus orientation facility. At RPI this facility will be in the Alumni Center.

Special Offerings, which will take place primarily during the peak tour season, will be offered on a weekly and bi-weekly basis through the Hudson-Mohawk Industrial Gateway on behalf of the Hudson-Mohawk Urban Cultural Park. These activities include:

- o Lectures
- o Theme tours
- o Boat trips
- o Industry tours

The Special Offerings might sometimes depart from the orientation centers but will most often take place or begin at one of the theme attractions or historic sites. The Gateway has a ten year record of administering a cultural tourism program such as the one that is described for the 1986 Tour Season in this task. Gateway staff could very well serve in the capacity of special program coordinator. The Gateway could also be enlisted by the HMUCP for guide training for the downtown walking tour, the van tours and the guided tours of the Heritage Trail.

The following scenerio will help to illustrate the way in which a visitor will be able to experience the Park at four levels of involvement and pursue a particular interest. A tourist who had been introduced to the Park through the audio/visual show and interpretive exhibits at one of the orientation centers, may have initially been attracted to the sub-theme of textiles. This person would then most likely take the van tour which departs from the Cohoes Center and would take in the Harmony Mills of Cohoes, as well as three other Park communities. He may opt to pursue this interest on the same day, the following day, or on a subsequent trip to the Park by travelling to the Harmony Mills Turbine Room. Here textile manufacturing, the materials, process, products, and labor are fully interpreted. If he is still further interested,

the visitor could take advantage of a special offering like the "Spool of Thread" tour which would allow him to observe textiles being manufactured from the processing of raw materials to the packaging of the finished product. The visitor would know that such a tour was available to him because the Special Offerings schedule would have been prepared and published at the beginning of the peak tour season and distributed through the Visitor Center.

# Self Guide Tours

It is necessary to accommodate individuals and groups wishing to view the Park after the orientation slide program without benefit of Park interpreters on either walking, van or Heritage Trail tours. In such cases, self-guided recorded tours which would duplicate the content of the above-mentioned offerings, as well as their printed versions will be offered at either visitor center. The taped versions would be purchased for a fee with a security payment for the recording equipment and carried on the visitor's person or in his car. The printed versions, on the other hand, would be free of charge.

Finally the last two charts consist of the sample 1986 Tour Schedule and its proposed budget. This schedule focuses on the special offerings that could be run by the Gateway or similar organizations.

# PUBLIC FACILITIES - PROGRAMMING

# (REGULAR OFFERINGS)

# <u>Staff</u>

Vis	itor/Orientation Centers (Troy and Cohoes)	<u>Other</u>	HMUCP
2.	Orientation Audio/Visual Program (20 minutes), shown every ½ hour. Orientation Van Tours (1½ hours), leaving center every two hours. Heritage Trail Tours (3 hours), by bus or van by special arrangement or self-guided by means of accoustiguide.	deconstructive and the second	1x2 2 1x2
4. The	Walking Tours (1 hour), twice a day ne Attractions	Company of the Compan	
1111	ANAMAN (Stylettis An Cassartina Anaman Anama		General Control of the Control of th
1.	Burden Building - Included in Van Tour	1	Addition of the state of the st
2.	Second Street Historic District - Included in Downtown Walking Tour leaving from	1	a promongrana da sa
3.	Orientation Center.  RPI - Tours of campus to be arranged by	1+	
	Alumni Center.		
4.	<u>Lock #2</u> - Guided and self-guided Walking Tours of historic Waterford Village		
5.	Turbine Room - Walking Tours of the Harmony Mills Complex including power canals and	2	2
'بير	workers housing.	*TBD	
6. 7.	Rensselaer and Saratoga Car Barns - None Arsenal - Van Tour of grounds ending at Arsenal Museum (45 minutes), leaving every hour		
<u>His</u>	toric Interpretive Sites		A Commence of the Commence of
1.	Gasholder House - Included in Van Tour		
2.	Russell Sage College - Tours of campus to be	1+	and the second s
	arranged by Russell Sage.		
3. 4.	Melville House - None White Mansion - None		
4. 5.	Matton Shipyard - None		
6.	St. Mark's Church - None		
	gauton entry conference on the finance and conference of the confe		e communication de la comm
*TBD	= To be determined.		Females (Control of Control of Co
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## PUBLIC FACILITIES - PROGRAMMING

(SPECIAL OFFERINGS)

# <u>Visitor/Orientation Centers</u> (Troy and Cohoes)

Gateway Tour Program offerings to be dispersed from visitor/ orientation centers in either Troy or Cohoes and any one of the theme attractions and historic sites depending on its content. See attached 1986 Schedule for sample offerings.

## Theme Attractions

- 1. Burden Building Tours of Wynantskill Gorge, including Burden Upper Works archaeological site, Woodside Church, Burden Lower Works and South Troy workers housing.
- 2. <u>Second Street Historic District</u> Annual Film and lecture series, special tours of Oakwood Cemetery and Preservation Week House Tours.
- 3. RPI Annual Lecture Series.
- 4. Lock #2 None
- 5. Turbine Room Spool of Thread Tour which traces the production of knitted garments from the spool of thread to the packaging of the product for shipping.
- 6. Rensselaer and Saratoga Car Barns None
- 7. Arsenal None

# Historic Interpretive Sites

- 1. Gasholder House None
- 2. Russell Sage College None
- 3. Melville House Walking tours of Lansingburgh architecture including Village and Irish Burying Grounds, mill buildings, commercial district and site of shipbuilding industry.
- 4. White Mansion Walking tours tracing the towpath of the Old Champlain Canal and King Power Canal.
- 5. Matton Shipyard None
- St. Mark's Church Tours of Ford Plant and Manning Paper Company.

# PROPOSED 1986 TOUR PROGRAM BUDGET

Coordinator	\$22,000
Secretary/Bookkeeper	6,000
Office Expenses	2,000
Van drivers/guides (1½ F.T.E.)	18,000
Van maintenance/gas	6,000
Tour Staff (2 F.T.E.)	20,000
Printing	6,000
Total:	\$80,000

## 4.4.e SPECIAL PROGRAMS: MAY

Thursday	1	URSULA OF SWITZERLAND INDUSTRY TOUR - Waterford
Friday	2	"PIONEERS IN WOMEN'S EDUCATION " Emma Willard School and Russell Sage College ~ Troy
Saturday	3	HERITAGE TRAIL BIKE TOUR
Sunday	4	WATERFORD FLIGHT CRUISE - Waterford
Monday	5	PORTEC ROLLING MILL - Troy
Tuesday	6	"FROM HORSE TROLLEYS TO TURBOILERS" - A tour of historic railroad sites in the Hudson-Mohawk Area.
Wednesday	7	"HENRY FORD'S DREAM" - Industry tour of Ford Plant - Green Island
Thursday	8	"A GOOD TIME FOR ALL" - Music Halls and theatres - Troy and Cohoes
Friday	9	"REAMS OF PAPER" - Industry tour of Mohawk Paper Mills - Cohoes
Saturday	10	MILLS OF HARMONY - Factories, workers housing and canals - Cohoes
Sunday	11	"TROY'S TIFFANY" - Tiffany glass and interiors in Troy - Troy
Monday	12	INDUSTRY TOUR OF PASSONNO PAINTS - Watervliet
Tuesday	13	"BRIDGING THE GAP" - Slide lecture and bus tour of the region's historic bridges.
Wednesday	14	WATER POWER IN COHOES - Walking tour of power and transportation canals in Cohoes starting with the Headgate House - Cohoes
Thursday	15	"WHO BAKED THE BREAD" - Industry tour of Freihofer's Baking Company - Lansingburgh
Friday	16	"CAST WITH STYLE" - Lecture and walking tour of South Troy stove foundries - Troy
Saturday	17	"HENRY BURDEN'S EMPIRE" - The Burden Building, Woodside Church and Wynantskill Gorge - Troy
Sunday	18	"OAKWOOD VICTORIAN" - Walking tour and picnic at Oakwood Cemetery - Troy
Monday	19	"WASHINGTON PARK" - Architectural and historic walking tour - Troy
Tuesday	20	"FIRE AWAY" - Industry tour of Arsenal Museum and grounds - Watervliet
Wednesday	21	"PICNIC AT PEEBLES" - Tour of Peebles Island conservation labs and the Island's historical and archaeological sites.
Thursday	22	"CLASSICAL TROY" - Architectural walking tour - Troy
Friday	23	"SPOOL OF THREAD" - Industry tour of ongoing textile industries at Harmony Mills - Cohoes
Saturday	24	HERITAGE TRAIL BIKE TOUR
Sunday	25	"GREEK REVIVAL ON THE HUDSON" - Cruise from Waterford to Schenectady with walking tour of Vischer Ferry.
Monday	26	"WORKING PLACES" - Adaptive reuse bus tour starting with the film, "Working Places".
Tuesday	27	"WHERE'S THE FIRE" - Lecture and bus tour of Troy's historic firehouses - Troy
Wednesday	28	DOWNTOWN WALKING TOUR - Cohoes
Thursday	29	"SOUTH TROY AGAINST THE WORLD" - Workers housing, churches and landmarks - Troy
Friday	30	"WATERFORD'S CANALS" - Walking tour from the White Mansion down the Old Champlain Towpath to King Power Canal - Waterford

## IDENTIFICATION OF PROGRAMS WHICH WILL FOSTER CULTURAL IDENTITY

## 5.1 Programs

As was mentioned earlier in Section 1 of the Interpretive Plan, successful interpretation engages the enthusiasm of the participant by relating the objects or site to something within his or her life experience. This section will identify additional interpretive strategies which will further contribute to the participants' knowledge of and pride in the region's history and culture. The proposed programs are intended to supplement exhibits and activities offered through the orientation centers and theme attractions, and indeed, to engage Park constituents at the community level.

There are many existing and potential means of expanding interpretation into the daily experience of the residents' of the Park communities. Certain activities will help to foster the cultural identity of these residents which in turn will add to the viability and success of the entire Hudson-Mohawk Urban Cultural Park.

Fortunately, there are many cultural institutions such as ethnic, religious clubs which sponsor events which would easily meet the criterion of Park-related activities and events. In many cases, these are traditional happenings with high recognition in the region because of the many years which they have been occurring. While these activities may be conceptually sound, some may be poorly attended or suffer from lack of organizational skill or initial funding. In such cases, organizational help and seed money from the HMUCP could do much to help launch the event towards success. The proposed HMUCP programs are divided into the following categories:

- 1. School Programs
- 2. Ethnic and art festivals
- 3. Humanities Programs
- 4. Historic markers, memory walks, and murals
- 5. Senior citizen and volunteer programs
- 6. Audio/visual programs and publications
- 7. Preservation awards

Existing examples of each category and their funding source will be noted in the hopes that it might serve as a prototype for similar efforts in other HMUCP communities which have a shortage of such programs. Other possible sources of funding for these will be noted in part B of this task.

# 1. School Programs

The mandate by the State Board of Education to teach local history at the fourth grade level has done much to spawn the development of local history curricula in the public schools. Undoubtedly, many of the basic lessons of history can be more easily taught in the context of a child's immediate environment than through the study of remote and exotic cultures. By cultivating interest in local history early in a child's education, we are doing much more than teaching history. We are cultivating an appreciation of the child's community and fostering a pattern of interest and participation in community affairs. Also, we are helping to build a strong concern for preservation of historic buildings and sites.

# o Cohoes Local History Curriculum:

This program began in the fall of 1983 in the Cohoes School System. It was organized and chaired by Mr. Robert Archambault, then the school principal of Van Schaick Elementary School. The curriculum was developed in a little over a year by a group of parents, teachers, and community members who met on a voluntary basis approximately every month. The only cost involved in the project, that of typing and printing materials, was absorbed by the Cohoes School System.

The curriculum is assembled in a loose leaf binder, and divided into thematic units such as Industrialization, Government, and Architecture. It is presently being used in the Cohoes Elementary Schools and has met with great success. This curriculum has spawned many extra-curricular activities such as photo and essay contests related to local history.

Funding Source: Cohoes School System.

# o Rensselaer County Folklife Project:

This project was instituted by the Rensselaer County Historical Society in the 1974 school year. Serving twenty-nine

schools in Rensselaer County, it was conducted by George and Vaughn Ward. This program included a variety of projects ranging from oral history classes to music/dance demonstrations and geneology. The Wards brought their music and dance performances to colleges, historical societies, and regional arts organizations though their primary audience was elementary and secondary school children. Workshops were given for the purpose of involving teachers in the folklife experience so that they could incorporate these experiences into their teaching. The teachers received bibliographies and a list of activities as part of the workshops.

Funding Source: New York State Council on the Arts and the National Endowment for the Arts.

# 2. Ethnic and Art Festivals

Such events typically occur in the warmer weather. They serve as celebrations of the diversity of the cultural life of any community. They often have the added benefit of acting as fund raisers for any given institution and also aid in increasing the institution's visibility in a community.

# o Cohoes Heritage Festival

This is the annual June festival sponsored by the Cohoes Historical Society. It is the event with which the Society is most closely associated. The June festival is essentially an ethnic festival which enlists the cooperation of the various religious and ethnic groups in the city. It typically takes place on a Saturday and the preceding Friday evening. A sampling of the offerings at any given festival would be selections by the Irish Step Dancers, the Polka Guys and Dolls and tours of ethnic churches of Cohoes.

Funding Source: Cohoes Savings Bank, Marine Midland Bank and State Bank of Albany.

# o Rensselaer County for the Arts' June Crafts Fair:

The RCCA Fair is held annually in early June, usually at Washington Park in Troy. This year, however, it will take place at Troy's Riverfront Park to highlight the downtown commercial district and to reach a larger audience within the city. A fence art show is the main attraction associated

with the Fair which draws largely from the arts community in Troy and surrounding areas. Arts and crafts and ethnic foods are sold by area groups and individuals who pay a nominal fee to have a booth at the fair. The two-day event is interspersed with entertainment by both professional and amateur musicians, dancers, and mimes. The Fair is a very successful event for the RCCA which has grown throughout the years in size, scope, and visibility.

Funding Source: Initial costs are absorbed by the RCCA budget. Profits earned at the Fair defray these costs many times over.

# 3. Humanities Programs

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These programs allow a person to explore the various facets of the Park's communities in greater depth than is typically reached in an interpretive exhibit. They play the added role of fostering new generations of historians and other professionals who can contribute to the body of knowledge of the Park and its themes.

# o "Troy, A Nineteenth Century Industrial City"

This course is offered through RPI's Department of Humanities and taught by Reverend Thomas Phelan, president of the Hudson-Mohawk Industrial Gateway. The course which is offered each fall is open to both graduates and undergraduates. Feedback from community members who take the course contribute to its usefulness as a survey on area history. The course projects continue to yield important research in areas of labor, social, and industrial history for use in the angoing task of HMUCP interpretation.

Funding Source: RPI

# o Franco American and Quebec Heritage Series;

The long calendar of events for this year's series is administered through the Humanities Department of the State University of New York under the guidance of Professor Eloise Briere. It is a joint effort among the University Libraries at SUNY/Albany, the New York State Library, and the Capital District Public Libraries. The series runs through SUNY's academic year with events occuring throughout the region several times each month.

The events include lectures, workshops, performances, exhibits, films, and trips and are divided into categories including Literature, Films, Music, and Geneology. The offerings are free of charge except the trips which cost around \$20.

Funding Source: National Endowment for the Humanities Library Program, Province of Quebec and the Canadian Government.

# o Leisure Learning Weekends

This exciting learning approach provides a mechanism for the public to learn in an experiential fashion about important aspects of our industrial history. It provides a weekend program that combines the traditional classroom with field trips and related experiences. Often credit can be arranged through a co-sponsoring college. The Hudson-Mohawk Industrial Gateway and the Capital District Humanities Program have co-sponsored one of these in the past on the industrial history of the Hudson-Mohawk UCP. It is recommended that LLW be offered through an established program in the Capital area, such as The Knowledge Network, Elder Hostel, or as part of a Continuing Education Program.

Funding Source: NEH, NYSCA, or NYSCA Decentralization Program, plus participant fees.

# 4. Historic Markers/Memory Walks/Murals

# o <u>Historic Markers</u>

Historic Markers can describe buildings significant to the area's history which once stood at a particular location or they might describe an event which took place at a given site for which there is no physical remains. Markers can also be attached to existing structures to note the role the buildings played in area and/or national history. In some instances, the markers might serve as the only specific interpretation of a certain structure within the Park. In Cohoes, a New York State Marker is located at the site where the Egbert and Bailey Mills once stood. It was at this mill where the first power knitting machine was utilized for the production of knitted underwear. Oakwood Cemetery in Troy and the Johnston Mansion in Cohoes are ideal locations for markers in that the whole communities can be viewed. Tele-

scopes are superb interpretive tools for elevated vantage points such as these in any of the Park communities. Telescopes pointed to specific buildings and sites could serve to illuminate particular points of interest. These scenic overlooks will be discussed in greater detail in the Recreational portion of the Management Plan.

# o <u>Memory Walks</u>

Such interpretive exhibits can be successfully maintained outdoors through the method of photoengraving. Memory Walks are essentially exhibits that are presented permanently on often overlooked urban areas such as bus stops and alleys, which are normally bypassed. Memory Walks celebrate the famous people and events of each community and tend to focus on antecdotal and popular history for their content. They are intended to be entertaining and easily absorbed as they tend to be seen by people enroute or with brief waiting periods. They have been used with great success in Chelsea, Massachusetts.

## o Murals

Murals create a dramatic and important sense of being in a "special place". They could be reproductions of historic photographs that capture the streetscape in the neighborhood when it is painted as it looked a century ago, or it could depict an important historic feature that shaped the development of the community but no longer exists. The depiction in Watervliet of the Erie Canal as it passed through that community would be an example of the latter.

## 5. Senior Citizen Programs

The senior population of any given community is a superb resource that is rarely used to its full advantage. Often times these older citizens have lived in their communities all their lives and witnessed its growth and change over more than half a century. Programs which encourage seniors to participate in Park activities, whether they be interpretive or recreational, should be incorporated into any training program that the HMUCP develops. The Park must encourage senior citizens to visit the facilities and events and to help in the development and operation of the UCP through programs such as an oral history and Senior Ambassadors programs.

## o Senior Ambassadors

This program which is run out of the Troy Senior Service Center is in its infancy. Although it has yet to yield its first trained ambassadors, it does have the potential of serving the HMUCP as a source of friendly and enthusiastic volunteers. Presently the Hudson-Mohawk Industrial Gateway is training a group of seniors under the auspices of the program and hopes to utilize their services in its own cultural tourism program.

Funding Source: None - no costs.

# 6. Audio Visual Programs/Publications

There are a host of historical, cultural, and civic institutions that might sponsor the production of either audio visual programs or publications. In most cases, local talent combined with grants from local foundations, state or national funding agencies can result in products that can serve the community as a historical resource for years to come. The publication of a History of Watervliet is just one example of publications needed and of interest to the public.

## o Rensselaer County History, Parts I & II

The Rensselaer County Historical Society produced a slide-tape show for the bi-centennial on the history of Rensselaer County. It is in two parts and can be borrowed by groups or individuals with the equipment provided by the Society. It is used often by clubs and schools as an orientation in local history. An architectural show in a similar format is in the making.

Funding Source: Rensselaer County Historical Society.

## o The Hudson-Mohawk Gateway History

The Hudson-Mohawk Industrial Gateway is in the process of sponsoring the publication of an interpretive history of the Hudson-Mohawk Communities. This will be published by Windsor Press and is being written principally by Rev. Thomas Phelan. The Gateway has researched, written and published a host of other historical pieces which are useful in the preparation of interpretive exhibits and also in area schools.

Funding Source: Windsor Press and paid advertising by local industry.

### 7. Preservation Awards

Preservation awards can be granted annually or at smaller or greater intervals depending on a community's resources. They are usually distributed by local historical societies or preservation organizations with judges taken from the community. When an event is associated with the presentation of the award, it is a great source of pride for the individuals receiving the award and for the community as a whole. Such recognition of exemplary efforts in the preservation of local landmarks, can serve as a catalyst for others when they buy older homes or commercial properties. The plaques awarded may be attached to the owners property as a badge of excellence and community spirit. Preservation awards might be coordinated with National Preservation Week as one of many preservation related activities.

#### o RCHS Preservation Awards

Every two-three years, the Preservation Committee of the Rensselaer County Historical Society convenes to nominate and honor outstanding individual and institutional examples of, or efforts on behalf of, adaptive reuse within Rensselaer County. Those individuals who are chosen are awarded bronze plaques which designate them as recipients of that honor at a special ceremony.

There is an attempt to take the nominees from various categories ranging from individual homeowners, to businesses to government officials who have championed adaptive reuse in the community. The quality of the efforts is judged primarily by its success at preserving those combination of features that contribute to the buildings' individual character and whether it conforms to the Secretary of the Interior's Standards for Historic Preservation.

Funding Source: Rensselaer County Historical Society

## 5.2 Funding Sources

As mentioned earlier in this section, UCP funds will be available to groups sponsoring Park related programs and activities on a 25/75 matching basis. This is intended to spawn the development of new programs while helping to improve the quality and visibility of existing ones. Because this matching money will represent a new local source of funding in an already tight market, it is necessary to outline the criteria for various funding levels and eligibility for UCP funds.

## o Eligibility

Funding preference should be given to groups and individuals whose institutions or areas of activity lie within the UCP communities. It is difficult to imagine a situation in which a group outside the Park area would want to sponsor a regularly occuring or special Park event or program. However, it is possible that there might be an instance in which some person or institution has a particular expertise which might lend itself well to the needs of the Park's programming. Obviously, programming would need to take place within the Park in order to be eligible for Park funds.

Although both groups and individuals would be eligible for Park funding, preference would be given to groups who have support staff to aid them in successful execution of a program. Areas in which an individual might clearly be eligible would be in research efforts or crafts demonstrations where support staff was not necessary for the success of the program.

The development of school curricula and programs, interpretive exhibits, and interpretive publications are a few examples of the programs that could be financially supported under a matching grant program. This encourages local private initiative in the interpretation of the park. All programs, in order to be funded, must further the educational and recreational objectives of the UCP program and demonstrate that they also encourage urban revitalization of, and reinvestment in, UCP resources.

It is recommended that \$15,000 in state funds be made available annually to provide up to a 25% match. The remaining 75% would be provided by the applicant with non-state funds.

## o <u>Criteria for Recommended Funding Levels</u>

The aim of the 25/75 matching monies is not to encourage dependency on the HMUCP for financing, but rather to aid communities, institutions and individuals in achieving higher quality programming with greater visibility. In addition to state funds that will be the matching sources of the basic UCP programs, there are opportunities for funding special projects in interpretation by other means. Interpretive programs such as exhibits, seminars, lectures, or conferences, fall within the guidelines of the National Endowment for the Arts and Humanities. Therefore, such projects,

particularly when co-sponsored with other organizations having a record of quality programming, should be encouraged.

The New York State Council on the Arts has been quite generous in the past with funds for heritage-related projects. Also, many private and corporate foundations are interested in the interpretation of the region's history. Local industries have a good record of partial and entire funding for interpretive projects in schools and museums. A local exhibit and events program at the Albany Institute of History and Art was funded entirely by Travelers Insurance Corporation. Price Chopper funded the entire production of Historic Cherry Hill's Local History packet.

Local historical and arts agencies and museums will prove to be excellent resources for Park projects in terms of co-sponsoring of interpretive projects, as well as giving advice on applying for federal, state and local grant sources. The Federation of Historical Services in Troy provides just this kind of counseling as part of its services to member organizations.

#### RECOMMENDATION FOR PROGRAM REVIEW AND CHANGE PROCESS

The interpretive program must have quantifiable objectives and a mechanism for assessing the program on a regular basis. This will be carried out by setting up a formal review and goal setting process, regular assessment of visitor responses, and regular evaluation by HMUCP staff person.

The HMUCP Commission will host each November a conference of Park constituencies, to include all organizations and individuals providing interpretive programming. This conference will assess the strengths and weaknesses of the interpretive program and make specific recommendations for quantifiable objectives and program changes for the next season. An interpretive advisory body will be set up to assist the Commission in assessing the program on a regular basis through the year.

An important tool in assessing the success of the interpretive program is feedback from the visitor regarding the quality and extent of programming. It is not easy, however, to obtain the type of detailed or carefully considered response from participants needed to make careful review of Park programs. It is recommended that certain steps be taken to help insure careful and accurate responses.

- o Keep the visitor response form short and concise. The questions should be carefully chosen and address only those issues which cannot be answered by means other than direct visitor response. This response form should be no larger than a 5 x 7 file card which can be easily handled. It should allow the visitors to respond in an easy multiple choice format. Visitors who wish to respond more fully could be given space on the reverse side of the card.
- o The cards should be distributed and collected by the same individual during significant points in the Park sequence of events. A captive audience who has been through the

full cycle of events will be the most useful for gauging participant reaction to the Park. Such a point is after the orientation van tour when the visitor has already been through the full sequence. The card could be distributed near the end of the van ride and completed by the participant before they have returned to the orientation centers.

o It will be useless to distribute visitor response cards if they will not be read. It is therefore suggested that the cards be dispersed only when there is a coordinator available to review the responses. The van guide could turn over the response cards to the staff member at the orientation desk. This person might be designated the permanent responsibility of tabulating the responses in his or her spare moments. A master tally sheet that could be filed on a weekly basis, depending on the season, would be used for this purpose. A staff member will need to coordinate the responses on a regular basis rather than waiting until the end of a season. Thus, a response card might only be distributed during non-peak hours of busy weekends so the desk staff will be sure to have the opportunity to tally those responses.

Another mechanism will be needed to gauge the activities not directly related to the offerings of the orientation centers. Some activities take place at theme attractions staffed by non-Park personnel and are under the purview of individual ethnic, religious and cultural institutions. These will need to be monitored in their Park context by an HMUCP staff member whose job it will be to evaluate the entire Park and its programs periodically. At first, this might need to be done on only a yearly basis. However, as visitor numbers grow and events and programs increase in number and scope, it might be necessary to perform this evaluation on a bi-annual basis.

Part of the job of the HMUCP evaluation coordinator might be to devise, distribute, and evaluate questionnaires for the various program chairmen or staff members. The school systems that administer local history programs will most likely be interested in evaluating the effectiveness of their programs for the Board of Regents, district administrators and parents. The organizations that run the ethnic and art festivals will most likely want to keep track of attendance figures, profits, and local participation in their events. The evaluation

coordinator could facilitate these tasks for the various program coordinators by devising uniform questionnaires for these evaluations. This would make the coordinator's job that much easier.

For individuals trying to start or revive projects in the Park region, the coordinator might serve as an advisor, pointing out existing examples of similar projects and what makes them successful. This person could also provide information for resources which would aid the prospective program coordinator in obtaining funding sources and P.R. information.

It is important that the person who coordinates the evaluations of the Park and its programs be the same person, or at the very least have a close working relationship with the staff member who serves as the contact person for Park sponsored projects. In this way, the individual efforts of Park constituents will be coordinated with activities directly sponsored and run by the HMUCP.

#### PROMOTION PLAN

#### 1. BASIS

Most Hudson Mohawk and Capital District residents -- people whose forebearers created the region's history -- are unaware of the historic and cultural significance of the region and the enormous contributions made by it to the development of the nation. Indeed, the American Industrial Revolution began in the communities at the confluence of the Hudson and Mohawk Rivers.

The Hudson Mohawk Urban Cultural Park Commission and its allied public and private organizations seek to bring alive this history in an innovative, dynamic urban "park without fences."

Within this framework the Urban Cultural Park has established as major goals "the education of tourists and residents concerning the historic significance of the area and its role in the industrialization of the country" and "the expansion of both passive and active recreational opportunities".

As part of the development of a Management Plan for the Hudson Mohawk Urban Cultural Park, the Park contracted with Envision Communications to develop a Promotion Communications Plan. That plan, forwarded herewith, seeks to:

- o identify and rank target audiences;
- o develop overall Park theme and message(s);
- o identify media best suited to carry messages;
- o provide detailed project budget estimates; and
- o provide a suggested schedule for development of promotion pieces.

Envision conducted an opinion sampling of area residents, as well as interviewed a number of public and private sector individuals to ascertain their awareness and interests as concerns potential Park activities.

#### This report presents:

- o Attitudinal Survey Results;
- Audience Identification;
- o Suggested Promotional Themes and Messages;
- Suggested Promotional Media; and,
- Suggested Schedule.

#### 2. ATTITUDINAL SURVEY

To assess attitudes of residents of New York State's Capital District as well as profile their leisure-time activities, a telephone survey was conducted from May 23 through May 31, 1984.

A total of 136 respondents completed the survey which encompassed thirteen questions. A copy of the survey is included as Appendix A, as is a tabulation of the results. Those called were randomly selected from the telephone directory.

Respondents were asked, among other items, their ages, family sizes and incomes.

Of the total responding, the following age groups were represented:

Age	Percent
Between 18 and 30	27.4%
Between 31 and 45	37.8%
Between 46 and 59	13.3%
Age 60 and over	21.5%

Family incomes of those responding were:

Income	<u>Percent</u>
Under \$15,000	22.0%
Between \$15,001 and \$30,000	40.7%
Between \$30,001 and \$50,000	30.9%
Over \$50,001	6.5%

Responses center on: 1) leisure-time activities; 2) interest in American History; and, 3) attitudes toward visiting or living in various locales. For each, responses were tabulated for the entire sample and for two sub-sets, those 45 years of age and younger (65.2% of sample) and those 46 years of age and older (34.8% of sample).

## 2.1 Leisure-Time Activities

Respondents were asked to indicate how frequently they participated in each of nine leisure activities. The following ranks those activities for the total sample and two sub-sets.

Activity		Rank	
	Total	18-45	46+
Go on Picnics	1	2	1
Participate in Outdoor Sporting Activities (Softball, Soccer,	2	1	6
Running, etc.)	2	1	U
Go to a Park	3	3	2
Go to Movies/Shows/Concerts	4	4	4
Go to Flea Market/Arts/ Crafts Shows or Garage Sales	5	5	3
Visit a Museum	6.5	6	7
Visit a Historic Site or Take a Tour	6.5	7.5	5
Go to an Educational Event such as a special exhibit	8	7.5	8
Go Boating or Sailing	9	9	9

Not surprisingly, those in the group 46 and older reported less overall leisure time activity. As an example, the frequency of participation in outdoor sporting activities was approximately one-third of the younger group. Those 45 and younger recorded participation in outdoor sporting activities at the average rate of once monthly.

Importantly, all groups ranked museum visits, historic site tours, or visits to educational events very low. The frequency of participation in outdoor sporting activities was approximately one-third of the younger group. Those 45 and younger recorded participation in outdoor sporting activities at the average rate of once monthly.

Importantly, all groups ranked museum visits, historic site tours, or visits to educational events very low. The frequency of attendance in the past year was little more than once annually for each of these activities.

Picnicking and park visits ranked highest among the group as a whole and with those 45 and younger. This group reported visiting a park more frequently than every 60 days, while those 46 and older reported visiting a park on the average of once every six months. Picnicking was reported as an activity undertaken by the total sample more frequently than "every 2-3 months".

When asked how many times yearly respondents visited a park for a half-day or longer, nearly half (49.3%) reported five or more visits. Only one in five (19.8%) responded "seldom or never." Nearly two of every three (61.8%) of the younger respondents reported visiting five or more times a year, contrasted to one in four (25.5%) of the older sub-set.

Of those age 45 or younger, approximately one-third (32.6%) reported park visits at the rate of ten or more times annually, contrasted with 4.2% of those 46 and older.

### 2.2 Interest in American History

Respondents were asked to rate their interest in American History.

Overwhelming majorities (total, 89.6%; 18-45, 85.4%; and, 46+, 95.7%) said that they were very interested or somewhat interested. Less than one percent reported no interest.

Yet, only one in twenty respondents noted membership in any historical or cultural organization (5.1%).

It is our view the self-descriptions of interest in American History are misleading, if not specious. We believe respondents answered as they felt they "should" answer.

This is supported by responses to Question 6. When asked how many historical sites or landmarks were visited in the past year, all groups reported few, if any, visits. Majorities of all groups reported NO visits (Total 56.6%; 18-45, 55.1%; and 46+, 59.6%). Only one in thirty respondents (2.9% reported ten or more visits in the past year.

Finally, less than four in ten respondents (37% felt that, if they were taking a school child on a half-day trip in the Capital District area, doing something "culturally broadening" was extremely important. It must be noted, however, that three quarters of those answering (73%) felt providing an educational activity was extremely important. This disparity of response seems to indicate either a discernment by respondents of subtle differences or, more importantly and likely, a negative reaction to activities termed "cultural". This latter observation is, clearly, of great import to the Park.

### 2.3 Visiting or Living in Communities

To assess residents' willingness and desire to visit communities in the Park, the survey asked respondents to rank the desirability of visiting: Albany, Boston, Cohoes, New York City, Saratoga Springs, Schenectady and Troy. Respondents were asked to put a value on the desirability, with five being the most desirable and one the least.

Respondents rated the two communities in the Park (Cohoes and Troy) the least desirable of all those listed. Nearly half of all polled (48%) gave Cohoes the lowest rating, while more than half (53%) gave Troy a similar measure. The next closest location was Schenectady which was ranked least desirable by approximately one-quarter of those answering (28%).

More than half of those surveyed aged 18-45 (58%) gave Troy the lowest possible rating. This contrast to: Boston, which was rated lowest by 1% of those asked; Saratoga Springs which was rated lowest by 2%; New York City, with 7%; Albany, with 13%; Schenectady with 31%; and, Cohoes with 53%. Only one-tenth of all those asked gave Cohoes or Troy either of the two highest ratings (Cohoes, 9%; Troy, 10%).

Similar responses were found when those polled were asked about the desirability of living in the two communities. Only 7% of all respondents gave Troy the two highest ratings as a desirable place to live. Only 4% rated Cohoes in either of the two highest categories. Importantly, no one aged 18-45 gave Cohoes either of the two highest ratings as a desirable place to live. Troy received 4%.

Approximately three out of every four respondents (77% for Cohoes and 74% for Troy) rated the two communities lowest as a desirable place to live.

New York City, was perceived as a desirable place to visit, but an undesirable place to live. Saratoga Springs and Boston were perceived as desirable places to both visit and live, with the former receiving the most positive responses overall. Nearly half of those responding (47%) viewed Albany as a desirable place to visit, while approximately one-third (30%) felt it was a desirable place to live. Schenectady did not fare as well with 17% seeing it as a desirable place to visit and 16% viewing it as a desirable place to live.

Thus, in the initial phases of promotion, we recommend efforts be heavily directed at Capital District residents (particularly community opinion leaders), museum visitors and school teachers within 50 miles of the Park.

Such an effort will increase general awareness of the Park concept as well as stimulate visits to visitor centers and any specific sites completed and open.

The group tour market is an important target population. The Park should consider retaining professional services to 'package' the Park and promote it to group tour operators.

As more specific sites and venues develop, promotional efforts should be made to known visitors (e.g., returning college alumni and visiting conventioneers) to the Capital District to stimulate their visiting Park facilities. If funds permit, materials should be made available to these groups on an ongoing basis.

Thus, ranked by order, the following target audiences should receive messages detailing the Park's plans and opportunities:

- Community opinion leaders (government officials, media, business/industry leaders);
- o Museum visitors;
- o School teachers:
- o Tour group operators/travel agents; and,
- o Frequent travelers.

Additionally, materials about specific tours and/or venues should be provided to:

- Members of historical societies/preservation groups;
- o History/Architecture students and professors;
- o Returning college alumni; and,
- o Conventioneers.

#### 3. AUDIENCE IDENTIFICATION

As delineated in the request for proposals and the contract between the Park and Envision, primary audiences for promotional purposes are residents and visitors to the Capital District, including tourists and school children.

Important audience sub-groups include:

RESIDENTS (within Capital District SMSA)
Members of historical societies
Members of housing rehabilitation groups
Museum goers
Media
Government officials
Business/Industry leaders
School teachers (especially Social Studies)

NON-RESIDENTS
Frequent travelers
Museum goers
Conventioneers
Returning college alumni
Tour group operators
School teachers (especially Social Studies)
Architecture students/professors
Historical societies

Given the limited promotional budget of the Park, it is not possible to provide broad message coverage to a range of audiences. Therefore, carefully targeting messages is critical.

1 Park budgets do not define specific promotional funds. In general, informational/promotional expenditures usually represent 3% to 5% of an organization's overall income or expenditures. Thus, if the Park anticipates, as projected, tourist expenditures of \$8 million annually, the Park could be expected to expend approximately \$240,000 to \$400,000 annually on promotion targeted to non-residents. Additionally, another \$150,000 could be spent annually on promotion of specific recreational events to residents of the Capital District.

#### 4. THEMES AND MESSAGES

Certainly, any promotional messages must reflect the basic character of the Park and its historical relevance. Yet, it can be safely assumed from the survey results that using "cultural" may have negative connotations. Further, though a park in name, the work "park" conjures for most images of rolling lawn, shrubbery and playgrounds. Though these, clearly, are not negative images, they are found in few instances within the Hudson Mohawk Urban Cultural Park.

Importantly, we feel messages and the name of the Park should convey history AND excitement. Building excitement into the Park need not contravene the historical import of the Park, but only make it a more desirable destination. As the survey showed, combining recreation activities with education is viewed as highly desirable when assessing potential half-day excursions with school-age children.

In considering possible names and themes, we considered:

- o Craftsmen Center
- o Nation's Builders Park
- o Prologue
- o America's Cradle of Industry

We also considered calling it a "sightway", conveying panoramic views with much to see.

The permeation of these phrases which appears the most attractive would convey: exicitement, historical import; acitivity; and causes the reader to pender its meaning.

Initially, Envision considered calling the Park "spark, NATION BUILDERS' SIGHTWAY...Where Water Ignited a Revolution."

Although this name did convey excitement and did cause the reader to ponder its meaning, the name may be too obtuse. Thus, we recommend calling the Park

RIVERSPARK.

This single word can be read ...

"RIVERS PARK" - - connoting a park at the juncture of two great and historic rivers OR,

"RIVER SPARK" - - used with the tag line "Where Water Ignited a Revolution", it conveys excitement, action and wonder.

"Sightway" was not used because of its ambiguous nature.

A new symbol is not recommended for use as a logotype due to: existence of a Park symbol; limited funds to "imprint" any symbol on the public; and, possible problems of using industrial imagery with an environmentally-sensitive population.

Further, any symbol is of limited use in print public relations. These media mandate a typeset word. The current name, being cumbersome in a press story, is often shortened to "the Park" resulting in generic identification. For all these reasons, we feel developing a single, memorable name for the park and using that name only as a logotype is appropriate and effective.

To provide greater character to the name, a number of graphic treatments are possible, all centering on the use of a distinctive typeface which can convey the "feeling" of the Park.

The following pages present a number of typographic treatments of the work "Riverspark". If further graphic identification is desired, we suggest using a second color in reproducing the name, e.g. printing the "s" in a green (PMS 354) with the rest of the word printed in black. If such a treatment is used, the "s" should appear in a 60% screen of black when only one color reproduction is available.

In all applications, the sub-phrase "Where Water Ignited a Revolution" can and should be used.

Riverspark

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RIVERSPARK

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RIVERSRARK

#### 5. MEDIA/VEHICLES

Given the paucity of materials currently available about the Park, as well as the need to produce enduring general information materials for non-developed sites, it is clear a general flyer is needed. This four-color flyer should show renderings of completed sites and present an overall description of the Park, its history and goals.

The flyer should be designed in a format which would allow the inclusion of venue- or event-specific information, in the form of single sheet inserts. In this way, as sites developed, an information "kit", easily carried or mailed, could be produced without having to reprint basic information regularly.

We suggest the 4-color flyer be 6 3/4" x 11", twice folded, first to 6 3/4" x 8 1/2" (forming a pocket), then to 3 3/8" x 8 1/2" (for easy insertion in a number 10 envelope). It should be printed on a 60 lb. cover stock so it is heavy enough to carry a number of insert sheets.

Inserts should print on a similar 60 lb. cover stock so they may be used separately, if desired. All inserts should be of a similar design, each printed with a different second color to make them unique and to, eventually, yield a "rainbow of sites".

To create awareness of the Park in the Capital District and with travel agents, we suggest the Park also produce a series of posters promoting various sites or events.

Finally, given the limited promotion budgets currently delineated, we believe the Park should produce a series of magazine articles suitable for submission to travel magazines and travel sections of major Northeastern newspapers. To accomplish this, the Park must first compile a comprehensive image bank of photos and renderings. These, of course, would begin with the images requisite for production of the first promotion pieces (flyers, inserts and posters).

2 A listing of potential publications for solicitation of interest in such articles is attached as Appendix B.

In addition, if the Park chooses to change its name and logotype, it will, of course, need to produce stationery and sign guides.

We recommend, then, the Park produce the following:

- o Four-color flyer/folder
- o Site/event specific insert sheets
- o Posters
- o Photo/illustration image bank
- o Articles for submission to travel publications
- o Corporate identification standards including basic stationery and signage designs.

As the Park develops and promotion budgets increase, the Park should develop and place advertising in targeted publications. Also, as specific events are developed, Capital District promotion efforts must be undertaken. Materials and budgets therefore cannot now be determined.

Concerning events, we feel they should be developed not only to increase recreational opportunities for Capital District residents, but should be reflective of the specific historical site where they are held. For example, the Park might consider holding: a Weavers' Fair at Harmony Mills; canoe races at Waterford; a "turkey shoot" at the Watervliet Arsenal; a toy train festival on Green Island; a 19th century music/show fest in Troy; etc.

Approximate budget estimates for production of the materials suggested are included as Appendix C.

## SUGGESTED SCHEDULE

As noted previously, certain audiences are more critical at various times in the development of the Park. Thus, we propose the Park develop promotional materials consistent with the development of the facilities themselves.

A schedule for the vehicles suggested earlier follows. As shown, materials should be produced in the following order (with target audiences identified):

	Promotional piece	<u>Audiences</u>
1)	Corporate Identification Stationery Sign Guides	ATT
2)	Image Bank	Media and internal use
3)	General Flyer	Opinion leaders (2,000) State Museum visitors (18,000) Social Studies teachers (5,000) Use with special interest groups - see below (25,000)
4)	Insert (1)	State Museum visitors (18,000) Group Tour operators (2,000) Social Studies teachers (5,000) Special interest groups (25,000)
5)	Posters (3)	Group Tour operators (2,000) Travel agents (5,000) Local distribution (1,000) Preservation groups (1,000)
6)	Articles	Media to frequent travelers and SMSA residents

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	-/ <sub>2</sub>	1 50	85	1 8	18	100	1 60	; ⇔ ~ ∞
Corporate Identification Rough Design Approval Production	XXXX X X	hu!						
Image Bank Illustrations Photography Research/Duplication	XXXXXX XXXXXX XXXXXX	12√ 194° 14√		×		X	<b>5.4</b>	×
General Flyer Design/Writing Approval Production Distribution	XXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXX	KXXXXX	XXXXXX	(XXXXXX)	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXX
Inserts Design/Writing Approval Production Distribution		X X X X X	X XXXXXX	XXX X X XXXXXXX	XX	XXX X X X XXX X3	XXX XXX XXX XXX X X X X X X X X X X X X	XXXX
Posters Design/Writing Approval Production Distribution		XXX XXX XXX	XXXXXX	XXX X X X XXX	X XXXXXX	×	XXX XXXXXX	
Articles Research/Writing Approval Solicitation Placement		XXXX XXXX X	×××	XXX X XXX	* * * * *	X X X		

Given the suggested schedule and the budget estimates contained in Appendix C, base promotional expenditures for the next four years would be as follows:

## Year 1 (7/84 - 1/85)

Corporate Identification Image Bank Flyer - pre-print only	\$ 3,301.00 8,826.00 2,604.00 \$14,731.00
Year 2 (1985)	
Flyer - printing Insert #1 Poster #1 Article #1	\$ 8,860.00 3,451.00 4,648.00 2,200.00 \$19,159.00
Year 3 (1986)	
Inserts #2 & 3 Poster #2 Articles #2 & 3	\$ 6,902.00 4,648.00 4,400.00 \$15,950.00
Year 4 (1987)	
Inserts #4, 5, & 6 Poster #3	\$10,353.00 4,648.00 \$15,001.00

It is stressed these are base-line budget figures. As the Park and its facilities develop, new opportunities and needs for promotion materials will become pressing and should not be ignored. Given the current status of the Park development and its attendant schedule, we recommend annual promotion expenditures of:

1984	\$18,750
1985	\$52,000
1986	\$38,000
1987	\$38,000
1988	\$40,000

# Attituding L Survey Results



Al

## Question 1

Can you tell me how many family members live in your home?

18-45	46-60+	All
1.95	2.21	2.04

## Question 2

Do you have any children living with you?

18-4		46-60+	All
Yes	59.1%	23.0%	46.7%
No	40.9%	77.0%	53.3%

## Question 4

Can you tell me how often you do any of the following in your free time. Please answer Weekly (5), Monthly (4), Every 2-3 Months (3), Every 6 Months (2), Once a Year (1) or Never (0) for each item. Numbers Shown are Average Values.

	18-45	46-60+	All
Go to Movies/Shows/Concerts	3.2	1.7	2.7
Go Boating or Sailing	Section of Section 1	0.9	1.0
Go to a Park	3.5	2.0	3.0
Go to Flea Markets/Arts/Crafts Shows or Garage Sales	2.0	1.8	1.9
Visit a Historic Site or take a Tour	1.2	1.5	1.3

		A2	
Go to an educational event, such as a special exhibit	1.2		1.2
Go on Picnics	3.7	2.5	3.3
Visit a Museum	1.3	1.3	1.3
Participate in Outdoor Sporting Activities (Softball, Soccer, Running, etc.)	4.0	1.4	3.1

How many times each year do you visit a park for a half-day or longer?

	18-45	46-60+	<u>A11</u>
a. 10 or more times	32.6%	4.2%	22.8%
b. Between 5 and 9 time	s 29.2	21.3	26.5
c. Between 1 and 4 times	s 23.6	44.7	30.9
d. Seldom or never	14.6	29.8	19.8

# Question 6

How many historical sites or landmarks - such as Fort Ticonderoga or Saratoga Battlefield - did you visit last year?

		18-45	<u>46-60+</u>	<u>A11</u>
		3.4%	2.1%	2.9%
b. :	Between 5 and 9	3.4	4.2	3.7
c.	Between 1 and 4	38.2	34.0	36.8
d. 1	None	55.1	59.6	56.6



How would you best describe your interest in American history?

	18-45	46-60+	<u>A11</u>
a. Very interested	18.0%	40.4%	25.9%
b. Somewhat interested	67.4	55.3	63.7
c. Very little interest	12.4	4.2	9.6
d. No interest	1.1	0.0	0.8

# Question 8

Are you a member of any historical or cultural organization?

18-4		46-60+	<u>A11</u>
Yes	1.1%	13.0%	5.1%
No	98.9%	87.0%	94.9%



On a scale of 1 to 5, with five being the most desirable and one being the least desirable, describe your feelings about <u>visiting</u> the following communities:

		1	2	3	4	5
Albany	18-45	13%	8%	43%	25%	11%
	46-60+	4	4	26	43	23
	All	10	7	36	31	16
Boston	18-45	1	3	12	23	61
	46-60+	9	6	9	19	57
	All	4	4	10	22	60
Cohoes	18-45	53	21	21	3	2
	46-60+	40	26	21	2	11
	A11	48	22	21	3	6
New York City	18-45	7	10	9	23	51
	46-60+	23	15	15	28	19
	A11	13	12	11	24	40
Saratoga Springs	18-45 46-60+ All	2 6 4	4 9 6	15 6 12	37 43 38	42 36 40
Schenectady	18-45	31	36	19	8	6
	46-60+	21	38	19	13	9
	A11	28	36	19	10	7
Troy	18-45	58	28	6	6	2
	46-60+	43	26	19	6	6
	All	53	27	10	6	4



Once again, please rank on a scale of 1 to 5, your feelings about <a href="https://linear.nlm.nities.nlm.nities">https://linear.nlm.nities.nlm.nities</a>.

		egened.	2	3	4	5
Albany	18-45	34%	16%	24%	22%	4%
	46-60+	32	9	23	21	15
	All	33	13	24	22	8
Boston	18-45	31	19	19	18	13
	46-60+	39	17	4	17	23
	All	33	19	14	18	16
Cohoes	18-45	77	15	8	0	0
	46-60+	77	13	0	4	6
	A11	77	14	5	2	2
New York City	18-45	67	13	12	2	6
	46-60+	77	13	2	6	2
	All	70	13	9	4	4
Saratoga Springs	18-45 46-60+ A11	5 17 9	14 16 14	36 23 32	26 23 25	19 21 20
Schenectady	18-45	44	17	21	11	7
	46-60+	55	19	13	2	11
	A11	48	18	18	8	8
Troy	18-45	75	16	5	3	1
	46-60+	73	11	6	6	4
	A11	74	14	5	5	2



If you were taking a school child on a day trip in the area, how important do you feel it would be to provide an activity which was: (Answer on a scale of 1 to 5 with five being most important.)

important.)		1	. 2	3	Lş.	5
Fun, recrea- tion oriented	18-45 46-60+ A11	0% 0 0	7% 11 8	10% 30 17	21% 23 22	62% 36 53
Educational	18-45 46-60+ A11	0 0 0	0 0 0	3 4 4	18 32 23	79 64 73
Culturally broadening	18-45 46-60+ A11	0 0 0	7 4 6	20 34 25	33 30 32	40 32 37
A combination of recreation and education	18-45 46-60+ All	0 0 0	0 0 0	6 0 2	19 16 17	75 84 81

## Question 12

You are currently in which of the following age groups:

8.	Between 18	and 30	27.4%
b.	Between 31	and 45	37.8%
С.	Between 46	and 59	13.3%
d.	Age 60 and	over	21.5%

# Question 13

Please place your annual family income in one of the following categories:

a	Under \$15,000			22.0%
b.	Between \$15,000	and	\$30,000	40.7%
C.	Between \$30,001	and	\$50,000	30.9%
d.	Over \$50,000			6.5%



# Hudson-Mohawk Urban Cultural Park Awareness/Attitudinal Survey

RESPONDENT NAME	CO			
SEX:	DATE:	ТЕLЕРН	ONE NO.	
Good evening Mr.	(Ms.)		. S	
My name is of Albany, is corresidents concertaking a few min	ning recreat	ion. Would yo	u have any	objection to
(IF THE PERSON H. QUESTIONS. IF TO WISH THEM A GOOD	HE PERSON OF			
(IF THE PERSON AS ARE WORKING FOR A ALBANY AND THE SO ORGANIZATION. IN PERSON STILL OBJ	ENVISION COM URVEY IS BEI F THE PERSON	MUNICATIONS CONDUCTED IN AGREES TO PRO	ONSULTANTS, FOR A LOCAL OCEED, BEGI	INC. OF NON-PROFIT N. IF THE
Question 1				
Can you tell me l	now many fam	ily members l	ive in your	home?
©				
Question 2				
Do you have any	children liv	ing with you?	Yes	No

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Question 3
What are their ages?,,,,
Question 4
Can you tell me how often you do any of the following in your free time. Please answer Weekly (5), Monthly (4), Every 2-3 Months (3), Every 6 Months (2), Once a Year (1) or Never (0) for each item.
Go to Movies/Shows/Concerts
Go Boating or Sailing
Go to a Park
Go to Flea Markets/Arts/Crafts Shows or Garage Sales
Visit a Historic Site or take a Tour
Go to an educational event, such as a special exhibit
Go On Picnics
Visit a Museum
Participate in Outdoor Sporting Activities (Softball, Soccer, Running, etc.)
Question 5

How many times each year do you visit a park for a half-day or longer?

- a. 10 or more timesb. Between 5 and 9 timesc. Between 1 and 4 times
- d. Seldom or never

Α	0
1	~9



Question 6	
How many historical sites or landmarks - such as or Saratoga Battlefield - did you visit last year	Fort Ticonderoga ?
a. 10 or more b. Between 5 and 9 c. Between 1 and 4 d. None	
Question 7	
How would you best describe your interest in Ameri	ican history?
a. Very interested b. Somewhat interested c. Very little interest d. No interest	
Question 8	
Are you a member of any historical or cultural organical	ganization?
a. Yes b. No	
c. Name:	
Question 9	
On a scale of 1 to 5, with five being the most des being the least desirable, describe your feelings the following communities:	
a. Albany b. Boston c. Cohoes d. New York City e. Saratoga Springs f. Schenectady g. Troy	

		A10
--	--	-----

Que	CZ.	£.	Ĺon	howard	0

Once	agai	n	, p1	Lease	rank	on	a	scale	of	1	to	5,	your	feelings	about
livir	ıg î.i	1	the	follo	owing	COI	nmı	ınîtie	3 .						

living in the following communities:
a. Albany b. Boston c. Cohoes d. New York City e. Saratoga Springs f. Schenectady g. Troy
I have only a few more questions if you don't mind.
Question 11
If you were taking a school child on a day trip in the area, how important do you feel it would be to provide an activity which was: (Answer on a scale of 1 to 5 with five being most important.)
a. Fun, recreation oriented b. Educational c. Culturally broadening d. A combination of recreation and education
Question 12
You are currently in which of the following age groups:
a. Between 18 and 30 b. Between 31 and 45 c. Between 46 and 59 d. Age 60 and over





4					
Question 13					
Please place you catagories:	ur annual fa	mily incom	e in one	of the	Eollowing
a. Under \$15,000 b. Between \$15,0 c. Between \$30,0 d. Over \$50,000	000 and \$30,				
END - Thank then any other commen			time and	help. If	they have
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## Travel Publications



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American Way 1701 West Marshall Drive Grand Prairie, Texas 75050

East/West Network, Inc. 488 Madison Avenue New York, New York 10022

TWA Ambassador The Webb Company 1999 Shepard Road St. Paul, Minnesota 55116

Accent 1720 Washington Boulevard Box 2315 Ogden, Utah 84404

Away 888 Worcester Street Wellesley, Massachusetts 02181

Discovery Magazine Allstate Plaza Northbrook, Illinois 60062

Family Motor Coaching 8291 Clough Pike Cincinnati, Ohio 45244

Mobile Living Box 1418 Sarasota, Florida 33578



Northeast Outdoors Box 21801 Waterbury, Connecticut 06722

Transitions 18 Hulst Road Amherst, Massachusetts 01002

Travel and Leisure 1350 Avenue of the Americas New York, New York 10019

Travel/Holiday Magazine Travel Magazine, Inc. 51 Atlantic Avenue Floral Park, New York 11001

Travelore Report 225 South 15th Street Philadelphia, Pennsylvania 19102

A.S.U. Travel Guide 1335 Columbus Avenue San Francisco, California 94133

Asta Travel News 488 Madison Avenue New York, New York 10022

The Star Service Sloane Agency Travel Reports Box 15610 Fort Lauderdale, Florida 33318



The Travel Agent 2 West 46th Street New York, New York 10036

Travelscene Magazine 888 7th Avenue New York, New York 10019



Cl

# Corporate Identification Standards.

Includes development of basic logotype applications for letterhead, second sheet, news release form, #10 envelope, 9 x 12 envelope, business cards, informational and directional signage.

### Labor

Project management (24 hrs @ \$45)	\$1,080.00
Design/layout (36 hrs @ \$36)	1,296.00
Mechanicals (16 hrs @ \$30)	480.00
Purchased Services	
Typography	80.00
Photostats	325.00
Miscellaneous supplies	40.00
TOTAL	\$3,301.00



Image Bank.

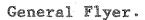
Photo/illustration file consisting of six four-color artist's renderings, 100 35mm slides of original photography and 30 historic images reshot on 35mm film, each complete with captions.

# Labor

Project management (12 hrs @ \$45) Research/writing (40 hrs @ \$36) Production oversight (16 hrs @ \$24) Photography (6 days @ \$400)	\$540.00 1,440.00 384.00 2,400.00
Purchased Services	
Renderings Film/processing Model fees	2,400.00 1,062.00 600.00

TOTAL

\$8,826.00



50,000 copies. Each to be 6 3/4" x 11", folded to 3 3/8" x 8 1/2". To print four-color process, two sides on 60 1b. Lithofect Suede cover or equivalent. To include ten process illustrations, each approximately 3" x 3".

# Labor

Project management (12 hrs @ \$45)	\$540.00
Research/writing (7 hrs @ \$30)	210.00
Design/layout (30 hrs @ \$36)	1,080.00
Mechanicals (5 hrs @ \$30)	150.00
Production supervision (9 hrs @ \$26)	234.00

# Purchased Services

Photo prints/photostats Typography Separations Printing/folding		210.00 180.00 1,500.00 7,360.00
	TOTAL	\$11,464.00



C4

Event/Venue Specific Insert.

50,000 pieces, each 3 1/4" x 8 1/4". Prints B + 1 PMS/B + 1 PMS on 60 1b. Lithofect Suede cover or equivalent. To include three halftones, each  $\pm 3$ " x 3". Delivered flat.

# Labor

Project management (8 hrs @ \$45)	\$360.00
Research/writing (10 hrs @ \$30)	300.00
Design/layout (21 hrs @ \$36)	756.00
Mechanicals (3 hrs @ \$30)	90.00
Production supervision (3 hrs @ \$26)	78.00

# Purchased Services

Typography/photoprints Printing/trimming Miscellaneous materials		102.00 1,750.00 15.00
	TOTAL	\$3,451.00



# Posters.

9,000 each of three. Each to print four-color process, one side on 70 lb. Lithofect Suede text or equivalent. Each to be  $\pm 18"$  x 24" and to include four photographs, each  $\pm 8"$  x 10".

# Labor

Project management (15 hrs @ \$45)	\$675.00
Design/layout (60 hrs @ \$36)	2,160.00
Mechanicals (16 hrs @ \$30)	480.00
Production supervision (15 hrs @ \$26)	390.00
weband Cowriana	

### Purchased Services

Photoprints/photostats Typography Separations		360.00 85.00 2,750.00
Printing/trimming		7,045.00
	TOTAL	\$13.945.00



C6

Public Relations Articles.

Solicitation, writing and general coordination of placement of three articles concerning Park history and attractions.

# Labor

Project management (60 hrs @ \$45) Research/writing (120 hrs @ \$30)		\$2,700.00 3,600.00
Expenses		300.00
	TOTAL	\$6,600.00

#### RECREATION PROGRAM

### INTRODUCTION AND SUMMARY

Expanded recreational opportunities and special events are an integral part of our urban cultural park. They add an important dimension of fun and excitement to the UCP, help to shape positive image of this area as "an exciting place to work, live, and visit," help to promote the interpretive themes of the UCP and its communities, and have a substantial direct and indirect economic impact on this region.

Key features of the recreational program include:

- o regularly scheduled river boat tours
- o linear parks along historic canals
- o passive recreational park at Peebles Island (State Office of Parks, Recreation and Historic Preservation project)
- o expanded boat access to river with new ramps above and below Federal Dam
- o scenic overlooks
- o promotion of bicycling and fishing

The fostering of recreational and cultural events, park celebrations, and festivals is a high priority for the Hudson Mohawk UCP. In order to maximize these special events and enhance UCP recognition, the Commission will actively seek to engage other local organizations in the regional planning, coordination, and promotion of events.

To support these goals, the following initiatives would be undertaken:

- o hiring of Promotional Assistant
- o establishment of Events Clearinghouse
- appointment of Review Panel to screen applications and make funding recommendations
- o stimulation of events clustering to broaden audience appeal, increase attendance, and diminish unproductive competition

Expanding the recreational opportunities for residents and visitors is one of the four principal goals of the Urban Cultural Park program and will be an important feature of the Hudson-Mohawk UCP. The following sections detail our Recreational Program. In order to develop this program, it was first necessary to assess the recreational resources and activities/events existing in the park. We recognize the importance of building on what we have. The result was a detailed Survey of Recreational Resources and an Inventory of Events in our UCP. Our Recreational Program then includes recommendations for expanding active and passive recreational opportunities and for fostering special events in our region.

## 1. SURVEY OF RECREATIONAL RESOURCES

This task surveys the active and passive recreational resources in the Hudson Mohawk Urban Cultural Park. This inventory includes both those that are presently existing and those resources that could potentially be developed. The resources are divided into the following 11 categories, each including a summary sheet and a separate description of each resource:

- 1.1 Scenic Overlooks & Sightseeing Resources
- 1.2 Fishing Habitats
- 1.3 Boat Docking & Access Sites
- 1.4 Bicycle Trails
- 1.5 Community Gardens
- 1.6 State Parks and Trails
- 1.7 Green Island Parks
- 1.8 Watervliet Parks
- 1.9 Troy Parks
- 1.10 Waterford Parks
- 1.11 Cohoes Parks

APPENDIX: Definition Summary Chart Categories



No.	1.1 SCENIC OVERLOOKS AND SIGHTSEEING RESOURCES  Name of Resource	Status	Type of	Interpretive Va.	Potential	
1	River Park Overlook	G.1.	D	Р		
2	Prospect Park Overlook	Troy	RI	Р		8
3	Oakwood Cemetery	Troy	D	Р		*
4	Johnston Mansion	Cohoes	RI	P	9	¢.
5	Cohoes Falls Overlook	Cohoes	RI	Р	•	0
6	Waterford Museum Overlook	W'ford	RI	Р		ø
7	Lock Six Overlook	W'ford	RI	Р	8	
8	Cohoes Falls Overlook (Waterford)	W'ford	Ų	P	0	٥
9	Hudson River/Boat Cruises	НМИСР	RI	Р	*	6
10	Heritage Trail	нмиср	RI	Р	6	8
					***************************************	

#### SCENIC OVERLOOKS & SIGHTSEEING RESOURCES

(1) RIVER PARK OVERLOOK (Green Island)

Overlooks the federal lock and dam which marks the end of the salt water estuary with tidal influence and the beginning of the Barge Canal System.

(2) PROSPECT PARK OVERLOOK (Troy)

A panoramic view of industrial South Troy, portions of downtown Troy, and the Hudson River.

(3) OAKWOOD CEMETERY (Troy)

Scenic view of Lansingburgh (North Troy) and the confluence of the Nudson and Mohawk Rivers from various locations in the cemetery.

(4) JOHNSTON MANSION (Cohoes)

Overview of downtown Cohoes and Harmony Mills.

(5) COHOES FALLS OVERLOOK (Cohoes)

A breathtaking view of Cohoes Falls. The overlook is a developed park with benches overlooking the falls.

(6) WATERFORD MUSEUM OVERLOOK (Waterford)

A pastoral view of the Champlain Canal and Goat, Second and Peebles Island. The access road requires improvement and some landscaping needed. See discussion under State Parks of proposed Waterford Champlain Canal Park which would be adjacent to this overlook.

(7) LOCK SIX OVERLOOK (Waterford)

View of locks #5 and 6 and floodgates on the Barge Canal can be seen from the observation deck, which also offers a birdseye view of Lock 6 in operation.

(8) COHOES FALLS OVERLOOK (Waterford)

Spectacular view of Cohoes Falls, Harmony Mills and part of Cohoes from the undeveloped Waterford side of the Mohawk River. Access is difficult and necessitates bushwacking a short distance to reach a path along the cliff.

(9) HUDSON RIVER/BOAT CRUISES

Boat cruises on the Hudson River have the potential of being a major attraction to the HMUCP. Regular cruises could be developed between Troy and Cohoes (Matton Shipyard)/Waterford. This would give tourists the experience of going through the Federal Lock.

(10) HERITAGE TRAIL

This 26 mile signed route interconnects the HMUCP's historic resources and its six communities. Tourists will be able to go on guided and self-guided tours over this trail by bus, auto or bicycle. It is the only urban trail in New York State to be designated a National Recreation Trail by the U.S. Department of the Interior.



1.2 No.		Status	Type of	Interpretive Var	alst potential	
1	Hudson River	нмиср	Addition to the same	A		٥
2	Mohawk River	Cohoes- W'ford	g	Α	8	
3	IDA Lake	Troy	4	Α		
4	Burden Pond	Troy	1	А		
5	Wright Lake	Troy	1	Α		
6	Bradley Lake	Troy	t	А		
7	Sugarloaf Pond	W'ford	1	Α		
8	Lansingburgh Reservoir	Troy	1	Α		
9	Woods Pond	Cohoes	1	А		Address of the second
10	Poestenkill River	Troy	1	Α		Achelished devenment
						The state of the s

#### FISH HABITATS

The relative abundance and types of fish found in the streams and pond in the HMUCP are listed on the attached chart, prepared by the Department of Environmental Conservation.

The following describes the fish habitats in our two major waterways:

#### (1) HUDSON RIVER

Stripers, shad, northern pike, walleye, smallmouth bass, yellow perch, white perch, blue back herring, alewives, and an occasional tiger muskee are found in the Rudson River in our area.

Fishing is prohibited (illegal) from the Federal Dam north to the first impassible barrier (e.g. dam just below Cohoes-Waterford bridge) due to excessive PCB and other chemicals in the water. Below the Federal Dam, fishing is permitted, but Dept. of Environmental Conservation officials expressed concern about eating this fish due to chemicals in the water.

#### (2) MOHAWK RIVER

Fishing is permitted (legal) only above the Cohoes-Waterford dam and Lock 2 of the Barge Canal. Fishing is excellent, but illegal, at the mouth of the Mohawk River near Peebles Island, Cohoes, and Waterford. Largemouth bass, carp, and shad are particularly abundant in this area.

 $\mathsf{Fish}$  species list and their relative abundance in seven ponds and one stream in the Hudson Mohawk Urban Cultural Park.

<u>SPECIES</u>	(3) Ida <u>Lake</u>	(4) Burden Bond	(5) Wright Lake	(6) Bradley <u>Lake</u>	(7) Sugarloaf Pond	(8) Lansingburgh Reservoir	(9) Woods Pond	(10) Poesten <u>Kill</u>
Largemouth bass	С		Α	C		R		
Smallmouth bass				С	R		R	
Chain pickerel	C							C
Bluegili	Α		A	A		A		R
Pumpkinseed	Α	R	С	R	Å	R	С	
Black crappie	R	С	С	R		A		
White crappie								
White perch			R	С				
Yellow perch	С	R	С			R		
Rock bass		R	R	С			R	C
Yellow bullhead								
Brown bullhead	С	С			Α	С	R	
Golden shiner	C	C		c	Å	c		
American eel	С		R	C				A
White sucker	C	A	R	C		R		С
Carp	c	A	R			C		
Goldfish	С				С		· A	
Brown trout								¢ .



1. No.	A REPORT OF THE PROPERTY OF TH	Status	Type of	Interpretive Vo.	The Potential	
1	Van Schaick Island Marina (private)	Cohoes	D	A,P	The state of the s	
2	Riverfront Park (docking only)	Troy	D	Р	The state of the s	69
3	Troy Motor Boat and Canoe Club (private)	Troy	D	A,P		
4	Battery and Button Parks (docking only)	W'ford	D	р		0
5	Hudson Shores Park Emergency Access Ramp	W'vliet	U	А		
6	Proposed Van Schaick Island Boat Ramp	Cohoes	U	A		
7	Proposed Burden Building Dock	Troy	V	Р		•
			*			
and the second						
And in contrast of the contras						
				3333		

#### BOAT DOCKING AND ACCESS SITES

(1) VAN SCHAICK ISLAND MARINA (Cohoes)

This private boating club, requiring a membership fee, is located along the Hudson River on Van Schaick Island in Cohoes. The marina has slips, docking facilities, and launching facilities for large boats.

(2) RIVERFRONT PARK (Troy)

This park has docking facilities for marine craft along its seawall and is located in downtown Troy.

(3) TROY MOTOR BOAT AND CANOE CLUB (Troy)

This private club has facilities for launching and docking boats for members and is located at 763 First Street in North Troy.

(4) BATTERY AND BUTTON PARKS (Waterford)

Boats can dock temporarily along the seawall of these parks in the Village of Waterford near the approach to Lock #2.

(5) HUDSON SHORES PARK EMERGENCY ACCESS RAMP (Watervliet)

This dirt and gravel ramp was designed to provide river access to boats in case of emergency. This site, located just north of the Congress Street bridge in Watervliet, has potential for development to provide public boat access along with expanded parking facilities. The City of Albany provides the closest boat access location south of the Federal Dam.

(6) PROPOSED VAN SCHAICK ISLAND BOAT RAMP (Cohoes)

The NYS Office of Parks, Recreation and Historic Preservation has plans to build a public boat access ramp adjacent to Matton Shipyard on state owned property. This would be tied into the development of Peebles Island State Park.

(7) PROPOSED BURDEN BUILDING DOCK (Troy)

Docking facilities at this site would be an important link for riverboat tours, providing river access to this important visitor facility.



1.4 No.	BICYCLE TRAILS  Name of Resource	Location	Type of	Interpretive Ve	wist Potential	
9	Heritage Traíl	НМИСР	D	А	8	8
2	Crescent Bikeway	Cohoe	s D	A		
3	Uncle Sam Bikeway	Troy	D	A	The state of the s	
Was due ou construction						
					Market State	
200					THE REAL PROPERTY OF THE PARTY	
No. of the Contract of the Con						
			- Commission of the Commission			

#### BICYCLE TRAILS

Bicycle Trails are given three classifications. Class I is a signed trail used exclusively for bicycles, Class II is a signed route on a public road with a designated bicycle lane, and Class III is simply a signed route on a public road.

The major bicycle routes within the Hudson-Mohawk UCP are as follows:

#### (1) HERITAGE TRAIL

This National Recreation Trail designated route follows public streets and serves to interconnect the historic resources and communities of the park. The trail is signed and mostly Class III, with the exception of one or two Class II sections.

#### (2) CRESCENT BIKEWAY (Cohoes)

This Class I bikeway utilizes the former New York Central right-of-way through Cohoes from Alexander Street in the southeast and connects with the Colonie Bikeway in northwestern Cohoes. The trail has a gravel and cinder surface.

#### (3) UNCLE SAM BIKEWAY (Troy)

This 3.0 miles, 8 feet wide, paved bikeway is a Class I route utilizing the former Boston  $\epsilon$  Maine Railroad right-of-way. This bikeway begins at Middleburg St. and Ingalls Avenue, and ends at 124th Street in the northern tip of Troy.

The Crescent and Uncle Sam Bikeways are interconnected with Class II and Class III trails as well as the Heritage Trail. All are part of a Capital District Trail System. Our bicycle trails connect to the south with the Hudson Riverfront Bicycle Trail (Class I). The trail begins in Albany and ends in Watervliet. The other connection to the regional system is with Colonie Bikeway to the north via the Crescent Bikeway.



No.	1.5 COMMUNITY GARDENS  Name of Resource	Staur	Type of	Interpretive to	The Potential	
1	Peebles Island Community Garden (C.G.)	W'ford	D	A		
2	Eleventh & Eagle C.G.	Troy	D	A	- Andrew Handle Control	
3	Knickerbacker Park C.G.	Troy	D	A		
4	Ninth Street C.G.	Troy	D	А		
5	Eighth Street C.G.	Troy	D	А		
6	Washington ε 4th Street C.G.	Troy	D	А		
7	Frear Park C.G.	Troy	D	А		
8	Oakwood Front C.G.	Troy	D	А		
9	Sunnyside C.G. (9th & Ingalls)	Troy	D	Α		
10	Swift & 7th St. C.G.	Troy	0	A		
11	Fr. Flanigan's Farm C.G. (5th Ave.)	Troy	D	А		
				441184		- novas

#### COMMUNITY GARDENS

Community gardens provide an opportunity for urban dwellers to grow their own vegetables, while strengthening the sense of neighborhood and the quality of life. Capital District Community Gardens, Inc. is a local non-profit organization that provides management, coordination, and preparation of gardening sites, as well as technical assistance. The gardens, with plots available to the public at a nominal fee, are located at sites delineated on the Recreational Resource Inventory Summary.



No	1.6 STATE PARKS AND TRAILS  Name of Resource	Localic	Status	Type of	Interpretive ve	wist potential	
1	Peebles Island State Park		W' ford	Ü	A,P		8
2	Lock 6 Canal Park		W <sup>1</sup> ford	D	P t.		6
3	Waterford Flight Trail		W'ford	RI	А,Р	<b>.</b>	8
4	Champlain Canal Park (proposed)		W¹ ford	U	А,Р	•	8
5	Lock 2 Canal Park		W¹ ford	D	Р	8	Ð
					THE STATE OF THE S		
					-	,	
						In Y.	
		TOTAL CONTRACTOR OF THE PROPERTY OF THE PROPER				And the state of t	

#### STATE PARKS AND TRAILS

### (1) PEEBLES ISLAND STATE PARK (Waterford)

This 132-acre state park is an undeveloped island, that is located at the juncture of the Hudson and Mohawk rivers with archeological remains of Revolutionary breastworks and the former Cluett, Peabody & Co. bleachery, now used as offices and shops for the State historic site system. Since 1973 it has been owned by the State Office of Parks. Recreation and Historic Preservation in the Capital District it is considered unique for its park-like nature; excellent views of the rivers, waterfalls, and historic communities; wide variety of plant and wildlife; and its own important historic and archeological heritage. OPRHP intends to develop the park for activities such as picnicing, hiking, jogging, bicycling, and cross country skiing.

#### (2) LOCK 6 CANAL PARK (Waterford)

This attractive park with picnic tables and observation deck is located adjacent to Lock 6 of the Barge Canal, the highest of the five locks in Waterford. The park is relatively hidden and requires good signage to increase accessibility.

#### (3) BARGE CANAL TRAIL (Waterford)

This trail, when completed, would go along the famous Waterford Flight, a series of 5 locks that is the highest rise of any on the system (165 ft.). The trail has been constructed along most of the canal and will link Battery Park at the foot of the Village of Waterford with each of the locks and the Mohawk River at the top of the flight.

#### (4) CHAMPLAIN CANAL PARK - PROPOSED (Waterford)

This proposed linear park would run along the towpath of this National Register site from the Mohawk River to Broad Street and Lock 2 in the Town of Waterford. This park would include a picnicing and parking area at the southern end of the canal at Champlain Canal Lock 4 which is currently used to regulate water flow from the Mohawk for the Barge Canal. This site would also be linked to the Waterford Museum and Cultural Society which overlooks this scenic location.

#### (5) LOCK 2 CANAL PARK (Waterford)

This scenic park in the Town of Waterford is located at the Intersection of the Barge and Old Champlain Canals and is near the Village of Waterford and Peebles Island. This triangular park is bounded by Lock 2 and the Barge Canal on one side; the 1854 Champlain Canal Sidecut Locks, which connected this canal with the Hudson River, on a second side; and the Champlain Canal on the third side. The well-kept lawns are perfect for picnicing.



No.	1.7 GREEN ISLAND PARKS  Name of Resource	Location	Status	Type of	Interpretive vo	Potentia.	
1	Paine St. Park		G.I.	D <sub>.</sub>	А		
2	Veterans Memorial Stadium			D	А		Č
3	River Park			D	Р	p	9
4	Vietnam Memorial Park			D	А,Р		
5	Green Island Tennis Courts			D	Α		
		Propries					
		And the state of t			:		
		A CONTRACTOR OF THE CONTRACTOR					

### GREEN ISLAND PARKS

(1) Palne Street Park

The park has ice skating rink in the winter, mini-basketball courts, shuffle-board, whiffleball, totland, swings, wading pool, and volley ball courts.

(2) Veterans Memorial Stadium

This Stadium located at Arch and Cohoes Avenue is used for softball leagues, Summertime programs and track.

(3) River Park

Located on Hudson Avenue, it is a sitting park overlooking the scenic Hudson and the Federal Dam and Lock.

(4) Vietnam Memorial Park

This park situated underneath the Collar City Bridge is ideal for rainy weather recreation. The park has handball courts, basketball courts, tennis courts, totland, an Ice skating rink in the winter and a sitting park overlooking the Hudson.

(5) Green Island Tennis Courts

This park located on Cohoes Avenue has several tennis courts.



No.		location	Status	Type of	Interpretive Vo	wist potentie	
1	Persian Green	1	yliet	Ď	А,Р		
2	7th St. Park	en transportante		D	A,P		
3	Reds Field			D	Α		
4	Veterans Memorial Facility	Annual Commence of		D	А		
5	Fourteenth St. Park	Co-Complete Complete		D	A		
6	Fifteenth St. Park	A challenge of the chal		D	А	Antimorphy (Common of the Common of the Comm	
7	Clinton Park			D	А	or or designation of the latest of the lates	
8	Brotherhood Park			D	Α		
9	Hudson Shores Park			D	A,P		0
		Translation of Parameters					

#### WATERVLIET PARKS

(1) Persian Green

Located on Fourth Street and Second Avenue it has playground apparatus, a wading pool and a volley ball court.

(2) Seventh Street Park

This park located on Seventh and Third Avenue has playground apparatus, a wading pool, a patio area for picnicing and volleyball courts.

(3) Reds Fleld

Located at Eighth and Third Avenue it has softball fields and basketball courts.

(4) Veterans Memorial Facility

This facility located at Second and Thirteenth Street has two indoor tennis courts, a basketball court, and, in winter, ice skating. All activities are open to the public.

(5) Fourteenth Street Park

This park located on Fourteenth Street and Second Avenue has one softball field.

(6) Fifteenth Street Park

Located at Nineteenth and Second Avenue it has playground apparatus, a wading pool, a bocce ball court, and a volley ball court.

(7) Clinton Park

The park located at Nineteenth and Seventh Avenue has playground apparatus and a Wading pool.

(8) Brotherhood Park

This park located at Nineteenth an Second Avenue has playground apparatus, a wading pool and volley ball courts.

(9) Hudson Shores Park

The Park located on  $23^{\rm rd}$  Street just off 787 has benches & picnic tables on the Hudson.



No.	1.9 TROY PARKS  Name of Resource	Location	Status	Type of	Interpretive vo.	wist potention	
1	Corliss Park		Troy	Ð	A,P		1
2	120th St. Park			D	А		
3	112th St. Park			D	A,P		
4	Powers Park			D	Р		
5	Knickerbacker Park			D	A,P	The second secon	
6	Cragin Ave. Park			D	p		
7	Hillside 10th Park			D	Α		
8	Rileys Park			D	A,P		
9	9th St. Park			D	A,P		
10	Beman Park			D	А,Р		
Ħ	Canal Tot Park			D	A,P		
12	Canal Playground Park			D	A,P		



1.9 TROY PARKS -page 2

		Š	1	, \ 2			
No.	Name of Resource					1 m	
13	Monroe Park	T	оу	D	A,P	The state of the s	
14	Geer Park	(Control of the Control of the Contr		ם	А	400 Carlos Carlo	
15	Sheridan Park	returbling of the second		D	А		
16	Kinloch Park			D	А,Р		
17	Beldons Pond Park	Contract of the last		D	A,P		
18	Prospect Park	A Company of the Comp		D	A,P	•	8
19	Frear Park	-		Ð	A,P		
20	Riverfront Park			D	P	9	9
21	Collar City Bridge Park			D	А		
22	Poestenkill Gorge Park	de la constante		RΙ	P	•	
23	Burdens Pond Park		A.C.	RI	A,P	ø	o
24	Herman Melville Park			D	P		•

#### TROY PARKS

### (1) CORLISS PARK

This park located on Eighth Ave. has playground equipment, a basketball court, a volleyball court and natural woodlands.

#### (2) 120TH ST. PARK

This park situated on 120th St. and 4th Ave. has playgroundequipment, basketball facilities, softball and baseball fields, benches and skating in the winter.

#### (3) 112TH St. PARK

This park located on 112th St. and 4th Ave. has playground equipment. basketball facilities, softball and baseball fields, benches and skating in the winter.

#### (4) POWERS PARK

This park located on 2nd Ave. and 4th Ave. has benches, picnicing, shelter and open space.

### (5) KNICKERBACKER PARK

This park situated on 7th Ave. and 105th has playground equipment, basketball softball and baseball fields, football fields, tennis courts, a swimming pool, wading pools, skating, parking facilities and open areas.

## (6) CRAGIN AVE PARK

This park which is located on the south end of Cragin has open areas only.

#### (7) HILLSIDE 10TH ST. PARK

This park located on 10th St. has playground equipment, basketball courts and skating.

#### (8) RILEYS PARK

This park located at Eighth and Ninth St. has playground equipment, basketball courts and open areas.

(9) 9TH ST. PARK

This park has playgnound equipment, basketball courts and open space.

#### (10) BEMAN PARK

This park situated at Peoples Ave. and 15th St. has playground equipment, basketball courts, tennis courts and benches.

#### (11) CANAL TOT PARK

This park located on Canal Ave and 3rd St. has playgroun equipment and benches.

#### (12) CANAL PLAYGROUND

This park situated at Canal Ave. and 5th St. has basketball, softball, open areas, a sheltered platform and skating in the winter.

### (13) MONROE PARK

This park located at Monroe Ave. and 4th St. has basketball, benches and skating in the winter.

#### (14) GEER PARK

This park located at Thompson St. has playground equipment, basketball courts, softball, baseball, and football fields, volleyball courts and skating.

#### (15) SHERIDAN PARK

This park located on Sheridan Ave. has playground equipment and basketball courts.

#### (16) KINLOCH PARK

This park situated on Parameter St. has playground equipment, basketball courts, softball and baseball fields, natural waters, open areas and skating in the winter.

#### (17) BELDONS POND PARK

This park located on Pawling Ave. and Pinewood Ave. has natural woodlands areas, natural waters and open areas.

#### (18) PROSPECT PARK

This multifunctional park located off Congress St. has playground equipment, basketball courts, softball and baseball fields, tennis courts, volley ball courts, a swimming pool, sledding, bicycle trails, hiking trails, picnicing, benches, shelters, natural woodlands, open areas and parking areas. It also offers panoramic views of Troy and the Poestenkill River.

#### (19) FREAR PARK

This multifunctional park located on North Lake Ave. and Oakwood Ave. has playground equipment, basketball courts, softball and baseball fields, a football field, volleyball courts, swimming pools, wading pools, skating sledding, bicycle trails, hiking trails, picnicing, benches, shelters, natural woodlands, natural waters, open areas, golf and a parking area.

### (20) RIVERFRONT PARK

This park located on Front St. in downtown Troy has picnicing, benches overlooking the Hudson, parking and open areas.

#### (21) COLLAR CITY BRIDGE PARK

This park located on 2nd Ave. and Hoosick St. has playground equipment, basketball courts and parking.

### (22) POESTENKILL GORGE PARK

This scenic and historic park, located on Linden Ave., had been an important industrial site for hundreds of years, using the power generated by the series of waterfalls. The park has hiking trails, picnicing, benches, parking and natural woodlands.

#### (23) BURDENS POND PARK

This pond located on Campbell Ave. has skating, hiking trails, picnicing, natural woodlands and a parking area.



No.	*	Hon	Status	THIS OF C	Interpretive Var	alst potential	
and the second s	Knickerbacker Park	W	ford	ä	P		
2	Soldiers & Sailors Memorial Park			D	Р		
3	Fourth Street Park			D	А		
4	Geiger Field			D	Α		
5	Garrett Field			D	Α		
6	Clement Playground	And the second		D	Α		
7	Button Park			D	P	9	8
8	Battery Park			D	Р	ð	0
9	Flatiron Park			D	Р		L. COR
10	Washington Avenue Canal Park			D	Р	8	*
ī 1	Butler Park			D	Р		
					0144		

#### WATERFORD PARKS

#### (1) KNICKERBACKER PARK

This park located at First and Broad Sts. has several benches overlooking the Mudson.

(2) SOLDIERS AND SAILORS MEMORIAL PARK

This park located on the Hudson River has a few benches overlooking the river.

(3) FOURTH ST. PLAYGROUND

This park has swings, slides, a wading pool, a baseball field, a basketball court and two tennis courts.

(4) GEIGER FIELD

This park located in the village of Waterford has slides, swings, a basketball court and a bocce court.

(5) GARRETT FIELD

This park located on Hutchinson Lane has baseball fields and five tennis courts.

(6) CLEMENT PLAYGROUND

This park located at the top of Clifton St. has swings and slides, a basketball court and a baseball field.

(7) BUTTON PARK

This park is located at the foot of Third Street along the entranceway to the Barge Cana just below Lock 2 and is adjacent to the bridge to Peebles Island. Boats can temporarily dock there.

(8) BATTERY PARK

This park is located at the foot of First Street in the Village of Waterford along the entrance to the barge canal just below Button Park. The Park offers a picturesque view of the Hudson River and Peebles Island. Boats can temporarily dock there.

(9) FLATIRON PARK

This beautifully landscaped park sits at the intersection of Broad and Sixth Streets, forming an attractive crossroads in the heart of the Village.

(10) WASHINGTON AVENUE CANAL PARK

This park is located along the Erie Barge Canal just above Lock #3 on Washington Avenue. It has parking, and several benches overlooking the canal.

(11) BUTLER PARK This landscaped park is located at the intersection of Washington Avenue and Seventh Street.



No.	1.11 <u>cohoes parks</u> Name of Resource	location		Status	Type of C	medpretive Vale	ad Potential	
1	Lansing Park		Coho	)e5	D	A	, Andrews (Alberta	
2	West End Park	and the second s			D	Α		
3	Sunset Park	мей черезуул ш.б.ей-			Đ	Α	e constantina	
4	Greenbriar Park				D	Α		
5	Berkley Park	PROPERTY STATES OF THE STATES	***************************************		Đ	А		
6	George Street Park	de State de La Company de general de la Company de la Company de general de la Company de general de la Company de la Company de general de la Company	-		D	A		
7	Craner Park	The second secon			D	A		
8	Alexander St. Park	West and Control of the Control of t			Û	A		
9	Heartt Ave. Park	Personal Security Control of Security Control			D	А		And the second
10	Van Schaick Park				D	Α		***************************************
11	Erie Canal Recreation Way				RI	Р	0	8
12	Erie Canal Lock 18				D	Р	8	

#### COHOES PARKS

#### (1) LANSING PARK

This park located on James St. has a picnic area, playground area, two baseball diamonds, two tennis courts, a basketball court and a pool.

#### (2) WEST END PARK

This park situated on Columbia St. and Amity St. has a playground area.

#### (3) SUNSET PARK

This park located on Reservoir St. has a tennis court, a basketball court and a playground area.

### (4) GREENBRIAR PARK

This park located at 3rd St. and McDonald Dr. has a baseball field and playground area.

#### (5) BERKLEY PARK

This recreation area located on Berkley Ave. has three baseball fields, tennis courts, a handball court, a basketball court and a playground area.

#### (6) GEORGE ST. PARK

This park located on George St. and Lancaster has a baseball field and a playground.

#### (7) CRANER PARK

This park located on North Mohawk St. has a baseball field, a basketball court, a tennis court and a playground area.

#### (8) ALEXANDER ST. PARK

This park situated at Alexander and Central Ave. has tennis courts and basketball courts.

#### (9) HEARTT AVE. PARK

This park located at Heart Ave. and River St. has a playground area.

#### (10) VAN SCHAICK PARK

This park located on Continental Ave. has tennis courts, a basketball court, a playground and a skating pond.

### (11) ERIE CANAL RECREATION WAY

This hiking and biking trail extends contiguously from North Cohoes to South Cohoes utilizing the abandoned bed of the Eric Canal. The majority of the Eric Canal Locks 8 through 18 are still intact and in good condition. All are double locks.

#### (12) ERIE CANAL LOCK 18 (1837-42)

This double masonry lock, just west of 252 N. Mohawk Street, is one of the best preserved in the entire Cohoes series of locks. It is part of the city's Erie Canal Recreationway.

### APPENDIX

### DEFINITIONS OF SUMMARY CHART CATEGORIES

This identifies in general terms the current extent of or need for development to maximize accessibility and/or use (visitation). "U" means UNDEVELOPED, "R I" means REQUIRES IMPROVEMENTS, and "D" means DEVELOPED.	indicates if the resources could be used by the general public for active (A) or passive (P) recreational pursuits.	E VALUE: An area is assigned interpretive Value on the basis of known information or on the likelihood that the area possesses some historical significance or may have value in interpreting the ecology of the area. A@indicates that the resource has interpretive value.
STATUS:	TYPE OF USE:	INTERPRETIVE VALUE:

is assigned on the basis of whether a resource would primarily attract residents from within the HMUCP area (o) or visitors from both inside and outside the park area ( $\alpha$ ).

TOURIST POTENTIAL:

### 2. INVENTORY OF EVENTS

Special events are an important way for residents and visitors to celebrate and enjoy their UCP. They play a vital role in the areas of recreation, interpretation, and economic development. This inventory, to our knowledge the first of its kind in the Hudson-Mohawk region, enables us to assess what events are occurring in the park. It is hoped that it will facilitate improved coordination and promotion and enable interested parties to determine if new events or combinations of events are needed to maximize public participation.



# INVENTORY OF EVENTS Event Location Sponse

) E E	Event	Location	Sponsor	Attend.
JANUARY				, mar combant graph is , mar hand and
***************************************	Cohoes Merchants Semi-Annual Sale	Downtown Cohoes	Cohoes Commerce & Industry	acomin rima
Various	Various Events/Hockey	RP1 Fieldhouse	Various	2,000
Various	Concerts	Troy Music Hall	Various	006
A A M	Art Exhibit	RCCA	RCCA	300/mo.
Various	Musicals	Coboes Music Hall	Heritage Artists Ltd.	150-300
		,	e de la companya de l	ander an ever
FEBRUARY		unggroummikedi	44	
Early	Snow Carnival (2 weeks)	Q_ Q_	i a	5,000
Various	Various Events/Hockey	RPI Fieldhouse	Various	006
Various	Concerts	Troy Music Hall	Various	
Various	Musicals	Coboes Music Hall	Heritage Artists Ltd.	150-300
A11	Art Exhibit	RCCA	RCCA	300/mo.
ىمىتى <u>ر. مەركىيى</u> دىرى			Tankan Tanka	ONE WATER
and down thin below the second	MAAAOOOSEINA		, gangana Assada	
MARCH				
Late	International Culture Month	0.	<u>a.</u>	
Various	Various Events	RP1 Fieldhouse	Various	1-8,000
Various	Concerts	Troy Music Hall	Various	006
Various	Musicals	Cohoes Music Hall	Heritage Artists Ltd.	150-200



# NVENTORY OF EVENTS

Month	Event	Cocation	Sponsor	Attend.
MARCH (cont.)		<u>Andrew Andrews</u>	ppermission of the second	1. Marie 1. Apr. p. 1.
A	Art Exhibit	RCCA	RCCA	300/mo.
			in manufacture and a second and	
		- Olasava		A COLUMN POR
APRIL		outlesson mont		
Early	International Culture Month	85	RP	
Early)	Spring Garden & Flower Show	RPI Fieldhouse	Audrey Hoffman Enterprises	
Early)	Spring Fever Day(Gardening Workshops)	Russell Sage	Coop. Extension & Russell Sage 400	900
Early	Grand Marshall Week (Paradu-Downtown)	a.	ā.	
Various	Tours & Cruises	Various	батемау	
Various	Various Events	RPI Fieldhouse	Various	1-8,000
Various	Concerts	Troy Music Hall	Various	006
Various	Musicals	Cohoes Music Hall	Heritage Artists Ltd.	150-200
All	Art Exhibit	RCCA	RCCA	300/mo.
	,			
MAY			7	***************************************
Σ.	Heritage Trail Marathon	Start & finish-Troy	Troy Parks & Rec./HMUCPC	150 runners
£	Watervliet Arsenal Open House (Armed Forces Day)	Watervliet Arsenal	Watervliet Arsenal	1,000 -



# INVENTORY OF EVENTS Event Location Sponse



MAY (cont.)  Mid-late)  Mid-late)  Mid-Late)  Mid-Late)  Mid-Late)  Mid-Late)  Mud-Late)  Mussell Sage Graduation (Sunday)  Various  Various  Various  Various  Various  Various  Various  Mart Exhibit  Aut Exhibit  BOHGING Fair	nual Open House	uzzy endystenická y zgrafeni MAH Economi		
NYS Bureau RPI Gradual RPI Alumni Russell Sa Tours & Cr Various Ev Concerts Art Exhibi	ric Sites Annual Open House day) (Sat. & Sun) tion (Sunday)	YAN BOOM		·
and the second of the second o			NYS Off. of Parks, Rec., &	200
ranna at villa tat patrion di la colori della colori dell		2. Q.	RPI	3,000
ggroupe and set of methods in the second set of the second	tion (Sunday)	- d	RP	1,500
y Gregoria des CERTA de métado de Servicio de La Companya del la companya de la c		Russeil Sage	Russell Sage	
makang makand 15 no gogo ina okasar nayang na at ang kananda esem, ina kat at ana ana na nagatitan dalambaran	neede virential 2-4	Various	Gateway	
anergypelinerhaldet fine er er godd ei er fel e		RPI Fieldhouse	Various	1-8,000
u] -	allung (A) (Para A) (TAAA)	Troy Music Hall	Various	500
egyeppedamic costeru. Tepä ist anticos eurom pyrimen alahikaaturan	procession of the Partie	RCCA	RCCA	300/mo.
nguyang papalakan da	and the second s	од о		gant of gaster and a second of the second of
Sensorum		March 100 me debug		· · · · · · · · · · · · · · · · · · ·
OCAPANA PROPERTY AND		J ) ) }	Renss. Org. United for Senior Endeavs. (ROUSE) & Renss. Co. Dept. of Aging	, 000 , 000
Early Arts & Crafts Festival	ivaì	Riverfront Park	RCCA	5.000
Various Ethnic Festivals		Riverfront Park	Various/RPI/Troy Parks & Rec. 600 -	. 600 - 1,500 ea.
Mid - Late Heritage Festival		Downtown Cohoes	Cohoes Historical Soc.	oben/mundow-lake
Mid - Late Flag Day Parade		<b>√</b> 0 ~ 1	Flag Day Committee	<b>PANICACION</b> ES
Various & Cruises		Various	Ga teway	anne hijing quanadis



# Event Sponso

S	Event	LOCALICIE	50.570	
JUNE (cont.)				8 - CO
Various	Various Events	RPI Fieldhouse	2001 - EN	2
A	Art Exhibit	RCCA	RCCA	300/mo.
n vincinia de la composició de la compos		And the second second		
300.4				, ,
Various	Ethnic Festival	Riverfront Park	Rec.	005,1-009
Various	Pop Concerts	Riverfront Park	Various/Troy Park & Rec.	500-1,000
Saturdays	Farmers Market	Downtown Troy	Community Gardens	200
and the party an	Cohoes Merchants Semi-Annual Sale	Downtown Cohoes	Cohoes Commerce & Industry	,
Various	Tours & Cruises	Various	Gateway	
and the same of th	Various Events	RPI Fieldhouse	Various	1-8,000
	Art Exhibit	ACCA	RCCA	300/mo.
MAN CONTRACT				
AUGUST	,			2007
Various	Ethnic Festival	Riverfront Park	Various/KPI/ITOY Farks 6 NEC-	
Various	Pop Concerts	Riverfront Park	Various/Troy Parks & Rec.	000,1-005
Various	Russell Sage Summer Theater	Russell Sage	Russell Sage	
rzayek (Aragona)		······································		



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	100	るで		A Storn
	The state of the s	AND	A A A SA S	
AUGUS! (CORE.)	in might release		n nada yezaya	
Saturdays	Farmers Market	Downtown Troy	Community Cardens	C C C
Various	Tours & Cruises	Various		3
Various	Various Events	RP: Fieldhouse	Na Contraction	6
				0000
	Ancora a sa a	**************************************		
SEPTEMBER	MQPMAAA 9880 (N PM A M A M A M A M A M A M A M A M A M	e e e e e e e e e e e e e e e e e e e		The second of th
Labor Day Weekend	RPI Opening Weekend	D. OC		
Early	Uncle Sam Weekend Gala (Parade, pageant, graveside event)	Lansingburgh	USC Sam Comm	9
Early	Riverfront Park Anniversary Celebration (w/fireworks)			0000
		Kivertront Park	City of Troy	3,000
anadanaya wa aba	if ifoy sales	Downtown Troy	DTBA	0.00017
and the construction	Pepsi Challenge Race	Troy	Troy YWCA	
Late	RPi Homecoming Weekend			
Various	Tours & Cruises	Various	Gateway	
Saturdays	Farmers Market	Downtown Troy	Community Gardens	· .
Various	Various Events	RF! Fieldhouse	i i i i i i i i i i i i i i i i i i i	6
A	Art Exhibit	RCGA	2	1-8,000
Andrine personal activities	Tennis Tournament	Prospect Park	TO THE PROPERTY OF THE PROPERT	
		,	CADA	************************************



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Share				, gyerow
Month	Event	Location L	Sponsor	Ž
OCTOBER		The state of the s	Annier der Vertrette der V	Device the second secon
Early	Hudson River Celebration (5 Parents Weekend)	Riverfront Park	RP	1,000
Б В	Open House	Lansingburgh Academy Center	Varíous/Lansingburgh Academy Center	50-200
Z.	Parents Weekend	Russell Sage	Russell Sage	
ž	Education Weekend Concert (parents & children) Russell Sage	Russell Sage	Russell Sage	850
Various	Tours & Cruises	Various	Gateway	
Various	Concert	Troy Music Hall	Various	006
Various	Musicals	Cohoes Music Hall	Various	150-200
Saturdays	Farmers Market	Downtown Troy	Community Gardens	500
Various	Various Events	RP! Fieldhouse	Various	1-8,000
A	Art Exhibit	RCCA	RCCA	300/≅0.
indo-physika a maka wa muza wa s				
NOVEMBER				
Thanksgiving	Troy Turkey Trot	Troy	Troy Parks & Rec/Miller Brewing Co.	5,000
Various	Various Events	RPI Fieldhouse	Various	1-8,000
Various	Concerts	Troy Music Hall	Various	006
Various	Musicals	Cohoes Music Hall	Heritage Artists Ltd.	150-200
— —	Art Exhibit	RCCA	RCCA	300/mo.



### Location

Nonth N	Event	Location	Sponsor	Attendi
DECEMBER		gay gayaya kanadan	ago paga paga paga paga paga paga paga p	the many transfer and the second seco
۳ ج د	Christmas Greens Show	Hart-Cluett Mansion	Van Rensselaer Garden Club & RCHS	5,000
Various	Various Events/Hockey	RPI Fieldhouse	Various	1-8,000
Various	Concerts	Troy Music Hall	Various	900
Various	Musicals	Cohoes Music Hall	Heritage Artists Ltd.	150-200
energy e	Art Exhibit	RCCA	<b>4</b> 008	300/mo.
A Company day also agreed		у принципанти принципанти принципанти принципанти принципанти принципанти принципанти принципанти принципанти	arma arimin nobilitino	
MISCELLANEOUS/ON-GOING	ON-GOING	- Anna Anna Anna Anna Anna Anna Anna Ann	man Maria (Principal Principal Princ	
On-going	Museum & Exhibits	RCHS	Renss. Co. Hist, Society	
On-going	Museum & Exhibits	£ 7.0 «	Renss. Co. Junior Museum	
On-going	Museum & Exhibits	Waterford	Waterford Historical Museum & Cultural Center	
On-going	Museum & Exhibits	Watervillet Arsenal	Watervliet Arsenal Museum	
OctMay	Chamber Music Concerts (4)	Emma Willard	Friends of Chamber Music	
Sept May	Concerts, Plays, Lectures	e de Cara	98	
Sept May	Concerts, Plays, Lectures	Russell Sage	Russell Sage	
manifolds (see frequency of the manifolds (see frequency of the manifolds (see frequency of the manifolds (see			·	aggayansaansa fansiiridakki keelifa kalkii
				- Aller

3. RECOMMENDATIONS FOR EXPANDING ACTIVE RECREATIONAL RESOURCES AND EVENTS AND INCREASING PASSIVE RECREATIONAL OPPORTUNITIES

These tasks provide, in chart form, a listing of recommendations for developing active and passive recreational resources and events in the Hudson-Mohawk UCP. This region is rich in natural and scenic resources. Many require development to facilitate public access and the development of a site's inherent recreational potential.

The implementation of these recommendations can expand the recreational opportunities for hundreds of thousands of residents and visitors alike and facilitate the preservation, interpretation, and economic development of the Hudson-Mohawk UCP.

In addition to the recreational opportunities presented in the following pages, it should be noted that shopping, walking, and sightseeing are amongst the most common and important forms of recreation that will occur in the park. The numerous quality discount and specialty shops, fine restaurants, attractive historic commercial districts, and scenic attractions will greatly enlarge the recreational possibilities of the Hudson-Mohawk UCP.

### 3.1 - RECOMMENDATIONS FOR ACTIVE RECREATIONAL RESOURCES AND EVENTS

ACTIVITY/RESOURCE	DEVELOPMENT RECOMMENDED - Promote through fishing contests.	POTENTIAL AUDIENCE	ADMIN/MAINT RESPONSIBILITY	COMMISSION ROLE
Fishing	- Improve DEC's fish stocking program Design & produce brochure to promote fishing opportunities in HMUCP.	58,000 trips (local)	D.E.C.	Promotion
Boating/Boat Access Ramp Sites	- Develop boat access ramp near Matton Shipyard on Van Schaick Island, Cohoes by OPRHP. Develop boat access ramp below Federal Dam at Watervliet's Hudson Shores Park Research types of recreational boating opportunities available in Hudson and ways to encourage, including events.		OPRHP  City of Watervliet to maintain Ad Hoc Committee	None Facilitator Facilitator
Anything that Floats Race (Boating Event)	(on-going successful event) - Seek coordination with other activities to increase attendance.	Participant of the Control of the Co	R.P.I.	
Champlain Canal Canoe Race (Proposed Boating Event)	<ul> <li>Establish committee of canoe enthusiasts and Waterford residents to pursue feasibility (after plans finalized to clean-up canal).</li> <li>Develop as part of large Waterford festival/celebration.</li> </ul>	10,000	To Be Decided	Promotion Facilitator Partial Funding
Bicycling/ Bicycle Trails	- Upgrade Heritage Trail to Class II   (i.e. bike lanes) where feasible - Extend Hudson Riverfront Bicycle   Trail north to Green Island - Design & produce brochure/map of   bicycling trails in the HMUCP.  - Develop bicycle trail (Class I & II)   from Tibbitts Ave. in Green Island   north to Peebles Island & Waterford	10,000	Respective community Watervliet	Advocate with communities & D.O.T.  Encourage thru funding match or prepare in-house

3.1 - RECOMMENDATIONS FOR ACTIVE RECREATIONAL RESOURCES AND EVENTS

f					New Str. Community of the Community of t
COMNISSION	Promotion Partial funding	Ald in informing residents	Planning assist. Promotion, Awards Ceremony	Promotion	
ADMIN/MAINT RESPONSIBILITY	Mohawk-Hudson Wheelmen	Community Gardens, Inc.	Troy Park & Recreation/HMUCPC	Taconic Hiking Club	
POTENTIAL	2,500	800 families	150 runners		,
DEVELOPMENT RECOMMENDED	- Develop sponsorship and leadership to ensure this potentially major event can occur annually - Tie in with other activities to increase attendance.	- UCP communities and state agencies should provide land and other assistance to enable community gardens to operate in all UCP communities and in sufficient numbers to meet need.	- Continue this event, now in its 7th year.	- Promote urban hikes and hiking in natural areas within UCP.	
ACTIVITY/RESOURCE	Heritage Trail Bicycle Ride (Event)	Gardening/ Community Gardens	Running/ Heritage Trail Marathon and 10K Run (Event)	Hiking	

3,2 - RECOMMENDATIONS FOR INCREASING PASSIVE RECREATIONAL, OPPORTUNITIES

COST	\$500,000	\$80,000	\$85,000
SIGNAGE TYPE/#		Dir7 Inter-2	Dir4 Inter-1
PROMOTION METHODS	Brochure, signage	Part of brochure/map promoting recreational/ interpretive opportun- ities in Waterford Park brochure	Park brochure/map and include in brochure/map promoting Waterford's recreational/interpretive opportunities.
MAINTENANCE RESPONSIBILITY		Town of Waterford	Town of Waterford
DEVELOPMENT RECOMMENDED		- Develop linear park from intersection with Barge Canal at Lock #2 south to the Mohawk River to include: - clearing and rebuilding towpath along canal general clean-up of canal and environs, clearing of brush, landscaping	- Create parking and park at southern end of canal at Champlain Canal Lock 4 for picnicing and scenic overlook, to include clearing brush, landscaping, restoring Lock #4, pedestrian bridge across canal to connect park and Waterford Museum, picnic tables, benches, grills, directional and interpretive signage.
RESOURCE	Peebles Island State Park	Old Champlain Canal Linear Park Champlain	Lock Park & Overlook

3.2 - RECOMMENDATIONS FOR INCREASING PASSIVE RECREATIONAL OPPORTUNITIES

DEVELOPMENT RECOMMENDED  - Complete development of trail along Barge Canal from Battery Park at Hudson River to Lock #6 to connect Locks 2,3,4,5 and 6.	0	MAINTENANCE RESPONSIBILITY D.O.T./OPRHP	PROMOTION METHODS Park brochure/map and include in brochure/ map promoting Water-	SIGNAGE TYPE/# Dir10	COST \$25,000
- landscaping, - landscaping, - trail and int	onal	D.O.T./OPRHP	ford's recreational/ interpretive opportunities.	Dir8	2,500
observation deck.  - Develop into major  hub for linear park	observation deck.  Develop into major tourist attraction and bub for linear parks and other recreational and the fortunestive opportunities. (See detailed	.0.0.1		Dir4 Inter-2	145,000
discussion under Public Facility Plan).  - Improve access through widening or build new entrance road off Saratoga Avenue.  - Connect with Old Champlain Canal Park by building step or ramp down to canal.  - Landscaping, and directional and interpressionary.	QJ	Town of Waterford		Dir3 Inter-1	
Develop parking, building path, brush clearing, and directional signage.		Town of Waterford	Park brochure and Include in brochure/ map of Waterford		
- Placement of interpretive signage		Green Island	Part of park brochure/	Dir2 Inter-1	
- Improve directional signage and add interpretive sign - Expand parking facilities - Make repairs & improvements required to restore overlook,	d to	City of Cohoes	Park brochure/man Cohoes brochure	Dir4 Inter-1	

3.2 - RECOMMENDATIONS FOR INCREASING PASSIVE RECREATIONAL OPPORTUNITIES

COST	\$47,000		2,000	250,000	40,000	75,000	1,165,000	- SIAD Own,
SIGNAGE TYPE/#	Dir2 Inter-6	ogomphammahari Adabasi (1997) ya miyyyindin mari	Dir2 Inter-1		Dir4 Inter-1	D1r6		
PROMOTION METHODS	Park brochure/map and Cohoes brochure Tour stop		Park brochure/map Tour stop	Park and Troy brochure				
MAINTENANCE RESPONSIBILITY	Cohoes Board of Education		City of Troy	City of Troy	City of Troy	City of Troy		
DEVELOPMENT RECOMMENDED	- Clear trees obstrucing view to east and north (downtown Cohoes and Harmony Mills), replant to prevent erosion, and necessary	- Develop pathway along edge of hill - Interpretive map signage showing points of interest to include Erie Canal, Cohoes, Peebles Island, Waterford, Van Schaick Island and Trov.		- Expansion of park to north & south.	- Fencing, trail widening and signage.	- Construct concrete observation platform, - Erect fencing and lighting for security.	- Develop riverfront park adjacent to Burden Building in South Troy	
RESOURCE	Barmony Hill Overlook		Prospect Park Overlook (Troy)	Riverfront Park Expansion	Burden Pond Park	Poestenkill Gorge Historic Park	Burden Park (proposed)	

4. RECOMMENDATIONS FOR FOSTERING PARK CELEBRATIONS, FESTIVALS AND EVENTS

Celebrations, festivals and events are an integral part of an urban cultural park. The objectives of these activities is to add an important dimension of fun and excitement to the UCP, help to shape a positive image of this area as "an exciting place to work, live, and visit," further the goals of the urban cultural park program, help to promote the interpretive themes of the UCP and its communities, and have a substantial direct and indirect economic impact on this region.

The Hudson-Mohawk UCP Commission makes the following recommendations in an effort to stimulate coordination of events to maximize recreational opportunities in the park and to maximize UCP exposure.

Strengthening Existing Events. The inventory of Events prepared as part of this Recreation Plan demonstrates both the variety and large number of events that are currently taking place within the UCP. It is important for the Commission and event sponsoring organizations to focus on increasing attendance at existing events. The establishment and maintenance of an Events Clearinghouse would represent an important first step.

The Clearing house would include a communication mechanism to facilitate both input and feedback. A quarterly distribution of events schedules for the following 12 month period would afford organizations the opportunity to adjust or schedule their events' dates to minimize conflict and maximize cooperation. The Rensselaer County Council for the Arts, which serves all communities within our UCP, would be the preferred organization to perform this clearinghouse function.

Encourage Clustering of Events. A good way to build on existing events is by bringing together a variety of events and activities that complement each other and can be promoted as a package. This generates a wonderful sense of activity and excitement and can dramatically increase attendance. The events can span a day or a full weekend and will often have a theme to help tie it all together. Events taking place in or near a commercial district will enable businesses to benefit from the increased traffic of people. Coordination of events with sales and other promotional efforts can maximize this economic impact.

While events will occur throughout the year, for most organizations the winter is a planning season. The Commission proposes to hold an annual meeting of event sponsors, business associations, and other interested parties each November. The purpose of this meeting would be to improve coordination and promotion of events and to promote the clustering of these events where feasible.

Promotional Assistant and Promotion. The Commission recommends the creation of the position of Promotional Assistant who will report to the Executive Director of the Commission. The Promotion Assistant will provide support, coordination, and promotion for interpretive and recreational programs. This person will identify potential sponsors for events and events for sponsors.

Cooperative advertising offers a cost efficient method of promoting UCP related activities and will be encouraged. Public Service Announcements, feature stories, and the development of news events will also be pursued to maximize exposure of the UCP and special events.

Events Funding. The HMUCP Commission would establish a Review Panel that would review all applications in accordance with published guidelines and make recommendations to the Commission on events to be funded and level of funding. Specific criteria will be established at the time of program implementation.

Eligible Sponsor: Any non-profit organization or individual sponsored by a non-profit organization.

Funding: Up to 25% of the cost of the event. This share must be matched with non-state funds. Funds will be awarded under written contracts for services and will be paid on a reimbursable basis.

Funding Guidelines: All applicants must demonstrate that the proposed event furthers the educational and recreational objectives of the urban cultural park program and encourages urban revitalization of, and reinvestment in, urban cultural park resources. Preference will be given to events that are conducted in cooperation with other activities, show extensive and high quality impact on the public, can become and remain self-sustaining, and demonstrates potential for future growth. The ability of an event to draw visitors from outside the park will also be a factor. Applicants must agree to use the park logo or tag line on all promotional material.

<u>Application Timetable</u>: Applications should be submitted on Commission forms:

Ву

### For events to take place after

February 1 May 1 August 1 November 1 May 1 September 1 November 1 February 1

Applications may be submitted up to one year prior to scheduled date of event.

Budget: \$25,000 per year. This will be matched against \$75,000 in non-state funds.

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### I. Visitation

How many people will visit each of the visitors' centers. theme attractions and historic sites? How many will visit the park as a whole? How will the visitation figures change over the years?

Answers to these questions are somewhat conjectural: they depend not only on whether the park concept and public facilities plan is implemented as proposed, but also on such factors as how well the park is promoted, the quality of exhibitions, demographic changes in the local population, regional tourism trends, and the strength of the national economy.

To estimate numbers of visitors, the consultants looked at specific comparables in the northeast on a facility basis as well as aggregate numbers of visitors that could be attracted by the combination of park facilities, special events and attractions. Hudson-Mohawk Urban Cultural Park (UCP) visitor projections are listed below for the start-up year of 1986 as well as for two target years of 1991 and 1996.

VISITOR PROJECTIONS	1986	1991	1996
Facilities Visitation	25,000	75,000	175,000
Events & Festivals 1	30-40,000	40-60,000	60-80,000
TOTAL VISITATION	55-65,000	115-130,000	235-255,000

As the table indicates, we estimate that total UCP attendance could be 55-65, 000 in the start-up year of 1986,

These figures are conservative in that they do not include Troy Savings Bank Music Hall or Cohoes Music Hall attendance.

when at least one visitors' center could be open. By the fifth year of operation, the park's yearly attendance could be 115-135,000, when several of the major theme attractions would come on line. It is assumed that all major attractions and historic sites could be completed within ten years, or by 1996. At this point a full range of events and festivals could account for an annual visitation of one quarter million people.

The rationale for these projections is described further in this chapter, and comparables are presented in the appendix. In general, these figures indicate that by 1991, the UCP could represent a tourist attraction comparable to Sleepy Hollow Restoration in Westchester County. And by 1996, the UCP could be a tourist attraction comparable to Lowell, Massachusetts.

These figures are nonetheless conservative. Based on Lowell's and Sleepy Hollow's experience, visitors can be expected to visit an average of two facilities on each occasion. This would double the number of visits, as opposed to the number of visitors.

In addition, the UCP can anticipate a large number of casual visits. These include Uncle Sam Mall shoppers who take a stroll along the riverfront park; Cohoes Speciality shoppers who drive to the Cohoes Fall overlook; children playing ball in the proposed Burden park; joggers along the Erie Canal; and most important, people who come to the downtowns because of the exciting and positive image created by the UCP. These casual visitors are the key to the park's indirect economic benefits, in terms of increasing the interest of people in working, doing business and especially living in the six Hudson-Mohawk communities.

### 1.1 1986

The key assumption of the 1986 projections is that the only significant new addition to the UCP public facilities will be one or both of the two visitors' centers. These facilities will be orientation centers for the park as a whole and will represent the primary generators in terms of 1986 attendance figures. Existing facilities include the Rensselaer County Historical Society, Russell Sage, the Rensselaer Polytechnic Institute, Troy Savings Bank Music Hall, and Cohoes Music Hall. In addition, bus tours, walking tours, festivals, and other interpretive and recreation programs will be initiated.

These UCP elements will generate approximately 25,000 facility visitors. The visitation figures for the visitors' centers are largely based on the Rensselaer County Junior Museum, which now has 22,000 visitors a year excluding out-reach and special events. These visits are relatively evenly distributed throughtout the year: organized school tours which peak in early spring are balanced by individual family visits which peak in mid-winter and late summer. It is assumed that the visitors' center will be able to quickly duplicate the Junior Museum's success by promoting school and tourist bus tours and by building on the Hudson-Mohawk Industrial Gateway's established track record of 3,000 people joining the bus, boat and walking tours.

In addition to 25,000 people visiting UCP facilities, it is anticipated that there will be about 30-50,000 people attending festivals and other special events in the UCP. These include ethnic and arts & crafts festivals in downtown Troy's Riverfront Park; a downtown Cohoes streetfair; and the opening of the Watervliet Arsenal to the public several weekends in the year. All of these festivals and special events already occur. This would bring total formal UCP attendance to about 55-75,000 people in the start-up year.

### 1.2 1991

The key assumption of the 1991 projections is that much of the UCP plan will be completed, including the following facilities and elements:

- o An industry interpretive center at the Burden Building surrounded by a park leading to the river.
- o Expansion of exhibitions at the Rensselaer County Historical Society and Rensselaer Polytechnic Institute.
- o Exhibits at the Harmony Mills Turbine Room.
- Outdoor exhibits on canals at the Waterfront Lock 2, connected to a network of canalside parks and paths.

- o Tours of the Rensselaer & Saratoga Shops.
- O Opening of the Watervliet Arsenal Museum to the public on a regular basis.
- o Park improvements at Matton Shipyard/Peebles Island, the St. Mark's Church, Troy Riverfront Park, Watervliet Riverfront Park, Overlook Parks and elsewhere.
- O A regularly scheduled boat tour.

All of these projects appear to be feasible within the short-term future, based on current public and private commitments.

It is also assumed that the UCP will expand its calendar of special events. Canal canoe races at Waterford, a flea market at one of the UCP sites, an antique car parade, waterfront fireworks, and outdoor concerts are just some of the ideas that could be pursued.

The total anticipated facilities attendance is therefore estimated at 75,000 people; the total special events attendance is estimated at 40,000-60,000 people; for a new total of 115,000-135,000 visitors in 1991.1

The total number of facility <u>visits</u> -- as opposed to visitors -- would also increase to approximately 150,000. As before, the number of casual visits would likewise increase.

### 1.3 1996

The year 1996 has been selected as the target year in which to achieve the entire UCP facilities plan. The key assumption is that, by this year, the UCP could include:

lIt should be noted that shared advertising, expanded bus tours, etc. will increase attendance at the visitors' centers and other existing facilities. This increase has, however, been discounted from the 1991 totals since it will be absorbed by the anticipated multiple attendance figure of people visiting more than one facility on the same day. In Lowell for example, total attendance is estimated at 170,000 people. This translates into 400,000 visits if all of the individual sites are counted separately without discounting multiple visits.

- o A museum of water power and of the cloth industry at the Harmony Mills with improved access to the Cohoes Falls.
- o A rail exhibit in the Rensselaer & Saratoga Rail Shops in Green Island, perhaps featuring tourist train rides.
- A home museum in the Herman Melville house in Lansingburgh.
- o A shipbuilding exhibit -- perhaps featuring a private shipbuilder -- at the Matton Shipyard.
- o Improvements to other public facilities, including Rensselaer Polytechnic Institute, the Troy Savings Bank Music Hall, and the Cohoes Music Hall.

Also by this time, the Hudson-Mohawk UCP Commission could achieve:

- A year round attraction based on its museum and school attendance.
- o High name recognition based on its promotion efforts, organized tours, and inclusion in a well known and popular statewide system of UCP parks.
- Repeat visitation based on its park attractions, riverboat tours and special events.

Were this entire program to be successfully implemented, the UCP could achieve facility visits by as many as 175,000 people plus 60,000-80,000 people to its special events, for a grand total of 235,000-255,000 people. As before, there could be as many as 350,000 facility visits due to people going to more than one attraction in the same day. And there could be a high number of people who will "stumble" across one or several of the UCP's attractions, scenic sites, or districts.

### 1.4 Implications

There are two major inferences that can be drawn from these visitation calculations: the first relates to parking and design; the second relates to economic impacts.

First, prudence dictates that the visitors' centers and other facilities be designed to accommodate the 1991 visitation projections with possible expansion capability to the 1996 visitation projections. This would mean designing for an attendance figure of 15,000-25,000 people in each facility. on the average. Based on comparables, the resulting peak hourly attendance would therefore be 125 to 175 people. The anticipated weekday peaks (10:00 to 1:00) would relate to organized school tours; the weekend peaks (2:00 to 4:00) would relate to visits by the general public and tour buses. The greatest attendance would probably be on weekends. This suggests a minimum need for 1000 square feet of exhibit space, an audio-visual room to accommodate 50 people (size of a standard tour bus) and a maximum of 50 parking spaces (based on 3 people per car). These guidelines have been adopted in the design concepts presented in the next chapter.

Secondly, the visitation calculations suggest that direct economic impacts should be related to formal visits to park facilities and events, but that indirect economic impacts should be related to the number of informal visits. Direct economic impacts include purchases of retail goods, food and drink, gasoline, hotel stayovers, etc. These are most properly related to the anticipated number of visitors. Indirect impacts include improved images of the six communities, greater interest in locating a business in the area, etc. The visitor who goes to more than one facility is therefore increasing the indirect benefits to the six communities. Likewise, the casual visitor impressed by the historic or scenic ambiance of the community or happy with its recreation opportunities is as important as the formal visitor who goes to the added effort of entering a UCP facility. All of these impacts will be considered further in Section 3.

### 2. Economic Costs

Altogether, it is anticipated that it will cost nearly \$30 million to design, build and create the Hudson-Mohawk Urban Cultural Park (UCP) elements.\* This order-of-magnitude cost estimate has been broken down into categories, relating to the Management Plan elements:

UCP DEVELOPMENT COSTS*	Expense	
Public Facilities	\$ 5,085,000	
Interpretive Element	1,215,000	
Recreation Element	2,485,000	
Circulation Element	350,000	
Signage Element	120,000	
Preservation Element	20,400,000	_
TOTAL FOR UCP	\$ 29,655,000	

<sup>\*</sup> Rounded to nearest \$5000. Excludes operating budget items.

The basis for calculating these costs are explained further in the sections that follow.

### 2.1 Public Facilities

The Public Facilities Plan recommends that sixteen of the UCP's sixty or more historic and scenic sites be developed as key attractions. These sixteen sites are organized into the following hierarchy:

- Two Visitors' Centers will be developed in the Burdett Building in downtown Troy and in the Silliman Church in downtown Cohoes. Both visitors' centers are centrally located, convenient to highways and parking, and close to downtown services and shops. The visitors' centers are the primary place to introduce people to the UCP and to refer people to other sites and attractions.
- o <u>Seven Theme Attractions</u> will be developed, at least one in each of the six <u>UCP</u> communities. These attractions include the Burden Building in Troy (industry),

<sup>\*</sup> The costs and benefits in this report are calculated on an order-of-magnitude basis. All cost, benefit, and other dollar figures, are expressed in rounded, 1984 dollars.

Rensselaer Polytechnic Institute in Troy (technology), Harmony Mills in Cohoes (water power & textiles), Waterford Lock 2 in the Town and Village of Waterford (canals), Rensselaer and Saratoga Shops in Green Island (railroads), and the Watervliet Arsenal Museum in Watervliet (munitions). These seven sites are the primary tourist attractions for the UCP.

o Seven Key Historic Sites are also highlighted. These include the Gasholder House in Troy, the Troy Savings Bank Music Hall, Russell Sage College and Herman Melville House in Troy, the Cohoes Music Hall in Cohoes, the Matton Shipyard/Peebles Island in Cohoes and the Town of Waterford, and the St. Mark's Church in Green Island.

Each public facility will of course need its own acquisition, building and site improvements and operation plan and cost estimates. Preliminary cost estimates for the construction of these facilities are based on plans presented in the Public Facilities Plan. Information for cost estimating purposes was augmented by a site vist by Cahn, Inc. and Buckhurst Fish Hutton Katz in March, 1984. These order-of-magnitude development cost estimates are summarized in the following table. In addition, cost estimates for the operation of the public facilities are provided as available.

PUBLIC FACILITY DEV	FLOPMENT	การา	~C*				
	uisition	G(J)	Parking &		Building		Total
,,,,,,	u 13 1 0 10 11		Site		Da . ra mg		,000.
VISITORS' CENTERS:	A CONTRACTOR OF THE PROPERTY O	·····	<u> </u>				
Burdett \$ 100	.000**	\$	295,000	\$	195,000	\$	590,000
Silliman (Alt A) 75		•	275,000	•	225,000	•	575,000
THEME ATTRACTIONS:							
Burden Building 400	,000		125,000***		105,000		630,000
Rensselaer Cty	-						
Hist. Society	ein		1000		100,000		100,000
Rensselaer Poly-							
technic Inst. 10	,000		núas		30,000		40,000
Harmony Mills 60	,000**		60,000		40,000		160,000
Waterford Lock 2	-		95,000***		****		95,000
Rensselaer &							
Saratoga							
Shops 1,000	,000		640,000		510,000	2	,150,000
Watervliet							
Arsenal Mus.	-		50,000		195,000		245,000

(Continued on next page)

	DEVELOPMENT Acquisition	COSTS (page 2 Parking & Site	): Building	Total
KEY HISTORIC SIT	ES:			
The Gasholder				
House	•	400)	•	₩.
Troy Savings				
Bank Music Hall	-tota	-	250,000	250,000
Russell Sage				
College	-	NO.	•••	mi <sub>m</sub>
Herman Melville				
House	=	NA	NA	NA
Cohoes Music				
Hall	~	•••	240,000	240,000
Matton Shipyard/				
Peebles Island	NA***	NA***	NA***	NA***
St. Mark's				
Church	ump .	10,000	-	10,000
TOTAL FACILITY				- Indian
DEVELOPMENT COST	S 1,650,000	\$ 1,550,000	\$ 1,890,000	\$ 5,085,000

NA - Not Available

\* Rounded to nearest \$5,000

\*\* Cost equal to contribution represented by difference between market and UCP rent.

\*\*\* See Section 2.3, Recreation Elements, for additional related costs.

### The Burdett Building

Acquisition. The Burdett Building is owned by the City of Troy. The City Manager has expressed interest in locating the visitors' center in the Burdett Building, at a reduced rental. This reduction from the market rent represents an in-kind contribution of the City in many ways akin to a long-term lease. We place the value of this commitment at about \$100,000, based on the capitalized value of the difference between local market-rate rents and the proposed at-cost rent.

Site Improvements. Few site improvements are needed. Allowance has been made for a new ramped walkway along the west side of the buildung from River Street to Front Street, to provide better access to riverfront park. This cost is estimated at \$19,000.

An additional site improvement is the provision of reserved off-street parking for UCP visitors. The City of Troy is willing to build and make available structured parking, as needed. We estimate the value of 20 reserved paces plus 50 weekend-use-only spaces at \$275,000, based on a cost of \$8,000 per parking space.

Building Improvements. These have been divided into two phases of work so as to allow an early opening of the visitors' center. The scope of work and preliminary cost estimates are as follows:

BURDETT BUILDING CAPITAL IMPROVEMENTS		Expense
PHASE ONE (River Street Level):		
A. River Street renovation. The work includes the demolition of existing partitions, electrical lighting and floor covering.	\$	5,000
B. New first floor partitions, doors, suspended ceiling, carpet.	•	11,500
C. Installation of new rear window on first floor.		2,800
D. Renovation of existing HVAC system serving the basement and first floor. The work involves the removal of the existing compressor, condensing coil section, and the installation of a new roof mounted condensing unit; replacement of portions of the existing ductwork; and the patching of the wall opening where the existing condensing coil cooling air enters the building.		13,500
E. Construction of new restrooms on the basement level. This work assumes all new partitions, finishing and accessories.		15,500
F. Allowance for refurbishing new hallway from existing lobby stairway to new toilets in basement.		5,000
SUB-TOTAL Contractor's 0 & P* @ 15% Contingency @ 12%	\$	53,300 7,995 6,150
TOTAL BURDETT PHASE ONE (Rounded)	\$	67,500
(Continued on next page)	·	

BURDETT BUILDING IMPROVEMENTS (page two) PHASE TWO (Front Street Level):	Expenses
G. Construction of a new stairway from the first level to basement.	\$ 2,000
H. Removal of the floor section in the upper level exhibition space between the basement and the first level.	5,000
I. Demolition and reconstruction as required to develop a basement level gallery.	44,500
J. Construction of a new Riverfront Park entrance to the basement level utilizing the old freight entrance as the main entry and ramping up to the basement level.	11,000
K. Allowance for construction of new exit stairway from the A/V area in the basement to the first level.	3,500
L. Installation of a new hydraulic elevator serving the basement and first level in the space defined by the existing basement restroom partitions.	32,000
M. Removal of the canopy from the front of the building and restoration of the shop front to match the existing style.	2,000
SUB-TOTAL Contractor's 0 & P @ 15%* Contingency @ 12%	\$ 100,000 15,000 12,000
TOTAL BURDETT PHASE TWO (rounded)	\$ 127,000
TOTAL BURDETT (rounded)	\$ 194,500

<sup>\*</sup> 0 & P = overhead and profit

<u>Program.</u> The Hudson-Mohawk UCP Commission estimates that it will cost roughly \$30,000 per year to man the Burdett visitors' center with the equivalent of two and one half full-time staff. Annual maintenance and operation costs are estimated at \$23,500, which is equivalent to an average unit cost of \$4.75 per square foot per year. The operating and maintenance budget include the following breakdown of expense items:

0	Lighting	19.3%
0	Heating	12.9%
0	Cooling	30.3%
0	Upkeep and maintenance	18.1%
0	Water and sanitary services	2.2%
0	Janitorial services	17.2%

### Silliman Visitors' Center

Two options are presented for the Silliman Memorial Church. Alternative A envisions a visitors' center in the grand church space. Alternative B envisions a visitors' center in the attached manse. Cost estimates were prepared for both options.

Acquisition. The church is now owned by Cohoes Specialty. Cohoes Specialty has expressed interest in renting the church space to the visitors center at a reduced rent perhaps equal to maintenance and operation. This represents a capitalized value of about \$75,000 (Alternative A).<sup>2</sup> Cohoes Specialty has also expressed interest in making a charitable donation of the manse. This would represent a value of approximately \$40,000

l Source: Cahn, Inc.

<sup>&</sup>lt;sup>2</sup>Assume \$7 psf rent less \$5.25 psf costs, and capitalized rate of 13%. Another methodology yields a similar result: the replacement value of the same amount of space less the cost of renovation would yield a value of \$60,000; a portion of the land value for the church would have to be added to this figure.

### (Alternative B).1

Site Improvements. An allowance for exterior site improvements (lighting, paving, landscaping) has been made, equal to \$6,000. In addition, parking will need to be provided. For Alternative A (Restoration of the Church), it is assumed that parking will be provided in the proposed structured parking lot across the street, under similar terms as that proposed for the Burdett Visitors' Center, and therefore at about the same \$275,000 cost. For Alternative B (Restoration of the Manse), it is assumed that parking will be provided in a ground level lot at a cost of \$50,000 (\$1,000 per space for paving and landscaping).

<u>Building Improvements</u>. As with the Burdett Visitors' Center, these have been divided into two phases of work so as to allow an early opening of the visitors' center. The same first phase of work is proposed for both options. A detailed scope of work is presented below:

SILLIMAN BUILDING IMPROVEMENTS	Expenses
PHASE ONE (Temporary Exhibits in Manse):	
A. Renovation of the first floor of the manse. This involves replacing the existing floor and subfloor systems, new restroom facilities, new electrical, telephone and HVAC systems, new stairway to basement and landscaping.	\$ _28,000_
Contractor's O & P @ 15% Contingency @ 12%	4,320 3,456
TOTAL SILLIMAN PHASE ONE (rounded)	\$ 36,500

(Continued on next page)

<sup>&</sup>lt;sup>1</sup>The rental value of the space is inconsequential. Therefore, a replacement value was calculated at \$50 psf, minus \$40 psf for the renovation needed, and plus value of land based on its Assessment Value.

SILLIMAN BUILDING IMPROVEMENTS (page two) PHASE TWO, Alternative A (Renovation of Church)		Expenses
B. Restoration of the interior of the church. This involves replacing damaged ceiling sections, windows, stripping, replastering and painting the inside of the church, adding new flooring, removing the existing pipe organ and refurbishing the interior ornamental wood railing and panels.	\$	80,500
C. Installation of new mechanical system for church. This involves new plumbing to street main, restrooms and HVAC.		46,500
D. Installation of new electrical system.		16,000
E. New demising wall and ceiling enclosure.		5,000
F. Reinstallation of paneling under choir loft to create A/V room.		2,000
SUB-TOTAL Contractor's 0 & P @ 15% Contingency @ 12%	\$	150,000 22,500 18,000
TOTAL PHASE 2, ALTERNATIVE A (Rounded)	\$_	190,500
TOTAL ALTERNATIVE A (Rounded)	\$	227,000
PHASE 2, ALTERNATIVE B (Renovation of Manse):		
B. New construction on second floor of manse to create A/V room and additional exhibition space.	\$	28,000
C. New elevator		50,000
D. Facade restoration and cleaning		5,500
SUB-TOTAL Contractor's O & P @ 15% Contingency @ 12%	\$	83,500 12,525 10,000
TOTAL PHASE 2, ALTERNATIVE B (Rounded)	\$	106,000
TOTAL ALTERNATIVE B	\$	143,000

Program. The Hudson-Mohawk UCP Commission estimates that it will cost \$24,000 to man the visitors center (for two full time equivalent staff). In addition, the church space (Alternative A) will cost about \$30,000 and the manse (Alternative B) will cost about \$10,500 per year to maintain. The church space and manse have roughly the same square feet, but there is the premium cost of heating the greater volume of the church, with its impressive vaulted ceilings.

### Burden Building -- Theme Attraction

Acquisition. The Burden Building is now owned by the Hudson-Mohawk Industrial Gateway. Its purchase and integration with a new state park is described in Section 2.3 on Recreations Costs. The acquistion costs is estimated at \$400,000, based on the insured value of the building. The building will be operated as a theme attraction on industry by the Gateway, from the income derived from this sale.

Site Improvements. These expenses will be largely shared with the proposed Burden Park (see Section 2.3). Those expenses most properly attributable to the theme attraction are described below:

BURDEN SITE IMPROVEMENTS	Expense
A. Upgrading Main Street and Polk Street from Burden Avenue to the site.	\$ 40,000
B. Construction of new parking lot for 25 cars, @ \$1,000 per parking space.	25,000
c. Construction of walkways from the parking area to the building entrance. The work includes grading, base preparation, and construction of bituminous walkways (base course).	500
Table continued on next page.	

Source: Cahn, Inc. The church space has twice the space as the manse space and far higher cooling and heating bills.

BURDEN SITE IMPROVEMENTS, continued	Expense
D. Signage, including installation and art work.	\$ 1,000
E. Lighting for signage, parking area, and building exterior.	5,500
F. Landscaping and site improve- ments: 1.2 acres @ \$23,500 per acre.	28,000
SUBTOTAL (Rounded)	\$100,000
Contractors O&P @ 15%	15,000
Contingency @ 12%	12,000
TOTAL BURDEN SITE IMPROVEMENT	\$127,000

Building Improvements. The architectural firm of Mendel, Mesick, Cohen, Waite has prepared Burden Building plans on behalf of the Hudson-Mohawk Industrial Gateway. Their cost estimates from 1981, (after adjusting for inflation) indicate that approximately \$104,000 of work remains to be done on the building.

Program. The staff costs are not available at this time. Cahn, Inc. estimates yearly operating expenses at \$23,500, which is equivalent to \$4.75 per square foot. These estimates do not include grounds upkeep for the proposed Burden Park. These estimates do include the following items (these are the same items included in the Burdett and Silliman Visitors' Centers operational cost estimates):

- o Interior and exterior (if required) lighting
- o Forced air heating (for six months) and cooling (for six months)
- o Building ang grounds upkeep and maintenance
- Potable water and sanitary service connections and service, and
- o Contract janitorial services

### Rensselaer County Historical Society Theme Attraction

The Historical Society has space in its basement that can be used for an UCP audio-visual exhibit center focussing on 19th century culture. No <u>acquisition</u> costs are involved. Nor are there any <u>site improvements</u> costs. <u>Building improvements</u> costs to construct and finish the basement are estimated at \$75,000 - \$100,000. The <u>program</u> costs for this space are not available at this time.

### Rensselaer Polytechnic Institute Theme Attraction

Acquisition. Initially, the UCP interpretive center on technology will be located in RPI's visitor center. In time, it will be relocated to RPI's Alumni House. The space will be contributed free, representing a contribution by RPI of \$12,000 (based on one tenth of RPI's anticipated purchase price for the building).

Site and Building Improvements. RPI expects to spend \$300,000 to renovate the Alumni House. Based on their alotment of space, about one tenth --or \$30,000 -- of this expense can be attributed to the UCP interpretive center.

Program. Program costs are not available at this time.

### Harmony Mills Theme Attraction

In time, a large museum of textile industry and water power could be created at the Harmony Mills. This scope of work relates to an interim proposal for an interpretive center in the Turbine Room.

Acquisition. The present owner's interest in a write-down in rent from \$4.00 market rent to \$1.00 represents a contribution of \$60,000. (Slightly less than one-half the space is included in this calculation since the Turbine Room itself could not be rented to a factory outlet.)

Site Improvements. The scope of work includes the construction of a new entrance, river overlook, bus turnout (along North Mohawk Street), a new parking area and pedestrian walk from parking to building entrance. The parking lot and bus turnout will cost approximately \$25,000; the new

entrance and river overlook will cost approximately \$6,000. There is an additional \$9,000 cost for needed waste disposal improvements. At present, waste disposal is directly into the river without treatment. This cannot be continued if this proposal is implemented. The sewage will have to be collected in a sump and pumped to the sewer main along North Mohawk Street. Alternatively, this problem could be corrected at the same time as proposed sewage disposal improvements are undertaken for the entire Mill building.

<u>Building Improvements</u>. The scope also includes refurbishing the interior space, addition of lighting and safety rails in the Turbine Room itself and the installation of new restrooms.

These costs are presented below:

TURBINE ROOM BUILDING IMPROVEMENTS	Expense
A. Interior construction (floors, finishes & lighting.	\$17,500
B. Safety rails (Turbine Room).	2,500
C. Restrooms.	19,500
D. Sewage sump and pump.	7,500
SUBTOTAL Contractors' 0&P @ 15% Contingency @ 12%	\$47,000 7,050 5,640
TOTAL TURBINE ROOM BUILDING (Rounded)	\$60,000

Program Costs. The staff costs for the Turbine Room are not available at this time. Cahn, Inc. estimates annual operating costs at \$11,500 (\$1.94 per square foot), excluding heating and cooling. It is uncertain how much heat will be provided by the owners since the entire Mill is under central heating.

# Waterford Lock 2 Theme Attraction

This theme attraction is comprised of outdoor exhibitry

on canals at a working New York State owned and operated canal lock. There are therefore no acquisition or building expenses. Lock 2 will also be the hub of a network of canalside parks and trails owned and maintained by the State (see Section 2.3 of the Recreation Plan). Those site improvement plans directly related to the theme attraction are listed below. The Hudson-Mohawk Urban Cultural Park Commission estimates program expenses at \$25,000 for staff (Lock 2 guard) and \$10,000 for maintenance.

LOCK 2 SITE IMPROVEMENTS	Expense
A. Parking.	\$12,000
B. Kiosk.	3,000
C. Lighted signage.	1,500
D. Safety handrail.	15,000
E. Landscaping allowance.	12,000
F. Allowance for riverboat landing and parking.	12,000
G. Allowance for walkway landscape improvements.	20,000
SUBTOTAL Contractors' 0&P @ 15% Contingency @ 12%	\$75,500 11,325 9,060
TOTAL WATERFORD LOCK 2 (Rounded)	\$96,000

# Rensselaer & Saratoga Shops Theme Attraction

This site has been proposed for a New York State railway system. The public facilities recommends a railroad exhibit and tourist ride.

Acquisition. The R&S Shops owners have set the value of their 14 acre property at \$1,000,000.

Site Improvement. The Public Facilities Plan recommends the use of much of the Shops for parking, outdoor exhibition of rail cars, and landscaped open space. The costs associated with this program are summarized on the next page.

RENSSELAER & SARATOGA SITE IMPROVEMENT	Expense
A. Site clearance, removal of debris, stripping of top layer of contami-	
nated soil (14 acres @ \$14,000/acre).	\$196,000
B. Top soil placement (14 acres @ \$8,300/acre).	116,000
<pre>C. Seeding and soil conditioning (14 acres @ \$6,400/acre).</pre>	89,500
D. Landscaping (14 acres @ \$4,000 acre).	56,000
E. Entrances, site roads and parking areas.	30,000
F. Site lighting and signage.	15,000
SUBTOTAL	\$502,500
Contractor's O&P @ 15% Contingency @ 12%	75,375 60,300
TOTAL RENSSELAER & SARATOGA (Rounded)	\$638,000

Building Improvement. In addition, some rail cars and other exhibitions would be provided inside the existing car barn. Renovation of this 10,000 square foot building would cost about \$510,000 (@ \$51 per square foot).

Program. The staff and operating cost estimates are not available at this time.

# /Watervliet Arsenal Museum Theme Attraction.

Acquisition. The Arsenal Museum on munitions is U.S. Army owned and operated. There are no acquisition expenses involved or inferred.

Site Improvements. The scope of the work includes the installation of an ornamental iron fence on Broadway, installation of a cyclone security fence along the old Erie Canal wall and at the sewage treatment plant, an allowance for parking area landscaping and the installation of signage and appropriate lighting.

WATERVLIET ARSENAL MUSEUM SITE IMPROVEMENTS	Expense
A. Ornamental fence.	\$ 4,000
B. Cyclone fencing and gate	3,000
C. Allowance for landscaping	20,000
D. Signage with lighting.	1,500
SUBTOTAL Contractor's O&P @ 15% Contingency @ 12%	\$28,500 4,275 3,420
TOTAL ARSENAL (Rounded)	\$36,000

In addition, the UCP will require the use of at least 50 parking spaces, mainly during the weekend. The plan calls for the U.S. Army to make these spaces available, representing an additional site investment of \$14,000 (at \$1,000 per space, adjusting for weekend use only).

Building Improvements. The museum is now being developed at a total cost of \$195,000, of which the Hudson-Mohawk UCP Commission estimates that \$160,000 is attributable to building improvements. The remainder relates to exhibitry ( see Section 2.2).

<u>Program.</u> The Hudson-Mohawk UCP Commission estimates the Arsenal's annual staff requirements costs at \$65,000 and annual maintenance and operation costs at \$12,000.

# The Gasholder House

The Gasholder House is one of the nation's most outstanding examples of industrial archeology. It is privately owned and maintained. The Facility Plan forsees UCP-related tours of the Gasholder, but no major improvements in the near future. Cost estimates were therefore not prepared.

# Troy Savings Bank Music Hall Historic Site

The Music Hall is an existing institution in downtown Troy. Increased visibility and attendance due to the UCP will further justify a new elevator and improved access. These

<u>building and site improvement costs</u> are estimated at approximately \$250,000. Program cost estimates are not available at this time.

# Russell Sage College Historic Site

Russell Sage College is another existing UCP historic site located in downtown Troy. The UCP does not necessitate any physical improvements at this time. Rather, the college will be featured in UCP tours. The college may also provide inn accommodations that could serve UCP visitors. The costs of this improvement are discussed in Section 4 on total UCP-related investments.

# Herman Melville House Historic Site

The Melville House, in name recognition alone, will be one of the most important sites in the UCP and certainly the most important UCP site in Lansingburgh, North Troy. The Lansingburgh Historical Society owns and maintains the building and a small park across the street. Some additional, but as yet undetermined, investment in site and building improvements, and exhibition materials and artifacts will be needed to create a house museum, as proposed. In addition, staff will need to be hired to operate the facility.

# Matton Shipyard/Peebles Island Historic Site

Matton Shipyard is a complex of vacant buildings along the river. The State of New York proposes to acquire the shipyard and integrate it with the surrounding Peebles Island State Park. Acquisition and site improvement expenses for this proposal are therefore described in Section 2.3, Recreation Element. The Public Facilities Plan further recommends an interpretive center on shipbuilding at the site in conjunction with a comparable use, such as a custom boat builder. Site, building, and operational costs for such an interpretive center were not prepared since detailed plans should await resolution of the State's intentions regarding this site.

# St. Mark's Church Historic Site.

St. Mark's Church will serve as the principal UCP facility

<sup>&</sup>lt;sup>1</sup>Source: Hudson-Mohawk UCP Commission

in Green Island until a Rail/Transportation Theme facility is completed at the Rensselaer & Saratoga Shops. The Church has been renovated for use as a public community center. No further building improvements are necessitated by the UCP. However, landscaping and related site improvements are need in the Church's grounds, facing the river. These will cost approximately \$10,000. Program costs to make the building available to UCP visitors are not available at this time.

# 2.2 Interpretive Element 1

The interpretive plan, as developed by Caroline King of the Hudson-Mohawk Industrial Gateway, suggests three levels of visitor involvement:

- General orientation through audio-visual presentations (visitors' centers).
- 2. Interpretive exhibits at the theme attractions and secondary facilities.
- 3. Tours, lectures and activities for an in-depth experience of a sub-theme.

Specific costs have not yet been projected for all of the interpretive elements. The following ranges are preliminary estimates for the public facilities. They will need revision once specific audio-visual material and exhibits are scripted:

INTERPRETIVE ELEMEN		·	
CAPITAL COSTS	Audio-Visual	Exhibitions	Total
VISITORS' CENTERS:			- Sandouse and Sandau
	<b>470 000</b>	* ***	
Burdett Building		\$ 200,000 \$	
Silliman Church	10,000*	90-115,000	100-125,000
THEME ATTRACTIONS:			
Burden Building		<del>1</del>	100-150,000
Rensselaer County			
Historical Society			50-75,000
Table continued on a	next page.		

 $<sup>^{1}</sup>$ Source for cost estimates: Hudson-Mohawk UCP Commission.

INTERPRETIVE ELEMENT	
CAPITAL COSTS,	
Continued Audio-visual Exhibit	ions Total
Rensselaer Polytechnic	ar 000
Institute	25,000
Waterford Locks	25-50,000
Harmony Mills	100-150,000 250,000
Rensselaer & Saratoga Shops	40,000
Watervliet Arsenal Museum	000 g UV
OTHER:	75-100,000
OHER.	, 5 100, 000
AND THE PROPERTY OF THE PROPER	t i kongderen jaar uurumbo P (2012 - 9 (1990) saabid line konfliktii jalin 1. jalin - 18 (18 B 18 B 18 II.) - Vardaampiigeeliikkii R tyydeelegee
TOTAL FOR PUBLIC FACILITIES	\$1,015,000-1,215,000
*Duplicate of Burdett audio-visual sh	OW.
In addition, programs facilitating the	
the UCP are a key aspect of this plan	. The following
annual program costs are identified:	
Total and the Taylor December	\$30,000
o Interpretive Tour Program.	300,000
o Interpretive Exhibit and Program	
Support Fund.	\$ <b>50</b> ,000
Jappor C Lana.	A AM & A A A

# 2.7 Recreation Element

The Recreation Plan, as developed by Richard Smith of the Urban Cultural Park Commission, involves the following expenses:

	order y commence in a commence of the commence
RECREATION ELEMENT CAPITAL COSTS *	Expense
Burden Park, Troy	\$1,165,000
Downtown Riverfront Park Expension	250,000
Burden's Pond Park, Troy	40,000
Postenkill Gorge Historical Park, Troy	75,000
Matton Shipyard/Peebles Island, Cohoes	
and the Town of Waterford	600,000
Old Champlain and Barge Canals, Parks,	
and Trails, Town and Village of Waterford	215,000
Watervliet Riverfront Park Boat Ramp,	
Watervliet	75,000
Overlook Parks and other capital park	
expenses	50,000
TOTAL FOR RECREATION ELEMENT	\$2,470,000
*Rounded to nearest \$5,000.	

Two of these parks are featured in the UCP Public Facilities Plan: Burden Park and Matton Shipyard/Peebles Island. These oarks are the major conventional park resources in the plan. They are located along the river, on the riverboat tours, and in each of the three UCP counties.

The cost estimate for Matton Shipyard/Peebles Island is a minimum cost estimate. The owners of the shipyard have reported that their asking price is \$100,000 for the property. Improvement plans for the entire State Park, as outlined by the New York State Office of Parks, Recreation and Historic Preservation, would cost at least another \$500,000.

It is anticipated that it will cost approximately \$238,000 to acquire 14 acres of land between the river and the Burden Building, for use as a riverfront park, based on 14 acres at \$17,000 per acre. (It will cost approximately another \$630,000 to acquire and improve the Burden Building and immediate grounds, and thereby make the park complete. These costs are incorporated into the facility cost estimates.) Site improvements for the 14 acres of additional park land are provided below:

# A. Landscaping and site improvements. The work includes grading and contouring, construction of pedestrian walkways, soil preparation, seeding of grass, installation of benches and tables and the planting of trees and ornamental shrubs. (Note: This

estimate does not include provisions for a sprinkler or watering system). Assume 14 acres @ \$20,000acre.

\$280,000

Expense

B. Demolition of existing oil storage tank, tank foundation, concrete perimeter wall, transfer piping, and ancillary buildings.

124,000

Table continued on next page.

BURDEN SITE IMPROVEMENT COSTS

Source: City of Troy Department of Planning; reported asking prince of Republic Steel for this holding.

BURDEN SITE IMPROVEMENT COSTS, continued	Expense
C. Removal of slag, existing road	
pavings, and old factory foun-	
dations, at \$18,000 per acre for	
14 acres.	\$252,000
D. Construction of new pipes.	75,000
SUBTOTAL	\$731,000
Contractor's O&P @ 15%	110,000
Contingency @ 12%	87,500
TOTAL FOR BURDEN	\$928,500

In addition to these capital expenses, the Hudson-Mohawk UCP Commission projects the following annual operating and program costs relating to the Recreation Elements:

RECREATION PROGRAM COSTS	<u>Expense</u>
UCP Celebration and Recreation Events Funding (annual)	\$100,000
Scenic Overlooks Maintenance	26,000
UCP-Related Municipal Park Maintenance	27,000
TOTAL PROGRAM COSTS	\$153,000

### 2.4 Circulation Element

There are two key transportation elements to the UCP. They are mini-vans for the tours from each visitor center, and the tour boat between Troy and Waterford.

It is suggested that the UCP begin 1986 operations with two mini-vans seating perhaps 10-15 people. These vans would run initially from the Burdett Building at the Front Street entrance. On peak summer weekends, the vans could leave every hour for tours of Troy (including the Burden Building). By 1991, two to four more vans would be required to accommodate the needs of the Silliman Visitors' Center and

additional theme tours. The total cost for 4-6 vans (@ \$25,000 each) is approximately \$100,000 - \$150,000.

A UCP tour boat will provide a popular means of transportation between key UCP attractions on the riverfront. Originating out of downtown Troy, it will feature a stop at the Waterford Locks and passage through the Federal Locks; it may also stop at the Burden Building and at Matton Shipyard.

The recommended boat is a low-maintenance aluminum boat, especially designed for tours and holding approximately 50 people inside with room for more people on a sun deck above. Such a boat would cost approximately \$175,000 to build or purchase. Docking improvements at Riverfront Park would cost \$25,000. (Other related Riverfront Park improvements approximate \$250,000; but they have been incorporated into the recreation plan.) The annual maintenance and labor costs would be \$50-100,000. This boat needs a very small crew of a captain and assistant. Maintenance costs can be further minimized if the New York State Department of Transportation or Office of Parks, Recreation and Historic Preservation agree to allow the boat to dock at night and drydock off-season at their nearby Barge Canal or Peebles Island facilities.

# 2.5 Signage Element

Signage is critical to integrate the park, to facilitate access to its sites and attractions, and to aid in interpreting the UCP. The Hudson-Mohawk UCP Commission estimates that UCP-related signs will cost \$120,000.

# 2.6 Preservation Element

The Preservation Plan, as developed by Paul Bray and Richard Smith of the Hudson-Mohawk Urban Cultural Park Commission, is broken into the following two capital cost elements:

o Local government allocations from funds from Community Development, Small Cities, UDAG, and other housing rehabilitation programs for maintenance, rehabilitation and adaptive reuse of historic structures and areas that

protect and enhance the qualities of the UCP's 19th century historic setting; such allocations are consistent with recent annual patterns of disbursements: \$2,000,000 annually.

 Hudson-Mohawk UCP Revolving Fund Program: \$400,000 one time allocation.

In addition, these preservation plan expenditures will leverage private investment, as discussed in the final chapter of this report. They also will involve the following two program costs:

- o Preservation Practices Improvement Program \$41,000 This program will include technical assistance, workshops, in kind services by local government staff.
- o Natural Resources Interpretation Plan \$ 4,000
- 2.7 Program Coordination and Staffing

A key element to the success of the UCP is staff to carry out programs and coordinate the implementation of the entire program. The following staff and program expense items have been identified:

- o Executive Director.
- o Secretary/Receptionist.
- o Promotion Assistant.
- o Promotion Expenses.
- o Brochure and Printing Expenses.
- Office Expenses.
- o Space Costs.

In addition, in-kind services of municipal staff and volunteer staff will be utilized to meet the staffing needs of the UCP. The annual cost for this element is approximately  $$160,000^{1}$ .

<sup>1</sup>Source: Hudson-Mohawk UCP Commission

# 2.8 Project Cost Breakdown \*

It is important to identify both the project by project cost items and their respective source of funding. The following detailed chart provides this breakdown and includes both estimated capital and program costs for developing the UCP:

<sup>\*</sup> No monies have been expended for any cost items as of December 28, 1984 with the sole exception of Lower River Street Development cost item. Work began on this project in the Fall, 1984 with expenditure of private funds.

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PROJECT	COST ITEMS	STATE	OTHER	LOCAL		COST TOTAL
Burdett Visitor Center and Related River Street Area Development**	Burdett Exhibits Burdett Audio-Visual Burdett Space Costs Parking Costs	68,000 200,000 50,000		100,000		American Association and assoc
	Lower River St. Development Prog. Burdett Phase II Improvements Troy Music Hall Access Improvements Visitor Center Tour Vans (3)	127,000		4,000,000	10,000,000	
	Neverlopment Riverfront Park and Dockage Improvement River Tour Boat Acquisition	175,000		275,000	400,000	
		795,000		4,650,000	10,550,000	15,995,000
Silliman Visitor Center and Related Downtown Cohoes Development	Silliman, Phase I Improvements Silliman Exhibits Silliman Audio-Visual City financed parking Silliman V.C. Space Cost Retail shopping complex development	37,000 115,000 10,000		3,000,000	2,000,000	and a second
	· maga-grando	ookstirin aas			≜alectypy a d helliciffk∀	atyseestes; saaks

\*\* Private sector retail and commercial development, such as the McCarthy Bullding and Hendrick Hudson Hotel bullding, cith have been completed prior to management plan cappletion are excluded although deemed to be an intricate part the UCP endeavor.

# PARK COST BREAKDOWN CHART BY FUNDING SOURCE

PROJECT	COST ITEMS	STATE UCP	OTHER STATE	LOCAL	PRIVATE	COST TOTAL
Silliman (continued)	Cohoes Music Hall Improvements Parking Space Cost Silliman Phase II Alternate A Capital Improvments	120,000		275,000	120,000	3
	Visitor Center Tour Vans (3)	75,000	examination of the second of t		00000 C 1000 C 1	
		547,000		3,275,000	5,195,000	9,017,000
Second Street District Development	RCHS Expansion & UCP Exhibit Space Development RCHS Exhibits	100,000	earsidement (signature) and signature (signa	decision of the control of the contr	400,000	
	Russell Sage Inn				250,000	4
4		175,000		A. A	650,000	825,000
RPI theme Attraction Development	RPI Space Acquisition and Development Exhibitry	20,000 25,000			400,000	
		45,000	The second secon		400,000	445,000
Harmony Mills Turbine Room Development	Improvements Space Donation Costs	100,000	warrande distribution of the control	AND THE PROPERTY OF THE PROPER	500,000 60,000	
Noom beveropment	Exhibits	150,000		And the second s	00,000	
		250,000		a vermon a valoration deligation of the second of the seco	560,000	810,000
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PARK COST BREAKDOWN CHART BY FUNDING SOURCE

Waterford Lock 2 and Lock Canal Parks 01d C Devel Barge Water Acces	Lock 2 Site Improvements Lock 2 Exhibits Old Champlain Canal Park Development Barge Canal Trail Waterford Museum Overlook Access and Development Champlain Canal Park & Overlook	65,000	95 000	on.		
Barge Water Acces	e Canal Trail rford Museum Overlook ss and Development plain Canal Park & Overlook		50,000	20,000		
	······································	10,000	25,000	35,000	13,000	
	maghagalalatig) a	125,000	170,000	55,000	13,000	363,000
Burden Building and Park State Development Build Park Park Acces	State Acquisition Building Improvements Park Land Acquisition Park Improvements Access Improvements Exhibits		400,000 105,000 238,000 929,000	115,000	10,000 150,000	
	agen gjelen, eg he remann	om a half with Post of the con-	,672,000	115,000	160,000	1,947,000
R & S Car Shop  Development  Exhib	Site Donation Site Improvements Exhibits	250,000 200,000	200,000	100,000	1,000,000 250,000 50,000	And the second s
	man man and district	450,000	200,000	100,000	1,300,000	2,350,000
		TOTAL PARTY AND THE PARTY AND			manifyry yw fermiaith	
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# PARK COST BREAKDOWN CHART BY FUNDING SOURCE

PROJECT	COST ITEMS	STATE	OTHER STATE	LOCAL	PRIVATE	COST TOTAL
Watervliet Arsenal Museum	Site Renovations and Access Improvements	20,000			180,000	general proposition and the security of the se
·	Exhibits				40,000	*
		20,000			220,000	240,000
St. Mark's Church	Landscape & Picnic Amenities	10,000		PED-Productor reservations		
varieties salando noto-noto-		10,000				10,000
Interpretive Project	Interpretive Tour Program (20,000 annual UCP funding for 10 yrs.)	200,000*	*	· ·	600,000	**
	Interpretive Exhibit and Program Support Fund (15,000 annual funding for 10 years.)	150,000*	*	es relativistic programmer es establishment.	450,000	**
	Other Exhibits	100,000				
		450,000			1,050,000	1,500,000
Program Coordination and Development Project	UCP Commission and Visitor Center Program Staffing, Program Promotional and Brochure Expenses. (Figures given are for 10 years of annual funding support at 40,000-60,000 -60,000)	400,000*	*	600,000*	* 600,000	**

<sup>\*</sup> U.S. Army\*\* Non-capital program costs

PARK COST BREAKDOWN CHART BY FUNDING SOURCE

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PROJECT	COST ITEMS	STATE	OTHER STATE	LOCAL	E K	COST TOTAL
and and the control of the control o	UCP Celebration and Recreation Events Program Funding (Figures given are for 10 years of annual funding support at 25,00-75,000 level.)	** 250,000**			750,000 **	*
opportunities and hydrogen frequency		650,000	whold from and not manner of	600,000	1,350,000	2,600,000
Local Park and Overlook Development Project	Riverfront Park Boat Access Ramp at Hudson Shores Park	proportions according to the second of the s	150,000	20,000	utabili kilindar virin finakdi mullih bili prima aketali bili bili bili bili bili bili bi	
	Cohoes Falls Overlook Harmony Hill Overlook	30,000		3,000	15,000	
	Prospect Park Overlook Poestenkill Gorge Park Burden Pond Park		25,000	3,000 25,000 10,000	25,000 10,000	
vetruspopularistem		30,000	200,000	61,000	20,000	341,000
Peebles Island State Park/   Matton Shipyard Development		ovodatkabenser varáre kérné	000,009			A data da . Ange maga mga mba . Ang a A data da ang ang maga na ang ang ang ang ang ang ang ang a
			000,009		makilinoo	000,009
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\*\* Non-capital program costs

PARK COST BREAKDOWN CHART BY FUNDING SOURCE

PROJECT	. COST ITEMS .	STATE UCP	OTHER STATE	LOCAL	PRIVATE	COST TOTAL
Preservation Project (10 year program)	UCP Related Preservation Costs Revolving Loan Fund Preservation Practices Improvement Program, including technical assistance, publication, and workshops	400,000		20,000,000	20,000,000 20,000,000 1,000,000	
	Natural Resource Interpretation Plan			grenispe dynastem (spe Spe Spe year of personnels	4,000	The second secon
·		400,000		20,000,000	21,045,000	41,445,000
ang na Na William wakan			and the case of th			
	GRAND TOTALS	4,007,000	*3,202,000	4,007,000*3,202,000 28,856,000	42,543,000	42,543,000 78,608,000*
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·		Note the second			·	
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\* Includes \$1,000,000 in essentially non-capital program costs \*\* Includes \$4,000,000 in essentially non-capital program costs

# 3. Economic Benefits

One of the prime motivations for creating the State's Urban Cultural Park (UCP) program is economic development. The parks are expected to generate food, goods, gasoline and other local expenditures; additional hotel occupancy by out-of-town visitors; and additional sales and real estate tax revenues. In addition, the parks are expected to vastly improve the image of the six UCP communities, which will in turn stimulate private investment in local real estate and increase local property values. Often, the things that make an area attractive to tourists contribute to making that area also appealing to residents, shoppers and workers.

The major factor affecting economic impacts is park visitation. As noted in Section I, it is anticipated that the Hudson-Mohawk UCP's attendance will grow five-fold from roughly 50,000 to 250,000 people, as all of the park's attractions are opened to the public. These visitors are the key to the direct economic impacts on retail expenditures, hotel occupancies, etc. In addition, there will be many more thousands of casual visits to the Urban Cultural Park as people shop, recreate, work, and live in its midst. These visits are the key to the indirect economic impacts on the image of the six Hudson-Mohawk communities.

In total and by 1996, the six Hudson-Mohawk communities can anticipate the Urban Cultural Park to generate nearly \$8 million in yearly visitor expenditures, 200 permanent new jobs, and \$1.7 million in new annual sales and real estate taxes. There is the further multiplied benefit of money being recycled in the local economy, which can double these benefits. And there is the further indirect benefit that the image of the communities will greatly improve; this will lead to greater property investment and appreciation.

It is difficult to apportion these benefits by community.

The six Hudson-Mohawk communities are all part of the same Capital District regional economy. For example, it is anticipated that fully two-thirds of the Hudson-Mohawk related hotel expenditures -- nearly \$1 million -- will be spent in Albany and Saratoga hotels. Many of the 200 new UCP-generated jobs will be filled by local commuters to the six Hudson-Mohawk communities. Nonetheless, it is possible to describe order-of-magnitude direct and indirect benefits for each of the communities. Anticipated real estate and sales tax impacts are therefore itemized below, followed by descriptions of the overall anticipated impact on local real estate by community.

1996 TAX REVENUES *	Total
STATE (Sales Tax)	\$311,000
COUNTY: **	
Rensselaer (Sales and Property)	190,000
Albany (Sales and Property)	170,000
Saratoga (Sales and Property)	30,000
SCH00L: ***	
Troy	234,000
Cohoes	155,000
Watervliet	58,000
Green Island	62,000
Village of Waterford	33,000
Town of Waterford ****	14,000
MUNICIPAL:	
Troy (Property) ****	224,000
Cohoes (Sales and Property)	135,000
Watervliet (Sales and Property)	38,000
Green Island (Sales and Property)	60,000
Village of Waterford (Sales and Property)	7,000
Town of Waterford (Sales and Property) ****	8,000
TOTAL TAXES	\$1,729,000

<sup>\*</sup> Rounded to nearest \$1,000.

<sup>\*\*</sup> Includes sales tax distributed to county municipalities other than Hudson-Mohawk communities.

<sup>\*\*\*</sup> Reported by municipality in which tax is collected, not by school district.

<sup>\*\*\*\*</sup> Excludes Village of Waterford.

<sup>\*\*\*\*</sup> Rensselaer County does not share sales tax revenues with the City of Troy.

- Troy. Troy will realize the greatest direct economic benefits. Most of the UCP attractions and most of the existing stores, restaurants and services are located here. The Hudson-Mohawks's only national chain hotel and proposed inn are also located in downtown Troy. These can expect greater room demand in their weakest time of the week: weekends. The Troy Music Hall, Rensselaer Polytechnic Institute, Russell Sage, The Rensselaer County Historical Society, Rensselaer County Council on the Arts, and other local institutions will also benefit from increased attendance and visibility. New businesses and residents will be attracted to downtown Troy because of the UCP.
- o Cohoes. Cohoes has the other retail center in the region with the most to benefit from the UCP. In addition to boosting sales, the UCP will greatly enhance Cohoes' reputation as a special ty shopping center with regional and tourist appeal. The visitors' center is one block from Cohoes Special ty and it would provide greater justification for private support and federal aid in expanding that department store. Likewise, the Harmony Mills "factory outlet" stores will benefit from a tourist attraction across the street; and the Cohoes Music Hall will benefit from the added number of pleasure-seeking visitors to Cohoes. In general, the Cohoes downtown business district will benefit economically from both increased visitors and the improved image of Cohoes.
- o Waterford. The Town and Village of Waterford can benefit enormously from the increased public expenditures on facade improvement; the visibility afforded the community as a quaint canalside town reachable by riverboat; and the immediate proximity to a network of canalside parks and Peeble Island. All this can mean far greater interest in Waterford as a place to live; it can also mean greater retail sales for stores on Broad Street and Saratoga Avenue.
- o Green Island. Greend Island does not now have any retail area of sufficient size and attraction to capture a significant portion of visitor expenditures. However,

Green Island has excellent highway access and will have, in the rail interpretive center, one of the region's most significant tourist attractions. New retail and perhaps hotel development is therefore probable. The improved image of the region brought about by the UCP will have important implications for Green Island. It should disproportionately benefit from the new jobs and tax revenues that come with the businesses that can be expected to relocate there in order to take advantage of its low utility rates and availability of land.

Watervliet. Like Green Island, Watervliet will not capture very much of the visitors' expenditures. One of the Urban Cultural Park's principal attractions -- the Watervliet Arsenal Museum -- is located in the community, however. This will result in some visitor expenditures in the city and new commercial development could be expected. Watervliet should also benefit from the possible economic impacts that accompany an improved image for the UCP communities and the resultant higher property values.

The rationale for these impacts is described further in this section. In general, these figures indicate that all of the six communities can anticipate a boost in local retail sales, jobs, and taxes. But the most significant benefit of the Urban Cultural Park may be the "multiplied" impact on local real estate values due to the improved image of the Hudson-Mohawk communities as a place not only to visit, but to shop, work, and especially live.

## 3.1 Total Expenditures

Visitors can of course be expected to spend money on admissions and tour tickets. They will also spend money on food, souvenirs, gas, amusement, clothing and groceries. And many "out-of-town" visitors -- i.e. tourists -- will spend money on hotel/motel lodging.

In order to arrive at expenditure projections, it is possible to use some "rules of thumb" largely based on recent studies and visitor surveys by the New York State Office of Parks, Recreation and Historic Preservation, by Dwelley,

Citron & Associates, by the Massachusetts Department of Environmental Management, and by the Environment & Behavior Research Center of the University of Massachusetts. <sup>1</sup> These studies and surveys provide a body of information on Hudson River tourist attractions, New York State parks, Lowell and other Massachusetts Heritage Parks, and other comparables from around the northeast.

A key variable here is how many visitors will be coming from the local area and how many will be coming from "out-of-town". We estimate that as a regional park in an urban setting, visitation will generally breakdown as follows:

TYPES OF VISITORS *	1986	1991	1996
PUBLIC FACILITIES:			
Day Trips	41%	38%	35%
Tourist Visits	59%	62%	65%
TOTAL FOR FACILITIES	100%	100%	100%
SPECIAL EVENTS:			
Day Trips	99%	97%	95%
Tourist Visits	1%	3%	5%
TOTAL FOR EVENTS	100%	100%	100%

\* Visitors to both public facilities and special events are considered as facility visitors.

This breakdown is consistent with what might be expected of a regional park in an urban setting. It also reflects the growth of the UCP as a tourist attraction. The resultant visitation pattern is shown on the following page for the start-up and target years.

Dwelley, Citron & Associates, Results of the Tourist Attitude Awareness Study, for Hudson River Study Project, 1983. Massachusetts Department of Environmental Management, Planning Team Report on Projected Park Visitation, 1979. Environment and Behavior Research Center, Lowell National Historic Park Economic Impact Analysis, 1979. New York State Office of Parks and Recreation, New York Urban Cultural Park System Technical Plan, 1981. New York State Office of Parks and Recreation, New York State Office of Parks and Recreation, New York Statewide Recreation Plan, 1983. Massachusetts Department of Environmental Management, Urban Heritage State Parks in Massachusetts Implementation Upstate, 1979.

DAY VISITS & TOURIST VISITS	* 1986	)	199	)]	199	96
Day Trips	45,000	(75%)	75,000	(60%)	130,000	(53%)
Tourist Visits	15,000	(25%)	50,000	(40%)	115,000	(47%)
TOTAL VISITS			125,000		245,000	(100%)

<sup>\*</sup> Rounded to nearest 1,000.

How much will each of these different visitors be spending? The comparables studied range from (in 1984 dollars) \$16 to \$25 for day visitors, and \$17 to \$88 for tourists, depending on whether they are staying with friends, or at campgrounds, or at hotels. We have adopted an estimate of \$20 per day visitor and \$45 per out-of-town visitor. The resultant average for all visitors is equal to roughly \$27 per visitor per day in 1986, \$30 per visitor per day in 1991, and \$32 per visitor per day in 1996. This change is due to the growth of the UCP, over time, as a destination for tourists.

Multiplying these averages times anticipated visitation gives an estimate of total expenditures by UCP visitors. As the chart below shows, we expect the total expenditures by visitors to grow from \$1.6 million in the start-up year to \$7.8 million in 1996, the target year for completion of the UCP public facilities.

TOTAL EXPENDITURES	1986	1991	1996
Day trip visitor expenditures	\$900,000	\$1,500,000	\$2,600,000
Tourist expenditures	700,000	2,300,000	5,200,000
TOTAL EXPENDITURES	\$1,600,000	3,800,000	7,800,000

Out-of-town visitors will have a particularly beneficial impact on the local economy. Local residents on day trips are to some extent spending money in their own neighbor-

hood. The UCP is thereby helping the region to capture a greater portion of the aggregate spending power of the region's residents; i.e., local residents are spending recreation money nearer home. But tourists represent an entirely fresh infusion of money into the local economy; i.e., the UCP will generate over \$5 million of addition expenditures in the area from visitors from outside the Capital District region.

# 3.2 Retail Expenditures

The bulk of the visitor's expenditures will be on retail goods and services. Obviously day visitors will spend all of their average \$20 per visitor on food, drink, gasoline, etc. Out-of-town visitors will spend roughly \$33 on retail goods and services per day. (The remainder of their average \$45 per visitor will be spent on lodging.) Multiplying these figures times visitation results in the following expenditures for retail goods and services, exclusive of overnight lodging.

RETAIL	ingerenante en de metalen en de metalen L'	erski nadoski i koletik krijano svoje	энцүү/ Хэстоттовун «Онтэйргодоронді інфэттанга «Стан	open and the second second section of the second	BANKSON MISTAL GENERAL MANIFESTOR MANIFESTOR MANIFESTOR MANIFESTOR MANIFESTOR MANIFESTOR MANIFESTOR MANIFESTOR	**************************************
	URES * 19	86	1991		1996	
Troy	\$560,000	(40%)			\$2,240,000	
Cohoes	490,000	(35%)			1,600,000	(25%)
Watervli	et 14,000	( 1%)	96,000	( 3%)	320,000	(5%)
Green						
	14,000	( 1%)	96,000	( 3%)	320,000	(5%)
Village						
	rd 28,000	(2%)	96,000	( 1%)	192,000	( 3%)
Town of						
	rđ44,000	(1%)	14,000	( 1%)	128,000	(2%)
SUB-TOTA	l.					
FOR UCP						
COMMUNIT						
\$	1,120,000	(80%)	\$2,400,000	(75%)	\$4,800,000	(75%)
, market the Manuschine of Control of the Party of the Pa	Endlanders and End of Chinas years in Street and Arthresis and Antonion (Astronomical Astronomical Astronomica	Паксентий И. Чакиний остана	and the second section of the second	Maringon de Statis - Tomosto	this state arranging makipumina tala sainiti samagira makirit a telliti qiyligi, samainjit satatir	ngayanininki kili iliyaani (Kirimi k
Renssela	A 19					
	630,000	(15%)	1,280,000	(40%)	2,432,000	(38%)
Albany	000,000	(40/0/	1,200,000	(40/07	とってひとっしひひ	(30/0/
County	686,000	(10%)	1,600,000	(50%)	3,328,000	(52%)
Saratoga		(75/0]	1,000,000	(50%)	0,000,000	( 4 6 /0 )
County		(6%)	320,000	(10%)	640,000	(10%)
Vulley	0:3000	( 0/0)	Ja. J 9 J J J	(100)	V 10 9000	( 10/0 )
www.endegusecominel.compositioneneline	والله والاستخدام والمستحدة المعاونية المعاونية المعاونية والمعاونية والمعاونية والمعاونية والمعاونية	- Qимприятий-ты <u>пральна</u> стван не-	مستوسف فيدو والمراوات والمراوات المستوانة والمراوات المستوانة والمراوات المستوانة والمراوات المستوانة	هلیمید ریمانات اطلاعت میدور <sub>د در د</sub> وها به ا	مند المالية الم	ALL COLORS OF THE PARTY OF THE
Total \$	1,400,000(	100%)	\$3,200,000(	100%)	\$6,400,000(	100%)

<sup>\*</sup> Rounded to nearest \$1,000

<sup>\*\*</sup> Excluding Village of Waterford

The table on the previous page also shows a breakdown of retail expenditures for each UCP community. The distribution assumes that Troy and Cohoes will be the major beneficiaries of visitor expenditures on retail goods and services. With the Uncle Sam Mall, Cohoes Specialty and many restaurants, these two downtowns are poised to capture nearly all of the visitors expenditures on food, drink, and services. Similarly, Saratoga Springs, Niscayunna, and especially the City of Albany, will capture a portion of UCP-related expenditures.

In time, local visitation to Green Island, Watervliet and the Town and Village of Waterford will stimulate new retail development in these communities. It is expected that their share of retail expenditures will triple in ten years -- from 5% in 1986 to 15% in 1996. Troy and Cohoes will not, meanwhile, suffer in terms of gross sales: while their share will decrease by one fifth in the same ten years, the total expenditures for these two communities will nearly quadruple.

# 3.3 Hotel Expenditures & Occupancies

Overnight lodging represents another category of expenditures by out-of-town visitors. It is estimated that, on the average, tourists will spend \$12 per day on overnight accommodations. If the UCP facilities plan is implemented by 1996 as proposed, over 100,000 tourists will spend nearly \$1.4 million on overnight accommodations.

The average lodging expenditure of \$12 may appear, at first, to be quite low. Afterall, hotel and motel rooms generally cost three or four times this amount. However, a substantial number of out-of-town visitors will in fact be staying with relatives or friends, or at their vacation homes, or at nearby campgrounds. Those who stay in hotels/motels will often be sharing accommodations with spouses, relatives, or friends.

These lodging expenditures will mean more demand for local hotels and motels, and consequently higher room occupancies. The table on the next page summarizes the UCP-related room demand.

ROOM DEMAND	1986	1991	1996
Number of room-	9,000	30,000	69,000
nights in			
demand by UCP			
tourist visitors			

As in retail expenditures, at first the communities where hotels/motels already exist will benefit the most from lodging expenditures and occupancies. At present, there is only one nationally-recognized motel in the six UCP communities: the Holiday Inn in Troy. Nearby motels and hotels in Albany and Saratoga will receive most of the demand for overnight hotel accommodations. In time, other hotels, motels, and especially inns will be built to accommodate the additional room demand generated by the UCP. Citron Associates surveyed Hudson River tourists and found that 30% desired rustic style inns as a place to stay. The UCP will therefore substantiate Russell Sage College's efforts to build an inn on or near their campus in downtown Troy. Other inns may become financially lucrative in the six UCP communities. However, predicting exactly in which communities all of the new hotels, motels and inns may be built is purely speculative. A breakdown of lodging expenditures is therefore presented by county only.

HOTEL EX	PENDITURES	<u>`</u>					**************************************		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Renssela County	er \$ 36,000	(	20%)	\$150,000	(	25%)	\$ 414,000	(	30%)
Albany County	126,000	(	70%)	390,000	(	65%)	828,000	(	60%)
Saratoga County	18,000	(	10%)	60,000	(	10%)	138,000	(	10%)
TOTAL	\$180,000	( :	100%)	\$600,000	( )	100%)	\$1,380,000	(	100%)

### 3.4 Jobs

Expenditures at local historic sites, parks, stores,

restaurants, gas stations, motels and inns mean more jobs. In the short-term, it is expected that 450 jobs will be created to build the UCP elements over ten years. This is based on a ratio of one new job for every \$60,000 in UCP development costs.

In the long-term, the UCP will have a significant employment impact. Retail, lodging and other expenditures will help to support the equivalent of approximately 50 new full-time jobs in the start-up year of 1986, 100 new jobs in 1991, and 200 new jobs in 1996 when the plan calls for completion of the UCP public facilities.

It is difficult to predict which communities will provide the workers. The six UCP communities are part of the Capital District's regional economy. Employees might live in any of the UCP communities or commute from elsewhere in the Capital District region. However, one of the primary benefits of retail, hotel and tourist developments is the types of jobs they create. It is anticipated that the vast majority of the jobs would be for unskilled workers or involve on-the-job training. Many of the jobs will be seasonal or part-time, and therefore ideal for students. Most usually, part-time, unskilled, and student workers are recruited from the local communities.

# 3.5 Sales Taxes

The State and Counties will accrue significant sales tax revenues from visitor expenditures. These are shown below. It should be noted that Rensselaer County does not share sales tax revenue with local municipalities.

SALES TAX REVENUES *	1986	1991	1996
New York State	•	\$152,000	\$311,000
Rensselaer County ** Albany County ** Saratoga County **	20,000 23,500 3,000	43,000 57,000 11,000	85,000 119,000 23,000

(Table continued on next page.)

SALES TAX REVENUES (page 2)	1986	1991	1996
Troy ***	40,0	ee	estar <sup>i</sup>
Cohoes	500	1,500	3,000
Watervliet	500	1,000	2,000
Green Island	0	500	500
Waterford Village	0	0	0
Waterford Town ****	0	500	500
TOTAL	\$110,000	\$267,000	\$545,000

\*Rounded to nearest \$500.

\*\*\*Rennselaer County does not share sales tax revenue with the City of Troy.

\*\*\*\*This amount is used to reduce the county real estate tax levied on town residents.

# 3.6 Property Taxes

Visitor expenditures will lead to new store, restaurant and hotel construction to accommodate additional demands for these services. For example, based on a typical park described in the New York State Office of Parks, Recreation, and Historic Preservation's Technical Plan for the New York Urban Cultural Park System, approximately 40 new stores and 8 new restaurants will eventually be created because of the UCP. In total, and by 1996, it is expected that the \$27 million public/community investment in in building the UCP will yield an equal private investment in new commercial and other development, as described in the next table. This 1:1 ratio is consistent with the short-term economic impact on the local economy of Massachusett's Heritage Parks, which are the most appropriate comparables for the Hudson-Mohawk UCP. This ratio is very conservative: for example, the New York State Office of Parks, Recreation and Historic Conservation

<sup>\*\*</sup>Including portion distributed to county municipalities except Cohoes, Green Island, Watervliet and Town and Village of Waterford.

Note: Acquisition costs were excluded since these do not represent property improvement cost, only transferral costs.

projects a 7:1 ratio of private development to UCP development in their Summary Plan for the Statewide UCP system.

REAL ESTATE DEVELOPM	NT 1986 1991				1996						
Troy Cohoes Watervliet Green Island Village of Waterford Town of Waterford *	\$1,350,000 1,200,000 150,000 120,000 120,000 60,000	(	45%) 40%) 5%) 4%) 4%) 2%)	\$	6,000,000 5,250,000 1,500,000 750,000 1,050,000 450,000	{ { { { { { { { { { { { { { { { }}}}}}}}	40%) 35%) 10%) 5%) 7%) 3%)	\$10,260,000 8,640,000 2,700,000 2,700,000 1,890,000 810,000	t t t ( ; /	38 32 10 10	1 7 1 1
Total	\$3,000,000	(	1002)	\$ 1	15.000.000	{	100.)	\$27,000,000	,	P-1	

The table above allocates the new private development to each of the six UCP communities. The breakdown uses similar proportions to those employed for the UCP-related retail expenditures, since much of the new development will be commercial. The next table applies each of the communities' tax and equalization rates to arrive at projections of total UCP-related real estate taxes in each community. Note that the UCP investments have actually been excluded: the UCP attractions and sites will be generally owned and operated by either governmental bodies or not-for-profit companies, and will therefore not be taxable. Also, it is very possible that the communities will choose not to levy all of these real estate taxes, or that all UCP-related improvements will not lead to change in the assessed value of properties. These figures, therefore, represent the maximum direct real estate tax impact.

REAL ESTATE TAXES		1986	199	1	 1996
COUNTY: *					
Rensselaer	\$	14,000	\$ 61,00		\$ 105,000
Albany		5,500	27,50		51,000
Saratoga	-	500	3,50	<u> </u>	 6,500
SCHOOL: **					
Troy		31,000	137,00		234,000
Cohoes		21,500	94,00		154,500
Watervliet		3,000	32,00	00	58,000
Green Island		2,500	17,00	00	62,000
Village of Waterford		2,000	18,50	00	33,000
Town of Waterford ***		1,000	8,00	00	 14,000

(Table continued on next page)

REAL ESTATE TAXES, continue	€ď	1986	1991	- An experience of the second	1996
MUNICIPAL:					
Troy	\$	29,500	\$131,000	\$	224,000
Cohoes		18,500	80,500		132,000
Watervliet		2,000	20,000		35,500
Green Island		2,500	16,500		59,000
Village of Waterford		500	4,000		7,000
Town of Waterford ***		500	4,000		7,000
TOTAL REAL ESTATE TAXES	\$1	135,000	\$655,000	\$1	,1 3,000
(Rounded)			**************************************		

\* Excludes Hudson-Mohawk and school taxes.

\*\* Reported by municipality in which tax is collected, not by school district.

\*\*\* Excludes Village of Waterford.

Finally, these figures indicate the immediate impact of the UCP on local commercial real estate. As the next chapter describes, the UCP may have, in the long run, ten times the impact described above. And this greater impact on especially residential development and property values will be more evenly distributed among the six communities.

# 3.7 Multiplied Impacts

The preceding economic figures are conservative in that they describe the direct impact of visitor expenditures. It is possible to consider the multiplied impact of UCP expenditures as they are recycled in the local economy. Furthermore, casual visits to the UCP will help to improve the image of the six UCP communities and thereby to spur substantial new investment and increases in property values. These may be in fact the most important economic impacts of the UCP.

First, it is anticipated that every \$1.00 of tourist expenditures will generate another \$1.20 in total expenditures in the Capital District region of which \$0.80 will be spent in the six UCP communities. For example, visitor expenditures will help to pay the wages of local restaurant workers, who will in turn buy goods and services locally, some of which may be produced locally, and so on. All of the UCP and related expenditures in the region would therefore total over \$3.5 million in 1986, growing to over \$17 million in 1996.

Second, the UCP will help to create a much more positive image for the six UCP communities. This is actually one of the not-so-secret agendas of the UCP Plan: to change the image of older New York State communities from one of decline to one of historic preservation and resuscitation. Newport, Rhode Island; Alexandria, Virginia; Galveston, Yexas; and many other communities around the country have made this transformation. Using these communities as models, it is possible that the real estate investment impacts may in time grow to a 10:1 ratio, especially if increases in property values as well as new investments are considered. For example, the historic districts, canal side paths and attention drawn to the Erie Canal will spur investments in Waterford housing renovation; the Watervliet Arsenal Museum will improve the image of Watervliet and increase housing values; and the UCP's amenities could stimulate industrial or commercial investment interest in Green Island. The total real estate impact of the UCP is expected to grow tenfold to \$270 million during the decades after the UCP's completion in 1996.

Finally, these multiplied impacts mean more taxes. Each increment in retail expenditures is taxable; each increment in local property values is taxable. 1

These multiplied impacts are somewhat conjectural. They depend, for example, on how well the UCP is related to efforts by RPI to promote local hi-tech industry, the efforts by the cities of Troy and Cohoes to improve their their downtowns, and to overall economic trends in the region's economic base and population. Nonetheless, the multiplied and indirect benefits of the UCP in terms of the image of the six UCP communities may be key to attracting new and keeping present residents, shoppers, students and businesspeople.

It should be noted that many of the communities will choose not to levy all of thee real estate taxes. Most of the multiples of ten are due to appreciation in home property values due to the better images of the communities and/or property owners' investments. Not all of this appreciation will find its way into increased assessed valuations. Municipalities are also reluctant to increase homeowner property taxes.

# 

boat, bus and walking tour programs must be started; directional and interpretive signs must be mounted all along the Heritage Trail; and the historic buildings, facades, and streetscapes that make up the fabric of In the next dozen years, the Management Plan envisions dramatic changes for the Hudson-Mohawk Urban Cultural Park. During this period, two visitors' centers and other public facilities must be built; museums and exhibitions on at least seven themes must be designed and developed; park land must be bought and/or improved; facades, and streetscapes that make up th the UCP must be restored and/or improved.

This final section of the report outlines a strategy for implementing the plan-- a way to create an active UCP for the benefit of the six Hudson-Mohawk communities and the Capital District region. It describes a phasing plan, the total investment needed to create the park, and a funding strategy to implement most of the park's elements. In general, this Implementation Plan foresees a balanced partnership between the private sector, local municipalities, and the State of New York. Specifically, the Plan foresees the following distribution of financial responsibility to build the UCP:

State UCP funding 0

\$4 million1

\$3 million

Other State funding 0

(Continued on next page)

(Source: I In addition, another \$1 million over 10 years will be requested to meet programmatic requirements. Hudson-Mohawk UCP Commission.) o Local public funding

\$28 million

o Local private funding

\$40 million

o Total to implement plan

\$75 million

It further proposes that each of the Hudson-Mohawk communities will take the lead on projects within their boundaries, together with the Hudson-Mohawk UCP Commission. They will coordinate implementation of the entire plan and rally the governmental, human, and financial resources that are needed to successfully complete the UCP plan.

# 4.1 Phasing Strategy

The Urban Cultural Park (UCP) Public Facilities Plan foresees three target dates:

- o By 1986, Target Opening Year -- The two visitors' centers are opened to the public. Bus tours are initiated.
- o By 1991, Target Operation Year -- The two visitors' centers are completely developed. All seven theme attractions are opened to the public except for Rensselaer & Saratoga Shops<sup>1</sup>. Boat tours are introduced. The Historic Site network is established.
- o By 1996, Target Public Facilities Completion Year -- All seven theme attractions, primary historic sites and parks are completely developed. The park offers a full range of well publicized special events, exhibits, and recreational activities.

The phasing listed above is meant to serve merely as an outline for discussion by the UCP Commission. The development program, of necessity, is more fixed in 1986 and less definite toward 1996. As a further basis for future planning, a year-by-year phasing strategy is presented on the next three pages for the first five years of the UCP.

# 1986 Opening Year

- o Burdett Visitors' Center. Complete Phase 1 renovation of River Street level, including exhibitions.
- o Silliman Visitors' Center. Complete phase 1 partial renovation of manse to house temporary exhibitions.
- o Waterford Locks and Battery. Undertake parking and dockage improvements in anticipation of boat tours.
- o Circulation and Signage. Purchase one van for bus tours. Initiate walking tours. Provide directional signage. Initiate interpretive tour program.
- o Preservation. Endow revolving fund.
- o Recreation. Initiate special event program funding.

# 1987 Second Phase Development of Visitors' Centers

- o Burdett Visitors' Center. Complete phase 2 of Front Street level with addition of audio-visual show.
- o Silliman Visitors' Center. Complete phase 2 renovation of manse or church, permanent exhibitions, and audiovisual show.
- o Circulation. Introduce regularly scheduled boat tours between downtown Troy and Waterford. Buy second van.
- o Interpretation. Mount temporary exhibits in Rensselaer County Historical Society (ground floor), and Rensselaer Polytechnic Institute (RPI Visitors' Center). Initiate interpretive funding program.

# 1988 Theme Attraction Openings

- Burden Building. Complete building renovation and exhibitions.
- o Harmony Mills. Feature on tour programs.
- o Waterford Lock 2. Mount outdoor exhibits.
- o St. Mark's Church. Make landscape and site improvements.

 Watervliet Arsenal Museum. Complete renovation and exhibitry.

# 1989 Park and Historic Site Development

- o Burden Park. Complete access and site landscaping improvements. Begin park development.
- o Matton Shipyard/Peebles Island. Complete boat launch and begin park development.
- Waterford Locks and Canals. Complete canalside park and path improvements.
- Green Island. Temporary transportation exhibits at Rensselaer & Saratoga Shops or Ford Factory.

# 1990 Second Phase Development of Public Facilities

- o Rensselaer County Historical Society. Mount permanent exhibits in renovated basement.
- o Rensselaer Polytechnic Institute. Mount permanent exhibits in Alumni House.
- o Harmony Mills. Mount exhibit at Turbine Room. Improve parking and accesss to Turbine Room.
- o Rensselaer & Saratoga Shops. Feature on tours and formulate long-term plans for major exhibit there.
- o Watervliet Arsenal. Make parking and other site investments to improve public access.

# 1991 Target Operation Year

- o Visitors' Centers. Burdett and Silliman are complete.
- o Theme Attractions. All seven attractions are complete except for Rensselaer & Saratoga Shops.
- Circulation and Signage. Operation of bus and boat tours on regular schedule. Directional signage provided along Heritage Trail and local highways.
- o Parks. Park development complete or underway at Burden, Matton/Peebles Island, Waterford Canals, St. Mark's Church and Watervliet Riverside.

o Plans. Formulate detailed plans for second five-year development period.

### 4.2 Development Strategy

Each of the public facilities will require its own specially tailored development strategy. For some facilities, there is greater justification for public financial aid. For other facilities, there is greater private financial wherewithal. For still other facilities, there is the opportunity to take advantage of private development profits, tax benefits, and the like.

This section lists each UCP facility and element and describes away to implement the recommended plan. Other strategies are of course possible. No doubt, revisions in the suggested strategy will be required as further plans are formulated and other factors are taken into consideration. The strategies are therefore meant to initiate immediate discussion on how the six Hudson-Mohawk communities, three counties, State of New York, and concerned local agencies and institutions can implement specific aspects of the UCP plan.

It should be noted therefore that the strategies are organized by specific projects and programs, i.e., related public facility, interpretive, recreation and other investments are integrated for simplicity. The two tables on the next page summarize these investments, which total \$75 million. Of this amount, \$32 million is attributable to projects in which a public facility is acquired and renovated, exhibits prepared and mounted, adjunct parks are acquired and improved, and other related improvements are completed. Another \$43 million is attributable to other interpretive expenses, circulation improvements, signage provision, park improvements, etc. not directly associated with a public facility.

PUBLIC FACILITY PROJECT INVESTMENTS *	Public Facility *	Park Element *	Interpretive Exhibits *	Related	Total
VISITORS' CENTERS: Burdett Silliman (Alternative A)	\$ 590,000	I 3	\$ 250,000	\$14,000,000 8,000,000	\$14,840,000 8,700,000
THEME ATTRACTIONS: Burden Building (and park)	630,000	1,165,000	150,000	400.000	1,945,000
ytechnic Institute	40,000		25,000	380,000	445,000 810,000+
Naterford Lock 2 (and canal parks)	95,000	215,000	50,000	; ; ;	360,000
Rensselaer & Saratoga Shops	2,150,000		250,000 40,000	8 8	2,400,000 240,000
KEY HISTORIC SITES:	The second secon		And the second s		
The Gasholder House	250,000	<b>‡</b> [	<b>.</b>	ı İ	250,000
Russell Sage College		ı	<b>.</b>	250,000+	250,000+
Cohoes Music Hall Matton Shipvard/Peebles Island (and park)	240,000 NA	+000,000	N N	l g	600,000+
St. Mark's Church	10,000	***************************************	***	1	10,000
<pre>SUBTOTAL FOR UCP PROJECTS   * Rounded to nearest \$5,000. ** Con Continuo 2 on HPD direct costs</pre>	\$ 5,040,000 \$1,980,000	\$1,980,000	\$1,115,000	\$23,530,000	\$31,665,000

OTHER PROJECT INVESTMENTS	Direct	Related	Tota
Interpretive Element (excluding public-facility related exhibits) Recreation Element (excluding public-facility related parks) * Circulation Element (bus and boat tours) * Signage Element (directional and interpretive signs) Preservation Element	\$ 100,000 240,000 600,000 120,000 20,400,000	\$ - 400,000 21,000,000	\$ 100 1,000 1,000 41,400
TOTAL FOR OTHER PROJECTS	\$21,400,000		}
* Riverfront Park included in Circulation Element as it pertains to river boat.	o river boat.		

### Burdett Visitors' Center

The Burdett Visitors' Center will be developed by the City of Troy in close cooperation with the Hudson-Mohawk UCP Commission. The proposed capital investment program is as follows:

- o The City will make the space available to the Hudson-Mohawk UCP Commission at at reduced rent, representing an indirect contribution of \$100,000 based on the capitalized value of the lost income to the City.
- o The City will build new structured parking and make a sufficient number of spaces available to the Center's visitors. The replacement cost for these parking spaces is estimated at \$275,000. The City may also make another \$20,000 in site-related improvements.
- o The Hudson-Mohawk UCP Commission proposes that the State of New York will make an UCP funding allocation of \$445,000 for renovation of the building and provision of exhibitry.
- o The Visitors' Center will also be part of, and in part enable, a \$14 million investment in the redevelopment of historic River Street. This investment includes close to \$100,000 for renovation of the Burdett Building (2,500 square feet at \$40 per square foot) for use by the Chamber of Commerce. The Chamber has agreed to assist the UCP by sharing security and reception staff.

In sum, a roughly \$445,000 UCP investment to build the Burdett Visitors' Center will leverage a \$14,395,000 local investment. The annual expense of maintaining and operating the center is further reduced by a generous rental agreement with the City and shared operations with the Chamber of Commerce.

### Silliman Visitors' Center

The Silliman Visitors' Center will be developed by the City of Cohoes in close cooperation with the Hudson-Mohawk UCP Commission. Two development scenarios were formulated.

<sup>1</sup>Source: Troy Department of City Planning.

The City and Commission will decide on which option will be pursued after further consultation, during the next 18 months, with Cohoes Specialty, Silliman's present owner. A proposed development strategy is presented below for both options beginning with Alternative A, which forsees renovation of the church for the Visitors' Center.

- o Cohoes Specialty will make the church available for public use at a reduced rent, representing a capitalized value of \$75,000.
- o The City will build structured parking across the street, and make a sufficient number of spaces available for UCP visitors. This represents a \$275,000 investment.
- o The Hudson-Mohawk UCP Commission proposes that the State will then make a roughly \$360,000 UCP allocation for site and building improvements as well as exhibitry.
- o The Silliman Visitors' Center is part of, and will help enable, a \$10 million redevelopment project to downtown Cohoes. This project includes the renovation of the rest of the Silliman Church as shops, restaurants and offices; a structured parking lot for UCP visitors and shoppers; and expansion of Cohoes Specialty and other stores.

In sum, Alternative A involves a \$360,000 UCP investment leveraging a \$8,340,000 local investment for an overall UCP local investment ratio of 1:23.

Alternative B foresees renovation of the manse for UCP use, as part of the same overall redevelopment of Silliman and adjacent properties. Roughly the same UCP to local investment would be achieved: a \$275,000 UCP investment would leverage a \$8,090,000 local investment. Alternative B has the following strategy elements:

- o Cohoes Specialty will donate the manse building for the UCP's use, at a value of \$40,000.
- Cohoes Specialty and the City of Cohoes would provide the Center with sufficient, probably at-grade parking,

at a cost of \$50,000.

- o The UCP investment for renovation and exhibition would be equal to \$275,000.
- o The UCP would help enable a roughly \$8 million downtown development project.

### Burden Building and Park

This project would involve substantial state participation in addition to local and private participation to provide a traditional open space and riverfront park as well as historic site interpretation. The proposed development strategy is as follows:

- o The State will acquire 15 acres of privately owned land using Environmental Quality Bond Act of 1972 funds. The estimated sales price is \$638,000 for the park land, Burden Building and immediate grounds.
- o The State would utilize other public funds, such as Land and Water grants, for site development of the park and renovation of the Burden Building. This cost is estimated at \$1,185,000.
- o The City of Troy and Hudson-Mohawk Industrial Gateway will improve access to the site (and park) at a total cost of about \$125,000.
- o The State would lease the Burden Building to Gateway at a rent equal to the cost of opening a UCP interpretive center at the site.
- o Approximately \$400,000 of the purchase price would have been payed to the Gateway for the Burden Building and site. This would create an endowment for Gateway to build, collect and maintain exhibitions for the Burden Building.

In total, a State Parks allocation of \$1,820,000 is needed. Use of these State funds is justified for these three reasons: (1) the proposed Burden Park is in keeping with the Office of Parks, Recreation and Historic Preservation's stated priority to acquire urban riverfront parkland,

(2) the related Burden Building interpretive center would be the State's first historic site associated with the State's industrial history, (3) the expenditure would provide a local private corporation with an endowment to create and maintain the historic site.

### Rensselaer County Historical Society

The Hudson-Mohawk UCP Commission proposes the renovation and creation of a UCP exhibit area in the RCHS basement, at a cost of \$175,000. This investment would be matched by afurther investment of RCHS to expand their other exhibit areas, at a cost of  $$400,000^{1}$ . RCHS could probably staff and maintain the UCP exhibit, as well. In this way, RCHS could be the main UCP site to interpret and show visitors Second Street historic sites. This would also help with City of Troy renewal efforts by bringing more visitors to and through downtown.

### Rensselaer Polytechnic Institute

As with RCHS, an interpretive center at RPI will involve a joint effort of two private institutions and a State UCP allocation. Some of the details of this project are described below:

- o RPI will buy and renovate the former Doctor Paul residence for use as an Alumni House, at a total cost of \$420,000.
- o RPI will make one tenth of the building's space available for UCP-related exhibitions. Based on their total investments, this space will have a value of \$42,000.
- o The UCP will provide funding for exhibitions of technology and industry, at a cost of approximately \$25,000.
- o RPI is expected to staff and operate the UCP facility.

In sum, a UCP investment of \$25,000 will be matched by a \$420,000 investment by RPI, for a 1:7 UCP to local ratio.

<sup>&</sup>lt;sup>1</sup>Source: Hudson-Mohawk UCP Commission.

### Harmony Mills

power at the Harmony Mill #2, with a promenade leading to the Cohoes falls and power plant. The strategy presented below focusses on the 1991, Target Year goal of an interpretive exhibit at the Mill's Turbine Room. and water a museum of textiles Long-term plans call for

- The owners, probably in conjunction with the principal tenant (Barclay Products), will make 5500 square feet available for UCP use at a reduced rent. This represents the equivalent of a \$60,000 contribution. 0
- UCP will provide improvements and exhibitry to create interpretive center. 0
- Program costs will be reduced by minimizing the hours that the facility is open to the public. 0
- The owners and principal tenant favor a UCP facility in large part because it will bolster ground floor retail uses in the Mills. The UCP facility may further justify needed parking, waste disposal, and other building and site investments. These would total at least \$500,000. 0

# Waterford Lock 2 and Canal Parks

Lock 2 will be the hub of a network of canalside parks and paths in the Town and Village of Waterford. The Town and Village are expected to take the lead in promoting this park development in cooperation with the Hudson-Mohawk UCP Commission. Community Development Block Grants and priments could make up most of the local contribution. It is, however, proposed that the New York State Department of Transportation and Office of Parks and Recreation will particular, DOT officials have expressed interest in funding the Lock 2 site improvements and exhibits, which will cost roughly \$145,000. The remaining park-related improvements along the canal will cost roughly \$215,000. It is expected that DOT and OPRHP will maintain these

### Rensselaer & Saratoga Shops

In the short-term, Green Island and the Hudson-Mohawk UCP Commission should secure the owner's permission to bring visitors to the site. The community and commission should also seek the owner's interest in planning a railroad interpretive center in conjunction with a tourist train ride. This long-term project would involve an approximately \$2½ million investment. This cost could be somewhat reduced were the owner to donate the property (or a portion of its reported \$1 million value) to Green Island and/or the UCP. Major State financial participation could be justified for these two reasons: (1) the shops are the key UCP attraction for Green Island and (2) the State of New York does not yet have a museum or interpretive center on railroads (Source: Hudson-Mohawk UCP Commission).

### Watervliet Arsenal Museum

It is expected that the Town of Watervliet will, in cooperation with the Hudson-Mohawk UCP Commission, join with the U.S. Army to complete the Watervliet Arsenal Museum and make it readily available to the public. The Army is now investing \$195,000 in renovating the historic cast iron warehouse and providing exhibitry on the munitions industry. An additional \$40,000 investment is needed to ensure easy public access. This strategy proposes that a State UCP allocation match U.S. Army expenditures to make the necessary site improvements. The total UCP/U.S. Army investment ratio will be 1:12. The museum will of course be operated and maintained by the U.S. Army.

### The Gasholder House

This building should continue to be featured on UCP tours. Its private owners should be encouraged to continue to maintain the Gasholder House, which would in effect be "building banked" for more intense UCP-related use sometime in the future.

### Troy Savings Bank Music Hall

Access improvements should be completed largely with local City and private funding in conjunction with a State UCP allocation.

# Russell Sade College

No UCP investment is needed. However, featuring the College on UCP walking and bus tours would very much help the College succeed with plans to build an inn at the school. This UCP-related investment is estimated to be in excess of \$250,000.

### Cohoes Music Hall

A State UCP allocation should be used in conjunction with local and private funding to improve access to this important cultural institution and UCP historic site.

# Herman Melville House

and A State UCP allocation should be made to augment local private investment in making this historic site a house museum open to the public on a regular basis.

# Matton Shipyard/Pebbles Island Historic Site and Park

Peebles As with the Burden Building and park, this project will i volve substantial State participation to complete. Peebl Island is already State-owned. A strategy to expand and improve this urban, riverfront park is described below:

- The present owners should be approached regarding the donation of the Matton Shipyard for State park use, perhaps through a not-for-profit intermediary. The owners have set the value of the property at \$100,000. 0
- other parks-compatable tenant to the site. The State should also guarantee payments-in-lieu-of-taxes to the City of Cohoes. Ideally, these payments could be made out of the tenant's rent. The State of New York should relocate a shipbuilder or  $\bigcirc$
- boat launch, picnic areas, hiking trails, restroom facil-ities, and an interpretive exhibit on shipbuilding. Thes improvements would cost at least \$500,000. These improveimprove-The State should use Environmental Quality Bond Act of 1972 or other public funds to make substantial improvements to Peebles Island/Matton Shipyard. These improvements should include better road access and parking, a O

### St. Marks Church

in close cooperation with the The Town of Green Island will, Hudson-Mohawk UCP Commission, take the lead in making improvements at this historic site. Their past and future investments in renovating the building should be supplemented by a State UCP allocation to make the proposed site improvements.

### Interpretive Elements

Approximately \$75,000-100,000 in capital expenses and \$140,000 in annual program expenses are needed, in addition to the facility-specific interpretive elements described above. It is proposed that State UCP allocations will provide renevue to meet 25% of these expenditures.

### Recreation Element

The entire Recreation Element investment is calculated at \$2,485,000. Of this, \$2,230,000 is accounted for in the above description of public facility-related investments and following description of circulation-related investments. The remaining \$255,000 will pay for park improvements in all six Hudson-Mohawk communities. Most of this investment will be made by the municipalities. However, a State UCP allocation is recommended to augment a local investment in improving the Overlook Parks. ENCON is expected to contribute \$75,000 towards a new boat launch in Watervliet.

### Circulation Element

The circulation plan features both bus and boat tours. It is recommended that the State UCP contribute the full \$100-150,000 needed to purchase the recommended 4-6 vans needed. The Hudson-Mohawk UCP Comission and/or tour operators will maintain and operate the vans mainly out of ticket revenues. The following investment breakdown is envisioned for the UCP boat:

- The boat tour will originate out of downtown Troy. The City of Troy will undertake the necessary park improvements at Riverside Park to provide proper dockage and the proper ambiance for the riverboat (and restaurant). This cost is estimated at \$275,000.
- o A State UCP allocation of \$175,000 will be used to purchase a low maintenance boat.
- o The boat will be maintained and operated mainly out of ticket revenues. However, it is proposed that DOT and

OPRHP help minimize these costs by providing a place for overnight dockage as well as winter storage.

o The boat will be an instrumental factor in getting a dinner cruise operation to locate in Troy and/or a new restaurant to locate at the north end of the Troy Riverfront Park. This related investment is estimated at at least \$400,000.

A total capital investment of \$325,000 in State UCP funds will leverage \$675,000 in local public and private funds. In addition, the vans and especially the boat will be key elements in unifying the park's resources and in attracting tourist and repeat visitors. The vans and boat will be the major "fun" attraction in the UCP for people of all ages.

### Signage Element

A State UCP allocation as well as Department of Transportation and local municipal funding will be used to provide interpretive and directional signage for the UCP.

### Preservation Element

It is expected that a State UCP allocation of \$400,000 will be matched by a \$41,000,000 local investment in UCP related preservation projects. The basis for this 1:100 ratio is as follows:

- o An annual local investment of \$2,000,000 in Community Development Block Grants, Urban Development Action Grants and other public grants is expected. Based on the ratios achieved by the Massachusetts Heritage Parks, this public allocation will leverage another \$2,000,000 per year in private investments. The tenyear total will therefore grow to \$40,000,000.
- o The one-time \$400,000 State UCP allocation would be used to create a revolving fund. Were this fund to achieve the same or better public to private investment ratios as reported for similar programs in Troy, another \$1 million in local private investment could be generated.

<sup>1</sup> Source: Hudson-Mohawk UCP Commission

### 4.3 Conclusion

The preceding section provided a detailed development strategy for each of the UCP facilities and elements. The table below relates the total \$75 million capital investment needed to implement the UCP to the phasing plan outlined in Section 4.1.

JUCP INVESTMENT	1985-86	1987-91	1992-96	TOTAL
LIRECT DEVELOPMENT: State UCP State UCP State State Local Public Socal Private SUBTOTAL FOR DIRECT	\$ 900,000** 100,000 2,600,000 100,000 \$ 3,700,000	\$ 1,300,000** 1,800,000 8,900,000 400,000 \$12,400,000	\$ 1,800,000** 800,000 10,000,000 1,000,000 \$13,600,000	\$ 4,000,000** 2,700,000 21,500,000 1,500,000 \$29,700,000
RELATED: Local Public Local Private 5-MITOTAL FOR RELATED	2,000,000 8,000,000 \$10,000,000	5,000,000 20,000,000 \$25,000,000	10,000,000 \$10,000,000	7,000,000 38,000,000 \$45,000,000
TUTAL	\$13,700,000	\$37,400,000	\$23,600,000	\$74,700,000

<sup>\*</sup> Rounded to nearest \$100,000.
\*\* Beclude \$100,000 per year needed in State UCP allocation to meet programatic require-

What does this table indicate? First, that implementing the UCP will require a \$75 million capital investment by a number of state agencies, local municipalities and counties, local institutions and private corporations. A balanced partnership between these parties is needed.

Second, it indicates that a \$4 million UCP contribution is more than justified. Present State criteria indicate that the State UCP contribution shall be equal to no more than 10% of the total cost of the UCP's developments or no more than the local investment, whichever is smaller. There is some discussion as to reducing the stringency of these guidelines. But even without this mitigating measure, an aggregate, 10-year State UCP capital budget allocation of \$7.5 million is justified for the Hudson-Mohawk UCP; only \$4 million is requested for capital budget items. An additional \$1 million over 10 years is requested for program items. (Source: Hudson-Mohwak UCP Commission.) According to the Commission's projections, this will be matched by another \$14 million in local, private and public investment to meet programmatic and operational expenses. The total State UCP budget

request is therefore \$4 million.

Finally, the table reveals that while the UCP elements will cost \$30 million to purchase, build and create, they will help generate another \$45 million in local capital investments. Of the total \$75 million, roughly \$40 million is strictly private investments. The economic development benefits of the UCP are clear from the start.

### 5. Appendices

### 5.1 Comparable Museums, Historic Sites and Parks

Ţ		Visitors' Lenter or Museum	Total		
]	Facility/Location	Attendance	Attendance .	Year	<u>มูลการสารราชที่</u>
	Vanderbilt National Historic Site Hyde Park, NY		427,700	1961	Federal
	Clermont State Historic Park	008,8	147,006	1981	State
	Mills Memorial State Park	8,500	370,300	1981	State
SS	Hyde Park, NY Franklin Delano Roosevelt Nat'l Historic Site, Hyde Park, NY	216,600	272,100	1981	[ Feneral
Settings	Olano State Historic Site	-	over 100,000	-	State
Se		170,000	400,000	1982	State and     Federal
Park	Lowell, MA Castle Clinton	-	113,000	1981	[Federal
Historic Sites/Museums in	Manhattan, NY General Grant Nat'l Memorial	41,000	41,000	1981	Feders
	Manhattan, NY   Sagamore Hill Nat'l Historic Site	-	179.700	1981	Federa
	Dyster Bay, NY Saratoga Nat'l Historic Park	-	109,000	1981	Feoera:
	Saratoga, NY Statue of Liberty	-	1,885,400	1981	Federa
	NY, NY Fort Stanwix	-	60,700	1981	Federa:
	Van Cortlandt Manor   Cortlandt, NY   Philipseburg Manor	28,000	70,000	1983	Private
		25,000	40,000	1983	Private
		-	55,000	1983	Private
	N. Tarrytown, NY Sunnyside Manor	-	55,000	1983	Private .
	Dobbs Ferry, NY Buscovel Restoration	-	340,000	1980s	Private
-	Putnam Co., NY  Rensselaer Co. Historical Society	3,600	9,800	1983	Local
ic Museums	Troy, NY 47 historical organizations in Albany, Columbia, Greene, Rens- selaer, Saratoga and Schenectady	-	11,600	1980	-
		103,300	103,300	1881	Federal
	Federal Hall Nat'l Memorial Manhattan, NY Manhattan, Grange Hay, NY	-	5,700	1977	Federal
	NY, NY Theodore Roosevelt Birthplace	_	13,000	1981	Federal
	NY, NY Theodore Roosevelt Inaugural Site	-	13,300	1981	Federal
-	Buffalo, NY  Conoes Music Hall	<del>  -</del>	8,000	1985	Private
	은 Cohoes, NY 의 Hudson River Museum	68,600	83,600	1983	Private
	Tonkers, NY E New York State Museum	-	397,900	1980	State
	Albany, NY Rensselaer Co. Junior Museum	22,000	30,000	1980s	Local
- }	ol iroy, Mi 与(Gateway Tours		3,000	1981	Local
-	Hudson-Monawk, NY  ##Fire Island National Seasnore	513,000	573,000	1981	[Fegeral .
	Fire Island National Seasnore NY Gateway National Recreation Area	-	7,400	1981	Fegeral
	NY, NY upper Delaware Scenic & Recreation Recreation River	n -	78,200	1981	Federa

west Point	287,40.	287.	$\{ (x_1, \dots, x_{n-1}) \mid$	Federa
west Point, NY Air Defense, Artillery	90,050	<b>4</b>	1+562	Feders
Fort Bliss, TY Non-Commissioned Officers	5,000	÷ ,6 .	ia de	[edena]
Fort Bliss, TX	11.500	11.0	ly, j	Federa
Fort Douglas Military Fort Bouglas, Ul				!
Casemate Fort Monroe, VA	30,000	35.7	49: .	Federa
Old Guard	2,600	8,600	, laulis	federa :
Fort Meyer, VA Army Engineer	8,606	8,000	19645	Federa:
Fort Belvoir, VA Army Quartermaster	61,000	61,000	19893	Fecera
Fort Lee, VA Army Transportation	149.000	149.300	1980s	Federa
Fort Eustis Fort Lewis Military	54,000	54,000	1980s	Federa
Fort Lewis, WA			. 1980s	Federa
Army Museum of Hawaii Honolulu, MI	125,000	125,000	1960\$	; redets:

1 Visitors Center and Museum Attendance figures are conservative. The Total Attendance figure includes (1) visits to grounds, (2) festivals, (3) tours/ programs not originating at the visitors' center/museum, (4) visits to more than one facility within the same complex or network of attractions, e.g. Lowell The Visitors' Center and Museum Attendance figure is therefore most important for facility design; the total attendance figure is most important for impacts.

### Sources of information:

The Office of RM Toole, et al. 1983 Heritage Task Force for the Hudson River Valley, Inc., Management Plan: Mid Hudson Historic Shorelands Scenic District

Maria Litynsky, et al: A Usage Study of Historical Resources in the Upper Hudson Valley, Federation of Historical Services, 1981

Delley, Citron & Associates, Inc.: Results of the Tourist Attitude/Awareness Study, for the Hudson River Study Project, 1983

In addition to interviews with and information provided by:

- Peter Langwick, Hudson River Museum Caroline King, Rensselaer Co. Historical Society Ralph Pascale, Rensselaer Co. Junior Museum Chris Scott, MA. Heritage State Parks Bill Bradford, U.S. Army, Watervliet Arsenal Saverio Procario, Sleepy Hollow Restoracion Larry Gall, National Park Superintendent, Lowell Geoff Hayward, University of MA Don Faron, Lowell Heritage Park

- et al

### 5.2 Funding Sources

A guide to funding sources is listed on pages 149 to 175 of the Heritage Trail Technical Report. This guide can serve as a checklist of sources with the following modifications:

### 1. <u>1981 Tax Act</u>

The most significant new program for historic preservation is the 1981 Tax Act which gives a 25% tax credit for the restoration of historic structures when certain conditions are met. An explanation of the Tax Act is included in the Appendix.

### 2. Waterfront Revitalization Plans

The Coastal Zone Management Program has now been passed and funded by the Legislature. This is one of the few sources of state money that can be used to replace the planning funciton once provided by the now defunct Federal 701 Comprehensive Plan funding. The Costal Zone Management Program is administered by the New York Department of State.

### 3. Urban Development Action Grants

This federal program has been widely utilized to assist projects when a developer is identified and bank financing is available. There are community income and unemployment requirements as well as private to public dollar ratios varying from 3:1 to 7:1.

### 4. The Community Development Block Grant (CDBG) Program

This is the basic federal revenue sharing program. Funds can be used for infrastructure as well as planning.

### Hydroelectric Licensing

Under federal law, hydroelectric licenses must be accompanied by a recreation plan that New York State Department of Transportation must approve, in cooperation with New York State Office of Parks, Recreation and Historic Preservation and other appropriate state and local governmental bodies.

Detailed descriptions of a number of potential programs follow:

### Background

The National Register of Historic Places identifies distinguished properties in the U.S. which are worth preserving for their historic value. The U.S. Congress first called for the establishment of such a list in the Historic Sites Act of 1935. The Historic Preservation Act of 1966 authorized the Secretary of the Interior to expand and maintain a "national register of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture, hereafter referred to as the National Register."

The National Register is thus the official schedule of the nation's cultural property which is worth saving. Published biennially with pertinent information about each property, the first edition was prepared by the National Park Service in 1969 and contained more than 1000 entries.

In addition to historical areas within the National Park System and properties eligible for designation as National Historic Landmarks, individual states may nominate properties of state or local significance to be placed in the National Register on approval of the National Park Service.

Nominations are made by a State Liaison Officer (State Historic Preservation Officer) appointed by the Governor to supervise the program within the state. A professional staff conducts a statewide historic survey and reports its findings to a professional review committee (Committee on the Register). If properties meet National Register criteria, the committee recommends them for nomination (to the NYS Board on Historic Preservation).

### Tax Incentives

Since 1976 the Federal Revenue Code has contained a variety of incentives to encourage capital investment in historic buildings and to spur the revitalization of historic neighborhoods. Historic preservation provisions have been updated and revised in the Revenue Act of 1978, the Economic Recovery Tax Act of 1981 and 1982. For properties placed in service after December 31, 1982, the following incentives are available:

- o a 25% investment tax credit for rehabilitation of historic commercial, industrial and <u>rental residential</u> buildings which can be combined with
- o a 15-year cost recovery period for the adjusted basis of the historic building. (The basis must be reduced, however, by one-half the value of the ITC, i.e. 12.5%.)\*

<sup>\*</sup> The basis in the building is its acquisition cost plus any capital improvements minus any depreciation deductions taken.

To qualify for these tax incentives, a project must be designated by the Secretary of the Interior as a certified rehabilitation of a certified historic structure. A certified historic structure is any structure, subject to depreciation as defined by the Internal Revenue Code, which is:

- o listed individually in the National Register of Historic Places or
- o located in a registered historic district and certified by the Secretary of the Interior as being of historic significance to the district.

A certified rehabilition of a certified historic structure must be consistent with the character of the property or the district in which the property is located as determined by the Secretary of the Interior.

To qualify for the incentives, property owners must complete a two-part Historic Preservation Certification Application and secure certification from the Secretary of the Interior regarding:

- o the historic character of a structure; and
- o the quality of the rehabilitation work performed in a structure.

Owners of properties listed either individually or within districts in the National Register of Historic Places are eligible to apply for certifications. Owners of properties not listed in the National Register but located in state of local districts may also apply for certification if the statutes under which the districts were established have been certified by the Secretary of the Interior.

### COASTAL ZONE MANAGEMENT PROGRAM DEVELOPMENT GRANTS (SECTION 305)

### Administering Agency

Office of Coastal Zone Management (OCZM), National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce.

### **Objectives**

To assist all coastal zone states to plan and develop management programs for the land and water resources of their coastal zones.

### Eligible Recipients

Grants are provided to the official coastal zone management agency designated by the governors of states bordering on the Atlantic, Pacific, or Arctic Oceans; the Gulf of Mexico; Long Island Sound; or any of the Great Lakes.

### Assistance Information

These grants fund up to 80 percent of a state's eligible activities; no other federal funds can be used as the 20-percent non-federal match.

After development of a workable management plan, other involved agencies must be given the opportunity to participate in the development of a coastal zone management plan. The governor must approve and submit the program to OCZM before it can be accepted. The New York State Legislature is currently reviewing a statewide management plan which it must approve before submission to the U.S. Department of Commerce.

After a coastal zone management plan has been approved by the U.S. Secretary of Commerce, the state and local overnments are eligible for: 1) Section 306 funds to assist in meeting the administrative costs necessary to implement the management plan and 2) Section 308 funds of the Coastal Energy Impact Program to assist development affected by energy facilities. New York has already qualified for Section 308 funds since a state management plan is under consideration.

Several demonstration projects have used Section 305 funds in New York State to promote the Coastal Zone Management Act. Specifically, grants have been made to undertake an engineering design study for a coastal walkway in Buffalo and a mariculture study to determine fishery potential on Long Island.

In New York State, the authority to make grants under Section 305 will expire in May, 1980.

### Program Uses

### Planning

To develop a plan to manage and protect land and water resources of a state's coastal zone. The management program must include:

- -identification of coastal zone boundaries
- -a definition of permissible land and water uses affecting the coastal waters
- identification of legal authorities to carry out the management program
- -a description of the proposed management structure
- -guidelines for priority uses of particular coastal zone areas.

### Examples of Eligible Activities

Administrative expenses for planning may include:

- -- personnel salaries
- -travel
- -technical services such as mapping and surveys necessary in developing a management plan
- costs of undertaking special demonstration projects which promote the wise use of coastal zone management nationwide.

### Application Procedure

### Pre-Application Coordination

Step 1. Applicant must be designated by the governor as the official coastal zone agency.

Step 2. The applicant schedules an informal pre-application conference with the assistant administrator of NOAA to facilitate the application process. The pre-application must be submitted on NOAA Form CD-238.

Step 3. The pre-application must contain information concerning the preliminary strategy for dealing with specific state issues and laws addressed by the management plan.

Step 4. The pre-application is subject to state clearinghouse review according to OMB Circular No. A-95.

### Formal Application Submission

Step 1. The application must be submitted in triplicate on NOAA Form CD-292 to the Office of Coastal Zone Management.

Step 2. The application must include approvals from agencies involved in the A-95 review process.

Step 3. The Office of Coastal Zone Management reviews the application and notifies applicant of decision.

Step 4. Satisfactory progress toward management plan development is assessed by the Secretary of Commerce before a second grant is made.

### Deadlines and Response Period

Pre-applications should be submitted 120 days prior to requested starting date; final applications are due 60 days

Response is usually received within 30 days.

### Expenditures in New York State

Cumulative to Fiscal Year 1978

Expenditures: \$3,900,000 (in four allocations)

Fiscal Year 1979 (through September)
Expenditures:

\$ 850,000

### Reference Information<sup>b</sup>

Coastal Zone Management Act of 1972, as amended in 1976, Section 305, P.L. 94-370 (16 U.S.C. 1451). Catalog of Federal Domestic Assistance: Number 11.418 Code of Federal Regulation: 15 CFR Part 920

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# COASTAL ZONE MANAGEMENT PROGRAM ADMINISTRATIVE GRANTS (SECTION 306)

### Administering Agency

Office of Coastal Zone Management (OCZM), National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce.

### Objectives

To provide states with technical and financial assistance during implementation of management programs designed to achieve wise use of coastal zone land and water resources.

### Eligible Recipients

Grants are provided to a coastal state that has developed and adopted a federally approved management plan for its coastal zone implemented by the state agency recognized as the 306 Agency.

A grant to implement the adopted coastal zone management plan may be disbursed to a local government or a regional or interstate agency by the 306 Agency.

At this time there is no formal application procedure for local governments and agencies to follow in applying for money from the state's allocation.

Grants will fund up to 80 percent of a state's eligible activities; no other federal funds may be used for the 20 percent non-federal share.

### Program Uses

### Administrative

To provide for the reasonable administrative costs involved in implementing an approved coastal zone management program on a state or local level.

### Project Costs

To provide resources for the implementation of certain coastal restoration projects and the acquisition of equipment necessary to enforce the management plan.

### Examples of Eligible Activities

Administrative costs, including:

- personnei salaries
- -travel and related expenses.

Planning studies, including:

- feasibility studies
- -engineering reports
- -program management studies.

Costs of restoration and preservation of significant and historic coastal resources (\$50,000 limit). Expansion and improvement of marine facilities, Purchase of equipment needed for patrol.

### Application Procedure

Pre-Application Coordination

Step 1. The state must have a coastal management plan approved by the U.S. Secretary of Commerce.

Step 2. The applicant schedules an informal pre-application conference with the assistant administrator of NOAA to facilitate the application process. The pre-application must be submitted on NOAA Form CD-288.

Step 3. The pre-application is subject to state clearinghouse review according to OMB Circular No. A-95.

Step 4. An environmental impact statement is required.

### Formal Application Submission

Step 1. Applicant must submit NOAA Form CD-292 in triplicate to the Office of Coastal Zone Management.

Step 2. Application must contain approvals from agencies involved in the A-95 review process.

### Deadlines and Response Period

Pre-applications should be submitted 120 days before the beginning date of the grant, and applications 60 days before the date.

Response is usually received within 30 days.

### Expenditures in New York State

New York State is in the process of preparing a Coastal Zone Management Program (Section 305) as a prerequisite for receiving Section 306 funding.

### Reference Information

Coastal Zone Management Act of 1972, as amended in 1976, Section 306, P.L. 94-370 (16 U.S.C. 1451). Catalog of Federal Domestic Assistance: Number 11.419 Code of Federal Regulations: 15 CFR Part 921

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# COMMUNITY DEVELOPMENT BLOCK GRANTS/ ENTITLEMENT GRANTS (CDBG)

### Administering Agency

Office of the Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development (HUD).

### **Objectives**

To develop livable communities providing decent housing and a safe environment, and to expand economic opportunities for low- and moderate-income persons. Projects are financed at the discretion of designated agencies within urban governments.

### Eligible Recipients

States, cities, and urban counties (over 50,000 population) may apply for grants. The responsibility for administration of the program is with the locality. Proposals for financing specific projects may be submitted to the appropriate local administering agency by nonprofit organizations, other agencies of the city government, small business investment companies, and local development corporations.

Applications must principally benefit low- and moderateincome persons. If 75 percent of funds, exclusive of administrative costs, are allocated to activities which serve lowand moderate-income needs, applications will be presumed to meet this requirement.

A project can receive funds only if it has been included in the locality's federal CDBG application and budget.

### Program Uses

Research and Planning

To identify the needs of low- and moderate-income persons, and develop plans to meet these needs.

### Project Costs

To provide financial assistance for projects which seek to improve the environment of residents of low- and moderate-income areas, and to encourage private redevelopment of commercial and industrial facilities.

### Administrative Costs

To establish the agency structure required to administer the intent of the Act.

### Examples of Eligible Activities

Acquisition costs.

Administrative costs for enforcing building and sanitation codes.

Education and job training programs.

Feasibility studies, engineering and architectural fees.

Improvement of recreation and community facilities. Interest subsidies.

Mortgage loan guarantees to small and medium size commercial firms.

Project administrative costs, including wages and salaries. Provision of interim structure services (e.g. heat, water, and electricity).

Provision of supplemental fire, sanitation, and health services.

Public improvements of streets, sewers, and parks.

Restoration of historic sites.

Sealing and demolition of unsafe buildings.

Structural rehabilitation of residential, commercial, and industrial properties.

### Application Procedure

Step 1. Applicants should assemble as complete a project proposal as possible, including a project description, work schedule, and preliminary budget. The proposal should be prefaced by a statement of the community's critical needs and how the proposed project will meet those needs.

Step 2. A meeting should be arranged with the community board having jurisdiction over the area where the project will be located. The community board will provide technical assistance to the applicant and include the proposed project in its application for local CD funds.

Step 3. The designated agency within each city (in New York, the Department of City Planning) is responsible for an A-95 review, hearings to certify citizen participation, an environmental impact statement, and a summary of a three-year community development plan.

### Deadlines and Response Period

In New York, applications must be submitted to the Office of Management and Budget by October 31. In other cities, contact the designated agency for deadline dates.

In New York, notification of eligibility is given by January 15. The notice is published in the Register of Budget Requests available from the Department of City Planning. In other cities, contact the designated agency for information concerning notification procedures.

### Expenditures in New York State

Fiscal Year 1979

Approved expenditures:
Drawn down:

\$1,515,554,000 \$912,963,000

### Reference Information

Tize 1, Housing and Community Development Act of 1974, as amended, P.L. 93-383, 42 U.S.C. 5301-5317.

Cizalog of Federal Domestic Assistance: Number 14.218.

Cide of Federal Regulations: 24 CFR 570.1.

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### COMMUNITY DEVELOPMENT BLOCK GRANTS/ SMALL CITIES

### Administering Agency

Office of the Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development (HUD).

### **Objectives**

To assist units of general local government that do not receive entitlement grants under the Community Development Block Grant program. Assistance is for providing decent housing and suitable living environments; removing or preventing slums and blight; and expanding economic opportunities. Priority is given to projects that emphasize benefits to persons of low and moderate income. Funds may also be used to meet a local need of particular urgency or problems growing out of a federally declared disaster.

### Eligible Recipients

Units of general local government (cities, villages, and towns). Excluded are cities over 50,000 population, central cities of SMSAs, Indian tribes, and units of government participating in an urban county or metropolitan city.

Each fiscal year every HUD Area Office establishes the level of funding to be available competitively for new applications under each of the program categories, as well as the limits of funding available to each type of applicant.

### Program Uses

### Comprehensive Program

To finance the costs of undertaking a variety of coordinated community development activities that respond to identified over-all community needs within the geographical area.

### Single Purpose Program

To finance projects designed to address specific local community development needs of relatively limited scope.

### Examples of Eligible Activities

Acquisition of blighted or deteriorating properties for demolition, clearance, and rehabilitation.

Construction or improvement of neighborhood facilities; centers for senior citizens and the handicapped; recreation facilities and equipment; streets, water, sewer, and drainage facilities; solid waste disposal facilities.

Disposition of acquired real properties.

Planning Activities.

Provision of employment services, police protection, child care, health care, drug abuse services, educational and recreational needs, all with priority given to low- and moderate-income persons.

Rehabilitation and preservation activities.

### Application Procedure

Pre-Application Coordination

Step 1. The project selection process for both Comprehensive grants and Single Purpose grants involves the submission of documented project information to the appropriate HUD Area Office. This pre-application is rated according to a set of selection criteria, and full applications are accepted only from applicants rating highest in the pre-application process.

Formal Application Submission—Comprehensive Program

Step 1. Communities invited to submit applications must supply:

- -Standard Form 424, Federal Assistance
- a Community Development and Housing Plan summary consisting of a Community Profile (HUD 7062), a Summary of Community Development and Housing Needs (HUD 7063), and a Comprehensive Strategy (HUD 7064)
- -a Community Development Program consisting of a Project Summary (HUD 7066) and a Cost Summary (HUD 7067)
- -a Housing Assistance Plan, HAP (HUD 7091-70)
- -an Assurance Form (HUD 7088)
- -Title VI Assurances
- A-95 Clearinghouse comments.

Step 2: Concurrent with the filing of the application with HUD, an A-95 review must be filed with the area-wide clearinghouse.

Formal Application Submission-Single Purpose Program

Step 1. Communities invited to submit applications must supply:

- -Standard Form 424, Federal Assistance
- -Needs Assessment and Strategy Statement (HUD 7084)
- Project Summary (HUD 7085)
- -Cost Summary (HUD 7086)
- -Housing Assistance Plan (HUD 7087)
- -Assurance Form (HUD 7088)
- -Title VI Assurances (HUD 7089)
- -maps of the project area
- A-95 Clearinghouse comments.

Step 2. An A-95 review must be filed with the area-wide clearinghouse concurrent with filing the application with HUD.

### Deadlines and Response Period

Each HUD Area Office establishes an annual deadline for receipt of pre-applications.

### Expenditures in New York State

Fiscal Year 1979 (at end of November, 1979) Approved: \$87,774,000

Drawn down: \$40,692,000

### Reference Information

Title I, Housing and Community Development Act of 1974, as amended 1977, P.L. 93-383.

Catalog of Federal Domestic Assistance: Number 14.219 Code of Federal Regulations: 24 CFR 570.420 et seq.

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# COMMUNITY DEVELOPMENT BLOCK GRANT LOAN GUARANTEE (SECTION 108)

### Administering Agency

Office of the Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development (HUD).

### Objectives

To provide federal guarantees for promissory notes issued by metropolitan cities and urban counties, or their designated agencies. Proceeds from the sale of these notes are used to finance community development projects, including housing and expanded economic opportunities for lowand moderate-income persons.

### Eligible Recipients

Metropolitan cities and urban counties eligible for entitlement grants, and public agencies designated by these units of government.

The maximum loan amount cannot exceed three times the amount of the applicant's annual entitlement amount. No application for these funds has ever exceeded the limitation.

The term of repayment is generally within six years.

The interest rate at which the promissory notes may be offered is pegged to the U.S. Treasury rate. The Federal Financing Bank, to which the notes are issued, adds oneeighth of one percent (.125%).

### Program Uses

Project Costs

To defray land acquistion and structural rehabilitation costs of CDBG-approved development projects.

Relocation Payments

To provide relocation payments for residents of areas affected by Section 108 projects.

### Examples of Eligible Activities

Acquisition of real property (including improvements thereon).

Rehabilitation of publicly owned or acquired real property. Clearance, demolition, and removal of buildings.

Construction or rehabilitation of public improvements, utilities, or facilities (other than buildings).

### Application Procedure

Step 1. Application is submitted as part of an application for CDBG entitlement funds; or as an amendment to a previously approved application.

Step 2. Applications must include a schedule of repayment and an assurance that the applicant has the legal authority to make such a pledge. Applications involving the acquisition of land must include an assurance that property already owned by the applicant or local public agency is not suitable for the intended use of the land to be acquired.

Step 3. Applications must also include a separate project summary specifying activities that will be financed with loan guarantee assistance.

### Deadlines and Response Period

The program is not subject to a statutory review period. However, the target period is 75 days; and 30 days for an application that is an amendment to a previously approved CDBG application.

### National Expenditures

There is no federally mandated allocation for the Section 108 program, but the statutory ceilings are:

Fiscal Year 1978 ceiling, \$3.5 billion Fiscal Year 1979 ceiling, \$3.65 billion Fiscal Year 1980 (est) ceiling, \$3.8 billion

### Reference Information

Section 108, Housing and Community Development Act of 1974, as amended 1977, P. L. 93-383, 88 U.S.C. 633. Code of Federal Regulations: 24 CFR 570.

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# COMMUNITY DEVELOPMENT BLOCK GRANT SECRETARY'S DISCRETIONARY FUND (SECTION 107)

### Administering Agency

Office of the Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development (HUD).

### **Objectives**

To make funds available for purposes not included under other sections of the Act.

### Eligible Recipients

States and units of local government; designated agencies in the Trust Territories; state development agencies; community or similar nonprofit organizations; private developers with the authority to act as a new developer; areawide planning organizations; and Indian tribes.

These funds are to be used at the discretion of the Secretary of the Department of Housing and Urban Development. Federal guidelines stating the amount of funds available and the activities that have been given priority for financing are printed periodically in the Federal Register.

### Program Uses

### Area-Wide Programs

Assist in the implementation of housing and community development programs that are area-wide in scope. Grants are awarded: 1) in conjunction with supplemental allocations of low-income housing assistance based on area-wide Housing Opportunity Plans; 2) to states which are carrying out housing and community development activities in conjunction with HUD and the Department of Agriculture.

### Innovative Projects

An innovative community development project may be a product, a process, an organizational arrangement or a

technique. These projects encompass a concept that is untried, unique, and advances the practice of community development.

### Federally Recognized Disasters

For the purposes of meeting emergency community development needs caused by federally recognized disasters.

### Inequities Fund

This section governs the reallocation of funds available from any of the following sources:

- any amount of entitlement funds allocated to metropolitan cities which are not applied for, or which are disapproved by the Secretary as part of the application review or program monitoring process
- any amount necessary to correct a technical error in the computation of a locality's entitlement amount
- -any other amounts allocated to metropolitan areas which are not fully obligated by the Secretary during the fiscal year for which the allocation has been made
- any amounts returned to HUD as a result of withdrawl from or failure to complete an approved Community Development Program
- any amounts remaining after completion of all approved CDBG activities.

### Technical Assistance

Provides technical assistance for planning, development, and administration of Community Development Block Grant assistance.

### Indian Tribes

Funds activities sponsored by Indian tribes and Alaska natives designated by the Indian Self-Determination and Education Assistance Act of the State and Local Fiscal Assistance Act of 1972.

### Examples of Eligible Activities

Structural rehabilitation of residential, commercial, and industrial properties.

Administrative costs involved in the enforcement of building and sanitation codes.

Provision of interim structural services (e.g. heat, water, and electricity).

Sealing and demolition of unsafe buildings.

Repair and improvements of street, sewers, and parks.

Provision of supplemental fire, sanitation, and health services

Mortgage loan guarantees to small and medium commercial firms.

Education and job training programs.

- Feasibility studies, engineering and architectural fees. Project administrative costs.

Wages and salaries.

Research costs.

Amendments to previous Community Development allocations.

Relocation payments.

Emergency aid.

### Application Procedure

### Area-Wide Programs

Step 1. The applicant shall supply the appropriate areawide planning organization with the following information:

- a community development (CD) program
- a Housing Assistance Plan (HAP) outlining goals consistent with the over-all development plan. The area-wide planning organization provides recommendations and ranks the applications according to financing priorities
- -A-95 review comments.

### Federally Recognized Disasters

Step 1. An application must be submitted to the appropriate HUD Area Office within 120 days after either the Presidential declaration or other federal recognition that disaster or emergency assistance is required

### Step 2. Applications should contain:

- -a community development plan specifying the emergency community development needs caused by the disaster and the activities proposed to meet those needs. The community development program should indicate the applicant's priorities for funding
- -the Housing Assistance Plan should identify separately those housing conditions and needs directly related to the disaster or emergency. The total cost of each activity must be included, as well as the amount of the grant that will be used for each activity
- assurance that benefits to be provided will be on a nondiscriminatory basis
- certificates of citizen participation and legal authority to show that the applicant is exempt from the A-95 review process. However, applicants are required to submit an information copy of their application to the appropriate state and areawide clearinghouses.

### Inequities Fund

Step 1. The application must contain the following:

- -Standard Form 424 for Federal Assistance
- -three-year community development plan, including the identification of community development and housing needs and priorities
- a Housing Assistance Plan, including the annual housing action program
- certificate of citizen participation.

Step 2. Concurrent with filing the application with HUD, the applicant must also file OMB Circular No. A-95 with the area-wide clearinghouse.

### Technical Assistance

Step 1. Applicant must submit the following information to the HUD area office:

- -Standard Form 424 for Federal Assistance
- -a one-page summary of the proposal and its total cost
- -a project narrative statement

- a proposed budget clearly showing how HUD funds would be used
- -a proposed quarterly and final teport form
- -a certificate of citizen participation.

Step 2. Concurrent to the filing of the application with HUD, the applicant must also comply with the procedures established by OMB Circular No. A-95.

### Indian Tribes

Step 1. The application must contain the following:

- -Standard Form 424 for Federal Assistance
- -a community development and housing plan
- -an annual community development program
- -a Housing Assistance Plan
- -certification of citizen participation and legal authority.

Step 2. Concurrent with filing an application with HUD, OMB Circular No. A-95 must be filed with the area-wide clearinghouse.

### National Allocations

Fiscal Year 1979

Area-wide programs: \$12,320,000

Trust territories: \$5,000,000

Innovative projects: \$15,000,000

Federally recognized disasters: \$12,230,000

Inequities fund: No funds allocated Indian tribes: \$28,000,000

\$14,000,000

### Deadlines and Response Period

Area-wide programs: Competition for funds is opened every two years.

Trust territories: Applicants may submit applications for discretionary grants not later than 75 days prior to the end of the current program year.

Innovative projects: Periodic competitions are held. Federally recognized disasters: Within 120 days of declara-

Inequities fund: No deadlines. Indian tribes: Varies yearly.

Technical assistance:

Technical assistance: No deadlines.

### Reference Information

Section 107, Title I, Housing and Community Development Act of 1974, as amended, P.L. 93-383, 88 U.S.C. 633. Code of Federal Regulations: 24 CFR 570.400.

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### URBAN DEVELOPMENT ACTION GRANTS (UDAG)

### Administering Agency

Office of the Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development (HUD).

### **Objectives**

To encourage private investment in severely distressed cities and urban counties, reclaim deteriorated neighborhoods, and create new jobs and increased tax revenues.

### Eligible Recipients

Distressed cities and urban counties apply for grants. Project proposals are submitted to designated agencies within these units of government by city agencies, community or private organizations, or individuals.

### Assistance Information

No maximum or minimum individual grant amounts have been set. However, to date, within the New York metropolitan area, the grants approved have ranged from \$130,000 to \$10 million.

The city receives a UDAG grant, then forwards it as a loan or grant to the project. In certain cases, UDAG monies may go to the project as a grant for public infrastructure.

The UDAG program is highly competitive, based on criteria established by HUD. Established criteria include:

- the impact of the proposed project on low- and moderate-income persons
- -the nature and extent of financial participation by the private sector

Ratios of private investment dollars to UDAG dollars are:

Very competitive, 6:1

Competitive, 3:1

Less competitive, under 3:1

- -the extent of financial assistance to be made available by
- the firm financial commitment of other public entities in the project
- -the extent to which the project creates permanent new jobs or retains current jobs

Ratios for UDAG money per new job are: Very competitive: under \$5,000 per job Competitive: \$5,000 to \$10,000 per job Less competitive: over \$10,000 per job

- the impact of the project on the physical, fiscal, or economic deterioration of the community
- the extent to which the project represents a special or unique opportunity to meet local priority needs that are consistent with economic revitalization or reclamation of neighborhoods
- the feasibility of accomplishing the project in a timely
- the applicant's demonstrated performance in carrying out housing and community development programs.

### Program Uses

Project Costs

Assists any commercial, industrial, or residential project eligible for Community Development Block Grant funding, or other activities approved by the Secretary of HUD as furthering the purposes of the UDAG program. Monies may be used for all phases of the project except planning fees.

### Examples of Eligible Activities

Acquisition of land.

Acquisition, rehabilitation, or construction of commercial, industrial, and residential structures.

Construction or reconstruction of parking facilities, pedestrian malls, and walkways.

Construction or improvement of infrastructure.

Demolition and clearance of buildings related to the proposed project site.

Purchase of equipment and fixtures. Loans and loan guarantees.

### Application Procedure

Pre-Application Coordination

Step 1. Applicants must determine whether their city qualifies as a "distressed community," thereby making it eligible to apply for UDAG funds. Eligibility can be determined by contacting the nearest HUD area office.

Step 2. A pre-application meeting is arranged with the city agency responsible for administering the UDAG application (in New York City, the Office of Economic Development). This is to determine whether a project meets the eligibility criteria established by HUD.

Formal Application Submission

Step 1. Applications are submitted to the city's UDAG committee. A letter outlining the in-place financial commitment of private funds, and a statement that the project would not be executed without a UDAG loan must accompany any application.

Step 2. The city agency which supervises federal UDAG applications is responsible for: the coordination and oversight of project development; compliance of project proposal with the A-95 review; an environmental impact statement; citizen participation plans; arranging for a public hearing; and local approval of the proposed project for submission to the HUD area office.

### Deadlines and Response Period

Applications should be submitted to the city agency by March 31, June 30, September 30, and December 31. Ap-

1. REPORT ON ORGANIZATIONAL STRUCTURE FOR THE HUDSON-MOHAWK URBAN CULTURAL PARK

### 1.1 The Urban Cultural Park Act

Section 35.05 of the Parks, Recreation and Historic Preservation law specifying the requirements for the UCP management plan provides in paragraph (j) of subdivision 4:

(j) Description of the organizational structure to be utilized for planning, development and management of the urban cultural park, including the responsibilities and interrelationships of local, regional and state agencies in the management process and a program to provide maximum feasible private participation in the implementation of the management plan. Such organizational structures may include but not be limited to utilization of existing state and local agencies for administrative and finance purposes through contracts and letters of agreement between state and local agencies or, where necessary, proposed legislation for new entities to administer and finance implementation of a management plan.

In addition to this description, subdivision 5 of such section establishes the requirement that:

- 5. Each management plan must demonstrate that the capability exists at the local level to implement and manage the urban cultural park including, but not limited to, the ability to:
  - (a) Accept and disburse funds;
  - (b) Acquire, improve, and dispose of property;

- (c) Manage, operate, and maintain appropriate urban cultural park facilities identified as being of local responsibility without state financial assistance; and
- (d) Promulgate and enforce land use and preservation criteria and standards as required to protect the resources within each urban cultural park.

From essentially these provisions alone, the urban cultural parks act guides and gives definition to the necessary organizational structure for each individual UCP. It is implicitly recognized that each UCP will have an organizational structure suited to its particular needs, that intergovernmental relationships will be taken into account and, by not calling for a particular unitary management entity, that a cooperative and collective management arrangement is permissible. It is clear that the local governmental level is expected to have significant capability to implement a UCP management plan, but little guidance is offered in structuring the role of the state in the cooperative endeavor that is a UCP. Because the state interest in individual UCPs and in the statewide system is great, this report will attempt to specify a role in HMUCP management for the state.

### 1.2 A Regional UCP

As a regional UCP encompassing six municipalities that include portions of three counties, the HMUCP presents complex and unique administrative, fiscal, legal and political considerations.

Article 5-G of the General Municipal law provides that "municipal corporations and districts shall have power to enter into, amend, cancel and terminate agreements for the performance among themselves or one for the other of their respective functions, powers, and duties on a cooperative or contract basis or for the provision of a joint service or a joint water, sewage or drainage project." Under this law, two or more local governments

may agree to jointly provide a municipal service, develop and operate a facility and otherwise undertake mutual endeavors within their respective powers. Through an Article 5-G agreement, it is possible for a regional UCP to implement, or to cause to be implemented, all necessary facets of a UCP, but with significant limitations. For example, the joint administrative entity created by an Article 5-G agreement is not a separate legal entity. Therefore, either a participating local government must be designated as the operating government to enter into contracts for the joint effort or all participating governments would have to jointly participate in each contract. In addition, the joint entity cannot, with certain exceptions, have employer status and must rely on the participating governments.

### 1.3 HMUCP; Local Management Roles

The HMUCP management plan offers an ambitious and multifaceted blueprint. It makes provision for two visitor center facilities, seven theme attraction facilities, two open space parks and for both bus and boat transportation. In addition the plan outlines preservation, education and recreational programs. The municipalities, state and other public and private entities all share responsibilities for the ultimate implementation and success of the HMUCP.

Four of the theme facilities (Arsenal, RPI, RCHS-2nd St. District, Waterford Locks) and Peebles Island will be primarily developed and operated by the following public or private entities: the U.S. Army, RPI, RCHS, DOT and OPRHP. Any of the two visitor centers, three of the theme attractions (Harmony, Railroad Museum and Burden Building), the open space park and the Burden Building and the transportation facilities could be either a directly owned or leased and operated facility of the HMUCP or of another public or private entity consistent with the HMUCP plan. For example, a visitor center could be owned and operated by the host municipality and the tour boat could be owned by a private firm rather than the HMUCP management entity owning, leasing or operating either.

For purposes of this report, it will be assumed that provision must be made for a joint entity to acquire, improve and operate facilities if that is deemed necessary.

### 1.4 Existing HMUCP Organizational Structure

Of the 13 urban settings designated for inclusion in the statewide system, only the HMUCP has a pre-existing organizational structure and prior recognition in the laws of the state. Section 13.27 of the Parks, Recreation and Historic Preservation law provides:

### Sec. 13.27 Hudson-Mohawk urban cultural park

The area at the confluence of the Hudson and Mohawk Rivers encompassed in the cities of Troy, Cohoes and Watervliet, the villages of Waterford and Green Island and the town of Waterford shall be known as the Hudson-Mohawk urban cultural park in recognition of the unique and significant urban resources and cultural heritage encompassed by those communities. For purposes of interpretation, conservation and enhancement of the historic, cultural, economic, natural and architectural resources of the Hudson-Mohawk area, the Hudson-Mohawk urban cultural park commission is hereby designated as an appropriate entity to cooperate with the office and other state agencies.

Although generally phrased, this language could be interpreted as authority for joint commission - State agreements and projects.

The HMUCP Commission is an Article 5-G entity created by the agreement of 6 municipalities in 1977 to "encourage cooperative efforts for the purpose of interpretation, enhancement, development and use of the historic, natural, cultural, economic and architectural resources" of the Hudson-Mohawk area. The mayor or chief executive officer of each member government serves on the Commission. The county executives of Albany and Rensselaer and an official of Saratoga County are ex-officio members of the Commission. Provision is made in the agreement for personnel, holding title to property (as joint tenants) and expenditures.

With the consent of the affected Commissioners, municipal employees may perform similar work in other communities of the HMUCP. The local government of the Chairman has served as the "employer" for the Commission and as its operating government.

The Commission has operated by using the services of participating municipal employees, volunteer' private professional services, state grants and private contributions. Most recently, the Commission has adopted a formula for an allocation of shared costs. No financial arrangement for shared costs is part of the Article 5-G Agreement.

- 1.5 Organization Structure for HMUCP Management
- o Introduction. Two general options exist for organization structures to implement the HMUCP Management Plan. These are continued reliance on an Article 5-G agreement or implementation through the creation of a park management entity which will require state legislature action.

The implementation of the management plan does not represent the start up of a new park, but rather a new and expanded phase of a park initiated in 1977. Therefore, it is necessary and appropriate in order to maintain continuity that for at least the initial period of implementation of the management plan that the existing organizational structure be utilized.

This report will outline the organizational structure under Article 5-G for HMUCP management and will identify its capacity to implement and manage the HMUCP. It will make certain recommendations relating thereto. In addition, it will recommend and outline proposals for creation of a new park management entity if deemed appropriate in the future.

- Article 5-G Approach. Under the existing Article 5-G agreement the Commission can:
  - Accept and disburse funds through its operating government;

- Acquire, improve, operate and dispose of property either as joint tenants or by participating governments;
- Adopt preservation standards for park purposes to be enforced under agreement with each member municipality by their respective planning and/or preservation mechanisms;
- 4. Contract for services with governmental bodies and private entities to carry out Park projects and activities:
- 5. Employ necessary personnel through the offices of the operating government;
- 6. Apply for and receive grants from public and private sources.

More specifically, it is recommended that the Commission continue to function as the overall coordinating and administrative entity of the Park and, to the fullest practical extent, HMUCP projects and activities be undertaken by the participating governments under letters of agreement with the Commission. In the initial phases this would have the Troy visitor center developed by the city of Troy under a letter agreement with the Commission. The city of Troy would receive and disburse funds for the purposes of the visitor center as an operating and participating member of the Commission. Similar arrangements would be made in the case of the Cohoes visitor center and other facilities as the need arose. For facilities to be developed by other parties like the Arsenal and the RPI attraction, the Commission can and should contract with these parties for services for the HMUCP therefrom in furtherance of the recommendations in the management plan.

While the existing Article 5-G agreement is adequate to carry out the aforementioned functions, the following proposed changes would clarify and improve its operations:

 Make specific provision that the government of the Chairman be the operating government.

- Make specific recognition of the acquisition, improvement and operation of property by participating governments.
- 3. Make specific provision for annual allocations of proportionate costs to be borne by each municipality.
- 4. Make provision for indemnification.

With regard to the interrelationship with the state it is recommended that a letter of agreement between the State and the Commission specifying respective responsibilities for phased implementation of the management plan be prepared and agreed upon by those parties.

To improve and facilitate the Article 5-G organizational structure for purposes of a regional UCP, the following state legislative actions are recommended:

- Amend Sec. 119-00 of the General Municipal law to authorize the HMUCP Commission specifically or any Article 5-G entity created by municipalities to have an officer of the joint entity be the fiscal officer as is presently the case for regional planning boards composed of counties.
- 2. To facilitate joint ventures between the Commission and/or its participating governments with the Federal Government, the state, or private entities amend the UCP Act to specifically authorize such joint ventures as provided in Article IX, Para. 1 (c) of the State Constitution.
- 3. To provide a separate entity to administer the preservation revolving fund, amend section 1411 of the not-for-profit corporation law to authorize the organization of a local development corporation for preservation purposes.
- o Creation of an HMUCP management entity. As already noted the HMUCP communities cannot jointly create a management entity without action of the state legislature. Such an entity would have the advantage of centralizing operation and management in a single corporate entity and, depending on how it was con-

options that exist for the state legislature to create or authorize creation of a separate corporate entity to stituted, could offer OPRHP a direct role in the structural organization of the HMUCP in partnership with the communities. The following are the different state legislature to create implement the HMUCP management plan: for the

- set forth the organization and powers and duties of The original UCP legislation provided for "optional Urban Cultural Park Management Corporations" that approach to providing individual UCP management entities has the advantage of providing uniformity in the management structures of the various UCPs. a corporate governmental agency capable of administering a UCP upon the passage of a special actidentifying a specific entity and membership to This generic assume the corporate structure.
- a special act creating governmental entity. This act would specify the organization of the corporation and its purposes and powers. By doing legislation for a specific UCP, questions of whether the corporation should be authorized to issue bonds can be tailored to This act would specify the corporate an HMUCP management corporation as a the particular needs of the UCP. The legislature could enact Š
- Rather than creating a corporate governmental agency, the legislature could authorize the local governments to create a joint not-for-profit corporation to be the management entity for the HMUCP. A model for this alternative could be the development corporation. ф (Y)

# 1.6 Staffing and Budget

use of staff services contributed by member communities and of volunteer services contributed by private parties. Other elements by the management plan are based on the premise that this pattern will continue supplemented with a core Commission staff (see, Paragraph 2.7 of the Economic Development Plan) and increased private participation in park planning and In the past, the Commission has made extensive and productive use of staff services contributed by member communities and

implementation programs. For example, TRIP, TAP and the Gateway are expected to provide a number of services in program areas relating to preservation and tourism and a local bank offering technical services relating to administration of the revolving fund will be sought. Some private services will be contributed and others will be paid for by the commission from funds of the member communities and their county governments, from private contributions and from the State UCP program where they represent a share of program administration.

Although there are too many uncertainties for a definitive estimate of an administrative budget the following judgements can be made:

- The cost of Commission's 1985 administrative budget is estimated to be \$45,000 and will be derived from allocations from the member communities and their counties, contribution of secretary/receptionist services, private contributions, etc.
- 2. The cost of the Commission's 1986 administrative budget is estimated to be \$150,000 (see, Paragraph 2.7 of the Economic Development Plan) and will be derived from the aforementioned sources.

# 1.7 Financing Mechanisms

The Hudson-Mohawk UCP Public Facilities Plan has been prepared in a manner that provided that existing financial mechanisms were available for all financial investments. The State's direct UCP financial role is reasonably within the State's own projections over the next eight years and supplementary State costs such as the Burden and Matton site acquisitions can be undertaken with State Environmental Quality Bond Act In general, the member municipalities of the Commission have demonstrated the ability to expertly utilize existing funding mechanisms and financing services like UDAG to facilitate projects comparable to those recommended in the public facilities plan. Therefore, under present circumstances, there is no recommendation for creation of new funding mechanisms or new sources of financing other than what exists together with previous estimates of State UCP program participation. On a project by project basis financing is a matter to be

worked out by the participating parties as the project comes on line.

# 1.8 Summary

The HMUCP Commission is capable of implementing the HMUCP management plan in partnership with the state within its existing framework. However, it is recommended that the members of the Commission review, in consultation with the Commissioner of OPRHP and local legislators, the options for creation of a corporate entity to succeed the Commission and manage the HMUCP.

THIS AGREEMENT made this 13 day of <u>January</u> 1977 by and between the cities of Troy, Cohoes and Watervliet, the villages of Green Island and Waterford and the Town of Waterford, located in the counties of Albany, Rensselaer and Saratoga, pursuant to Article 5-G of the General Municiple Law,

# WITHESSETH

WHEREAS, The area at the confluence of the Hudson and Mohawk Rivers is particularly rich in natural, historic, cultural and architectural resources;

WHEREAS, Major chapters in the history of the Industrial Revolution and the social revolution that accompanied it were written in the cities and villages in the area around the confluence of the Hudson and Hohawk Rivers, and area that has long been at the crossroads of the Northeast;

WHEREAS, The communities of the Hudson-Mohawk coastal area have individually sought to protect and enhance their unique historical and cultural heritage;

WHEREAS, The historical and geographical relationship of such communities presents the opportunity for cooperative effort to promote economic revitalization in areas of common interest;

WHEREAS, An urban area with a distintive number of and relationship between natural, cultural, social, historical and architectural resources which are related closely to the daily life of the residents of that urban area, hereinafter, referred to as "Urban Cultural Park";

WHEREAS, The Hudson-Mohawk urban cultural park commission, hereinafter, referred to as "Commission";

WHEREAS, The social, economic and environmental resources of the Hudson-Mohawk Rivers, Erie and Champlain Canals, settings in which a distinctive environment or atmosphere prevails which reflects a particular historical heritage, unique industrial, commercial and residential districts, architectural and archeological sites, hereinafter referred to as "Coastal Resources";

WHEREAS, Personnel salaried by the individual communities, hereinafter referred to as "Participating Municipal Employees";

WHEREAS, Personnel funded by federal grant, private contribution, or otherwise, and separate and distinct from other participating personnel, hereinafter, referred to as "Staff";

MHEREAS, The urban cultural park concept presents a vehicle for a unique cooperative effort between public and private sectors that would, among other objectives, develop a network of historic and natural sites in the neighboring communities that would tell a story of one of the dynamic periods in American history and highlight the area's resources and advantages;

WHEREAS, Each of the communities, through local resolution, endorsed the urban cultural park idea and a cooperative effort;

WHEREAS, Public and private sources of funding may be available to support an urban cultural park program;

NOW THEREFORE be it RESOLVED, that the communities do hereby enter into this joint cooperative agreement as follows:

- 1. There is hereby created a commission to be known as the Hudson-Mohawk Urban Cultural Park Commission to be composed of six permanent members, the Mayor or chief executive officer of each of the communities or a designated representative. The Commissioners, as appropriate, may also invite representatives from other public agencies or organizations to participate in the Commission's operation as non-voting members.
- 2. The Commission shall meet at least 6 times a year to discuss the business of the Commission. All meetings shall be open to the public.
- A chairperson, vice-chairperson and secretary will be selected at the first bi-monthly meeting of the Commission from the six permanent members of the Commission.
- 4. The Commission shall vote by majority on all issues that pertain collectively to the communities, including appointment and removal of staff. On an issue relating specifically to less than all the communities, the Commission may refer the matter to the commissioners representing the respective communities.

# ARTICLE TWO - RESPONSIBILITIES

- 1. The Commission shall evaluate and encourage cooperative efforts for the purpose of interpretation, enhancement, development and use of the historic, natural, cultural, economic and architectural resources of the area at the confluence of the Hudson and Mohawk Rivers. This responsibility shall include but not be limited to evaluation of:
  - a. The desireability of state and/or federal designation of the area as an urban cultural park;

- b. The tourism opportunities of establishing a network of significant historical, natural and cultural sites in the communities;
- c. The development and marketing opportunities possible by a cooperative marketing program that would present the area's resources and advantages to potential developers;
- d. The economic development and other possibilities for adoptive re-use of existing historic buildings and sites;
- e. The recreation, transportation and scenic advantages possible through coordinated programs regarding the riverfront and river plain;
- f. Existing state and local relationships in managing the Hudson-Mohawk coastal area in order to maximize the efficiency of each level of government in carrying out appropriate regulatory and administrative roles.
- 2. The Commission shall recommend to the legislative bodies of the communities or to the legislative of the State of New York, or to the United States Congress, or any other body having jurisdiction, legislation or other measures to encourage the beneficial enjoyment of the natural and man-made resources of the communities through cooperative programs. The Commission shall also encourage involvement of the private sector in cooperative efforts designed to further the plans and goals of the communities.
- 3. Determinations with regard to local planning, and by other agencies with planning responsibilities applicable to the municipalities represented in the Commission, shall be made by the jurisdiction entrusted with the particular responsibility by law, and this agreement shall in no way detract from or be interpreted to interfere with such determinations made in accordance with law by virtue of established jurisdiction, or as otherwise may be established by law.

- "Participating Municipal Employees" presently salaried by an individual community to perform planning, community development and other related activities, may perform similar work in the remaining communities, provided, however, such joint use of "Participating Municipal Employees" requires mutual consent of the respective commissioners, and monetary or non-monetary reimbursement as mutually decided.
- The Commission may hire staff and establish terms and conditions of employment; provided, however, hiring of staff requires mutual consent of the Commissioners.

#### ARTICLE FOUR - PROPERTY

 The Communities may hold title to all property purchased or donated through a federal grant, private contribution, or otherwise, as joint tenants. As needed, property will be disposed of in a manner mutually agreeable to the Commission.

# ARTICLE FIVE - EXPENDITURES

- 1. No expenditure shall be made, and no contract shall be made for the expenditure of money in any fiscal year, unless the money required has been appropriated for the benefit of one or more of the Communities by a municipality or has been provided by the state or federal government or a private contribution. No initial appropriation is made since the responsibility of implementation and funding is that of the particular municipal bodies involved as otherwise authorized by law.
- Any contract or other agreement entered into by the Commission shall be approved by the legislative bodies of the member communities.

#### ARTICLE SIX - COMPENSATION

 No member of the Commission shall receive any compensation for his services as such, or for any services rendered by him in carrying out the purposes of this Agreement, but, its members may be reimbursed through appropriated or otherwise available funds for any monies paid or incurred by them which were reasonably necessary for the performance of such services.

ARTICLE SEVEN - INCLUSION, WITHDRAWAL, AND TERMINATION

- Any community which shares a contiguous boundary with one of the communities may petition the Commission for inclusion into the urban cultural park and agreement.
  - If approved, the new community will enjoy all benefits and perform all responsibilities as described in this agreement for the presently participating communities.
- 2. Any community may withdraw from participation in this agreement at any time by resolution of its local legislative body. In such case the Commission shall continue with its remaining members. In case of withdrawal by all communities, the Commission shall continue in existence solely for the purpose of liquidating and concluding its affairs.

### ARTICLE EIGHT - AMENDMENTS

 This Agreement may be amended at any time by majority consent of the Commissioners.

#### ARTICLE NINE - SEVERABILITY CLAUSE

1. The articles of this Agreement are to be considered as wholly distinct and severable and in the case of partial legality, or if any article or any part thereof shall be declared by a court of competent jurisdiction to be partially or wholly voided or unenforceable, the remaining articles or part thereof shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by its duly authorized officer pursuant to resolutions duly adopted by the respective communities signatory hereto this 13 th day of January, 1977.

CITY OF COHOES

CITY OF WATERVLIET

VILLAGE OF WATERFORD

VILLAGE OF GREEN ISLAND

CITY OF TROY

TOWN OF WATERFORD

Signed subject to the Inclusion of attached

Addendum.

Town of Waterford

Town Hall 65 Broad Street Waterlord, Tl. y. 12188

Addendur No. 1

Agreement regarding the Hudson Hohawk Urban Cultural Park Comm.

2 (ICL):

ARTICLE TEN

1. Every contract and or agreement entered into by the Commission including employment will not bind the Town of Waterford, as a member or individually or otherwise unless and until ratified and or otherwise approved by the Town Board of the Town of Waterford.

J. R. Breen, Supervisor Town of Waterford

The Management Plan will commit the Hudson Mohawk UCP Commission, as the agency responsible for the preparation of this document and its respective communities to a course of future decisions, and this is subject to review under the State Environmental Quality Review Act. (SEQR).

The Commission has deemed this plan to be a Type I action under SEQR and has declared itself to be lead agency. No organization voiced any objection to this designation. The attached Appendix A includes the legally required notice declaring the Commission's desire to be lead agency, which was mailed to all involved agencies. Also included with this notice in Appendix A is the completed Parts I and II of the Environmental Assessment Form, which is designed to assist in determining whether the proposed action (the management plan) may have a significant effect on the environment.

The Commission on November 1, 1984 (see Appendix B) issued a Notice of Determination of Non-Significance. This negative declaration was made after the Commission completed Part I and II of the Environmental Assessment Form and reviewed the criteria set forth in section 617.11 of Part 617 of implementing regulations pertaining to SEQR. It is our opinion that the Management Plan will not affect any of the criteria contained in section 617.11. All physical activity outlined in the Management Plan will come under the purview of SEQR at the time of implementation and any environmental effects that may not be apparent at this time will be dealt with at the later stage.

Along with finding that the Management Plan does not have a significant effect on the environment based on the aforementioned criteria, we also note that:

- The planning process utilized incorporated identification of environmental factors, review of environmental impacts and full participation of public and private parties that achieved many of the purposes of the full environmental impact statement process;
- o Fostering environmental quality is an underlying objective of the urban cultural park program and the Management Plan will result in positive environmental effects by supporting adaptive reuse of historic properties, creation of new parks and protection of historic resources.

Richard A. Smith Executive Director

September 18, 1984

# NOTICE TO INVOLVED AGENCIES

Re: Declaration of desire of the HMUCP Commission to assume lead agency status on the HMUCP Management Plan. Section 8-0111(6)ECL (SEQR)

# 1. Description of action:

Pursuant to Sec. 35.05 of the Parks, Recreation and Historic Preservation law the Hudson Mohawk Urban Cultural Park (HMUCP) Commission has prepared a management plan for the HMUCP. The management plan is prepared under a contract with the state park's agency (OPRHP). Completion and state and local approval of the management plan are conditions for the HMUCP to be included in the statewide system of urban cultural parks. It is the foundation and framework for an urban cultural park and defines the local and state role in its implementation and management.

The HMUCP management plan provides for public facilities and planning elements for interpretation, preservation and recreation. It is the product of a participatory planning process that directly involved many public and private entities.

The HMUCP Commission deems the plan to be a Type I action under DEC regulations.

# 2. Reasons for designation of HMUCP Commission to serve as lead agency:

OPRHP's Management Plan Guidelines provide that the local agency, which in this case is the HMUCP Commission, be the lead agency in the SEQR review process with OPRHP being an involved agency.

The action is a plan for a regional urban cultural park located in the six municipalities that make up the HMUCP Commission. As a regional body with responsibility for preparing and organizing implementation for the plan, the HMUCP Commission with its participatory planning process has the greatest capability to make a thorough environmental assessment of the plan.

The lead agency will determine the need for an environmental impact statement (EIS) on this action. If you have an interest in being lead agency, then please contact this office within 30 days of the date of this letter. If no response is received, it will be assumed that your agency has no interest in being lead agency. An Environmental Assessment form is enclosed to provide additional information on this action.

Please feel free to contact this office for further information or discussion.

## For further Information Contact:

Richard Smith HMUCP Commission 97 Mohawk Street Cohoes, N.Y. 12047

# Distribution List Involved agencies:

Office of Parks, Recreation & Historic Preservation
City of Cohoes
Village of Green Island
City of Troy
Village of Waterford
Town of Waterford
City of Watervliet
State Department of Transportation

# Other agencies:

U.S. Department of the Army; Albany, Rensselaer and Saratoga Counties; Capital District Regional Planning Commission

#### APPENDIX A

EAF

# ENVIROIMENTAL ASSESSMENT - PART I

# Project Information

MOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Data Sheet. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete PARTS 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

HAME OF PROJECT:	NAME AND ADDRESS OF OWNER (IF DIFFERENC)
Hudson-Mohawk Urban Cultural Park Management Plan	(Name) see attached page 1
ADDRESS AND NAME OF APPLICANT:	(Street)
Hudson Mohawk Urban Cultural Park (Name) Commission	(P.C.) (State) (Zip) BUSTNESS PHONE: 518- 237-7999
City Hall (Street)	
Cohoes, New York 12047 (P.O.) (State) (21p)	
DESCRIPTION OF PROJECT: (Briefly describe type of pr	oject or action) Key features: two visitors' centers
	storic sites, 2 waterfront parks,
(PLEASE COMPLETE EACH QUESTIO	N - Indicate N.A. if not applicable)
A. SITE DESCRIPTION	
(Physical setting of overall project, both develo	ned and undereloped accas)
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-3. Total acreage of project areal 3,000 cres.	ee attached, page 2
Approximate acreage: Presently After Comple	Nata Canada d
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4. What is predominant soil type(s) on project si	te? _See_attached_ page_3
5. %% Are there bedrock puterpopings on project	•
1. What is depth to bedrock? Waries -	('n 'eet)

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9.					area? X Yes No			
10.	Does project \$1 endangered -	te contain any Yes X lo	species of plant of a coording to	or animal life that Identify each speci	is identified as <u>threatened</u> or es			
11.	Are there any u	mique or unusua X Yes No	11 land forms on t! b. (Describe Cli	he project site? ( ffs, waterfall	i.e. cliffs, dunes, other geological , floodplain, gorges	}		
12.	Is the project area - XYes	site presentlyNo.	used by the commu	nity or neighborhoo	d as an open space or recreation			
		t site offer o			m to be important to the community?			
14.	Streams within	or contiguous s	to project area:					
	a. Name of str	ream and name of	f river to which i	t is tributary <u>Hu</u>	dson River, Poestenkill			
	River,	Mohawk Riv	er, Wynantski	l River				
75.	iakes, Ponds, b Burd	etland areas we en Pond, Ol New York	ithin or contiguous d Champlain Barge - ; b.	s to project area: Size (in acres) _	Not available			
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1	Physical dimens Total contigue Project acres Length of project in age not Mumber of of Maximum vehi Mexical differential Ultimate	sions and scale wous acreage ow age developed; age to remain u oject, in miles s an expansion ; developed a Cable f-street parkin cular trips ger es events & al: Number and One family O Orien :eighborhood-	acres initia  acres initia  acres initia  acres initia  acres initia  condition  acres initia  condition  acres initia  acres in	see attace in dimensions as appropriate of experience of e	propriate)scres.  Itimately see attached pg. 6  Inking sites; 8 miles north/sc distance ension proposed: building square foot-  ed  Iction of project)  CandominiumO  ent	outh ⊝		

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ž.	How much natural material (i.e. rock, earth, etc.) will be removed from the site - None* tons
	* Removal of slag from Burden Building ; rk siteNone*cubic yards.
3.	How many acres of vegetation (trees, shrubs, ground covers) will be removed from site None acres.
4.	Will any mature forest (over 190 years old) or other locally-important vegetation be removed by this project?YesMo
5.	Are there any plans for re-vegetation to replace that removed during construction?  Yes X ho
б.	NOT applicable If single phase project: Anticipated period of constructionmonths, (including demolition).
7.	If multi-phased project: a. Fotal number of phases anticipated 3 No.
	b. Anticipated date of commencement phase ? 1 month 1985year (including demolition)
	c. Approximate completion date final phase 12 month 1996 year.
	d. Is phase I financially dependent on subsequent phases?YesNo
8.	Hill blasting occur during construction? Yes X No
9.	Number of Jobs generated: during construction 450; after project is complete 200.
10.	Number of jobs eliminated by this project _0.
11.	1. Storage in Harmony Mills to elsewhere in complex 2. Chamber of Commerce to other office in area. 3) Scrap metal operation to elsewhere in area.
12.	a. Is surface or subsurface liquid waste disposal involved? Yes X No.
	b. If yes, indicate type of waste (sewage, industria), etc.)
	c. If surface disposal name of stream into which effluent will be discharged
13.	Will surface area of existing lakes, ponds, streams, bays or other surface waterways be increased or decreased by proposa??Yes
14.	Is project or any portion of project located in the 100 year flood plain? X Yes No
15.	a. Goes project involve disposal of solid waste? X Yes No
	b. If yes, will an existing solid waste discoss) facility be used?Yes
	c. If yes, give name:; location
	d. Hill any wastes not go into a sewage disposal system or into a sanitary landfill? Yes - No
16.	Will project use herbicides or posticides? Yes X No
	Hill project routinely produce odors (more than one hour per day)? Yes X No
18,	Will project produce operating noise exceeding the local ambience noise levels?YesNo
19.	Will project result in an increase in energy use? Yes X No. If yes, indicate type(s)
20.	If water supply is from wells indicate numbing capacity gals/minute.
21.	Total anticipated water usage per day
22.	Zoning: a. What is dominant zoning classification of site? Commercial & Industrial
	b. Current specific zoning classification of site <u>See attached pg. 7</u>
	c. Is proposed use consistent with present coning? Yes
	d. If no, indicate desired zoning

- }-

	<ul> <li>b. Does project involve State or Federal</li> <li>c. Local and Regional approvals:</li> </ul>	eral fundi	ng or financing: _		_#0
		Aç (Yes. No	provel Required (Type)	Submittal (Date)	Approvat (Date)
	City, Town, Village Board City, Town, Village Planning Board City, Town, Zoning Board City, County Health Department Other local agencies Other regional agencies State Agencies Federal Agencies	Yes Ves No No No Ves Yes	Funding Site Plans Funding, Envir	*	**************************************
C. INFORMATIONAL			HUD		
adverse impac	iditional information as may be needed to ts associated with the proposal, please gate or avoid them.	o clarify discuss s	your project. If t such impacts and the	here are or m measures whi	ay be any ch can be
PREPARER'S SI	- B	South		٠	
TITLE:	Richard Smith, Exe	cutive	<u>Director</u>		
REPRESENTING	Hudson-Mohawk_UCP				
DATE:	9/18/84				
N.Y.S. 1	Parks Recreation & Historic Pr Dept. of Environmental Conserv Coastal Zone Management Progra	ation	ion.		

-4.

# ENVIRONMENTAL ASSESSMENT - PART II Project Impacts and Their Hagnitude

#### General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my decisions and determinations been <u>reasonable</u>? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an effect will be potentially large (column 2) does not mean that it is also necessarily significant. Any large effect must be evaluated in PART 3 to determine significance. By identifying an effect in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of effects and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be more appropriate for a Potential Large Impact rating.
- Each project, on each site, in each locality, will vary. Therefore, the examples have been offered as guidance.
   They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.

### · INSTRUCTIONS (Read Carefully)

- a. Answer each of the 18 questions in PART 2. Answer Yes if there will be any effect.
- 6. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about the size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact or effect can be reduced by a change in the project to a less than large magnitude, place a Yes in column 3. A No response indicates that such a reduction is not possible.

		En .	6.P.
	SMALL TO MODERATE IMPACT	POTENTIAL LARGE IMPACT	CAN IMPACT BE REDUCED BY PROJECT CHANGE
IMPACT ON LAND  NO YES  WILL THERE BE AN EFFECT AS A RESULT OF A PHYSICAL CHANGE TO PROJECT SITE?		·	
Examples that Would Apply to Column 2	6		
NO Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.		- ,	
Yes Construction on Land where the depth to the water table is less than 3 feet.	-X	<del></del>	
NO Construction of paved parking area for 1.730 or more vehicles.			
Yes Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	-X-		
Yes Construction that will continue for more than I year or involve more than one phase or stage.	<u>X</u>		<u></u>
No. Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year.			<u>-</u>
NO Construction of any new sanitary landfill.			

		1.	7.	3.
		S"ALL TO MOERATE INPACT	POTENTIAL LARGE IMPACT	EAN 1 PACT BE REDUCED BY PROJECT CHANGE
		**************************************		
Hamenda	Construction in a designated floodway.			
No	Other impacts:			
2.	WILL THERE BE AN EFFECT TO ANY UNIQUE OR UNISUAL LAND FORMS (FOUND ON THE SITE? (1.e. c)1ffs, dunes, deological forms-			,
No	Specific land forms:			
	AND AND THE PROPERTY OF THE PR	(refferentials)		
	IMPACT ON WATER			<sup>12</sup> О С С С С С С С С С С С С С С С С С С С
3.	WILL PROJECT AFFECT ANY WATER BODY DESIGNATED AS	-		
	Examples that Would Apply to Column 2			
No	channel of a protected stream.			
No	Construction in a designated freshwater or tidal wetland.	- Andrews X Comm		vienzevýnia-
Yes	Other impacts: Boat landing in Hudon River.	wayaana		***************************************
	at proposed Burden Park  WILL PROJECT AFFECT ANY NON-PROTECTED EXISTING OR NEW MO YES	_å_		
	BODY OF MATER?			
	s tow account on decrease in the surface area of any body			
No	of water or more than a 10 acre increase or decrease.			
	Construction of a body of water that exceeds 10 acres of surface area.			
No	Other impacts:	all agraphical plans		enuma tecano
	NO YES			
	MILL PROJECT AFFECT SURFACE OR GROUNDWATER MIALITY?  Examples that Hould Apply to Column 2			
	Project will require a discharge permit.	Programming States		
No-	Project requires use of a source of water that does not have	One constitution		
No_	approval to serve proposed project.  Project requires water supply from wells with greater	Nymedic III Seller		ماندانسانسانسان ماندانسانسانسانسانسانسانسانسانسانسانسانسانسا
	than 45 gallons per minute numping capacity.			
NO_	Construction or operation causing any contamination of a public water supply system.			
No	Project will adversely affect groundwater.			
No-	Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.			(September 1)
No —	Project requiring a facility that would use water in excess of $20.000$ gallons per day.			Special division
No-	Project will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.			

	4.	2.	<i>a</i> ,
	S'MLL TO TODERATE IMPACT	POTENTIAL LARGE IMPACT	SE TOACHT NAD TO COUCUME TO COUCU
NO Other Impacts			
The state of the s			
8. WILL PROJECT ALTER DRAINAGE FLOW, PATTER'S OR SURFACE WATER NO YES RUMPFF?	Commence of the Commence of th	SCORPE STATE OF STATE	
Example that Hould Apply to Column 2			(
Project whate impede 11000 water 110ws.			
NO Project is likely to cause substantial erosion.			
No project is incompatible with existing drainage patterns.  Yes Other impacts: some run-off from surface parking.	X		
Ves Other impacts: 30th Turn of 1 170th 341 466 back.			
IMPACT ON AIR NO YES			1
7. WILL PROJECT AFFECT AIR QUALITY?	A		
Examples that Hould Apply to Column 2	AND THE PROPERTY OF THE PROPER	and market	, degridada
-No Project will induce 1,700 or more vehicle trips in any given hour. except for an event or festival	A CONTRACTOR OF THE PERSON OF	_	<del></del>
NO Project will result in the incineration of more than 1 ton of refuse per hour.			
NO Project emission rate of all contaminants will exceed 5 lbs. Der hour or a heat source producing more than 10 million BTU's per hour.	A A CONTRACTOR AND A CO		
No Other Impacts:			<b> </b>
IMPACT ON PLANTS AND ANITALS NO YES	ALL STREET, ST	Apparent of parameters of the same of the	The state of the s
B. WILL PROJECT AFFECT ANY THREATENED OF ENDANGERED SPECIES?			
Examples that Would Apply to Column 2	E CONTRACTOR OF THE CONTRACTOR	Yilogaulm*	
NO Reduction of one or more species listed on the New York or federal list, using the site, over or near site or found on the site.		The second of th	
No Removal of any portion of a critical or significant wild- life frabilat.			
NO Application of Pesticide or herbicide over more than twice a year other than for agricultural purposes.			
No Other impacts:			
9. WILL PROJECT SUBSTANTIALLY AFFECT HON-THREATENED DR NO YE ENDANGERED SPECIES?	5	The state of the s	Prophogy on the Prophogy
Example that Would Apply to Column 2	(ganacia)	17	
Wo Project would substantially interfere with any resident or migratory fish or wildlife species.			
No Project requires the removal of more than 10 acres of mature forest (over 100 years in one) or other locally important ventation	- Land State of State		T T T T T T T T T T T T T T T T T T T

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		1.	2.	3.
	y D. D. De la company of the company	SMALL TO MODERATE IMPACT	POTENTIAL LARGE 1"FACT	CAN IMPACT BE PEDUCED RY PROJECT CHANGE
	IMPACY OF VISUAL RESPONSE			
10.	HILL THE PROJECT REFECT VIEWS, VISTAS OR THE VISHAL HO YES CHARACTER OF THE INFIGHBORMODD OR COMMINITY?			
	Examples that Hould Apply to Column 2			
Νo	An incommatible visual affect caused by the introduction of new materials, colors and/or forms in contrast to the surrounding landscape.	(January L. Charle		
NΩ	A project easily visible, not easily screened, that is obviously different from others around it.	SALEVANORE I	***************************************	
No	Project will result in the elimination or major screening of scenic views or vistas known to be important to the area.			
<u>Ye</u> s	other impacts: <u>Views will he improved with</u> selective clearing and landscaping .	_ <u>X</u> _		
	IMPACT ON HISTORIC RESOURCES			
n.	WILL PROJECT IMPACT ANY SITE OR STRUCTURE OF HISTORIC, NO YES PRE-HISTORIC OR PALEONTOGICAL IMPORTANCE?			
	Examples that Would Apply to Column 2			
¥es	Preject occuring wholly or nartially within or contiguous to any facility or site listed on the National Register of historic places.			
<u>Ye</u> s	Any impact to an archeological site or fossil bed located within the project site.	<u>X</u>		
Yes	为ther impacts: This project will benefit			
	historic resources			
	IMPACT ON OPEN SPACE & RECREATION		en de la company	
12.	THE CHANTER OF MINISTER OF EXISTING NO. YES		Cipper Avenue Control	,
	Examples that Hould Apply to Column 2			
No.	The permanent foreclosure of a future recreational opportunity.			
No.	A major reduction of an open space important to the community.	<u> </u>		
Yes	*Other impacts: <u>Increase recreational opportunities</u>			
		-		
	IMPACT ON TRANSPORTATION		B1000	
13.	WILL THERE BE AN EFFECT TO EXISTING TRANSPORTATION HO YES SYSTEMS?	STATE OF THE PARTY	Andrew of Control of the Control of	And in contrast of the contras
	Examples that Would Annly to Column 2	Х		
	Alteration of present patterns of movement of meople and/or goods.			
No	Project will result in severe traffic problems.			
Yes	Other impacts: Result in traffic problems.	<del>-x</del>		III show Carrier
	during peak events.			

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		4	Îlm	<b>*</b>
		SMALL TO MODERATE IMPACT	POTENTIAL LAPGE IMPACY	CAH IMPACT DE REDUCED 8Y PROJECT CHANGE
	MPACT ON ENERGY			
14,	WILL PROJECT AFFECT THE COMMUNITIES SOURCES OF FUEL OR NO YES ENERGY SUPPLY?		,	\$
	Examples that Hould Apply to Column 2			
No.	Project causing greater than 5% increase in any form of energy used in municipality.			
<u>No</u>	Project requiring the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences.		<u></u>	
No	Other impacts:			
	•			
	IMPACT ON NOISE	·		777453534344
15.	WILL THERE BE OBJECTIONABLE ODORS, NOISE, GLARE, VIBRATION NO YES OF ELECTRICAL DISTURBANCE AS A RESULT OF THIS PROJECT?			BHHHIZAQ <sub>QQQ</sub>
	Examples that Would Apply to Column 2			
No	Blasting within 1,500 feet of a hospital, school or other sensitive facility.			
<u>No</u>	Odors will occur routinely (more than one hour per day).			
No-	Project will produce operating noise exceeding the local ambient noise levels for noise outside of structures.			
<u>No</u>	Project will remove natural barriers that would act as a noise screen.			
No	Other impacts:			
	IMPACT ON HEALTH & HAZARDS . NO YES			MATERIAL PROPERTY OF THE PROPE
16.	HILL PROJECT AFFECT PUBLIC HEALTH AND SAFETY?	2000 A COLUMN		
No.	Somices will cause a risk of explosion or release of hazardous			<del></del>
an_	substances (i.e. oi), pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there will be a chronic low level discharge or emission.		DESCRIPTION OF THE PROPERTY OF	ssoynusesikkideko
No	Project that will result in the burial of "hazardous wastes" (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc., including wastes that are solid, semi-solid, liquid or contain gases.)			
No-	Storage facilities for one million or more gallons of liquified natural gas or other liquids.			
N <u>o</u>	Other impacts:			
		4		

ņ.

				MODERATE THPACT	POTENTIAL LARGE IMPACY	REDUCED BY PROJECT CHANGE	
ı	MPACT ON GROWTH AND CHARACT	R OF COMMUNITY OR METGHROPHOOD		y			
•	35000		785				
17.	WILL PROJECT AFFECT THE CHOCOMMUNITY?	ANTISE A THE EXTRIBUTE	M				
	Example that Would Apoly to	Column 2					
	resident human population.	. Town or Village in which the ly to grow by more than 5% of					
	result of this project.	apital expenditures or opera- by more than 5% per year as a			ww	TECH COLLEGE C	
_No	lends from cultivation.	facility of a non-agricultural trict or remove prime agricultural					
-No	structures or areas of his	r eliminate existing facilities. coric importance to the community.	Company of the Compan				
	dionb arru sharrar neces.	influx of a particular age					
		ent precedent for future projects.	ORNICOTA				
Ye:	sproject will relocate 15 o businesses.	r more employees in one or more		X			
Ye:	Sther impacts: Histori	c resource will be reused		***************************************			
	and improved.		ĺ				
10	TO THERE PURLIC CONTROVERS	NC CONCERNING THE PROJECT?	YES				
10.	Examples that Would Apply	₹X	JU		2000	- Photoscaves	
No	rich and a sift	ens of adjacent communities or rejected the project or have					
	Objections to the project	from within the community.					
	see attachment page 8	IF ANY ACTION IN PART 2 IS IDEN POTENTIAL LARGE IMPACT OR IF YOU C THE MAGNITUDE OF IMPACT, PROCEE	ANNOT D	ETERMINE :			·
***************************************		F	ORT I ONS	OF EAF CO	DAPLETED FOR	THIS PROJECT:	- !
	DETERMINAT	1091 *	ARY I	PART	ſ 11 <u> </u>	PART 3	
		recorded on this EAF (Parts 1, 2					
	<ol> <li>and considering both the act, it is reasonably determ</li> </ol>	ined that:		PREPARI	E A NECATIVE	DECLARATION	:
۵.	is one which may not cause	no major impacts and, therefore. significant damage to the environmen	it.		-()		
8.		have a significant effect on the be a significant effect in this cas ures described in PART 3 have been posed project.	ie	PREPARI	E A HERATIVE	DECLARATION	
с.	The project will result in that cannot be reduced and the environment.	one or more major adverse impacts may cause significant damage to	PR:	EPARE POST	TIVE DECLARA	NTION PROCEED WITH	E1S
	Nate	· · · · · · · · · · · · · · · · · · ·	\$7	gnature of	Responsibl Agen	e Official in Lead	i I
*	DEC Environmental Av	different from responsible officer) nalyst recommended that the nk until lead agency status	15 18	rint or ty: i Lead Age	be name of r	esponsible officia	al .

# ENVIRONMENTAL ASSESSMENT - PART III

#### EVALUATION OF THE IMPORTANCE OF IMPACTS

#### INFORMATION

- Part 3 is prepared if one or more impact or effect is considered to be potentially large.
- The amount of writing necessary to answer Part 3 may be determined by answering the question: In briefly completing the instructions below have I placed in this record sufficient information to indicate the reasonableness of my decisions?

#### INSTRUCTIONS

Complete the following for each impact or effect identified in Column 2 of Part 2:

- 1. Briefly describe the impact.
- Describe (if applicable) how the impact might be mitigated or reduced to a less than large impact by a project change.
- Based on the information available, decide if it is reasonable to conclude that this impact is important
  to the minicipality (city, town or village) in which the project is located.

To answer the question of importance, consider:

- The probability of the impact or effect occurring
- The duration of the impact or effect
- Its irreversibility, including permanently lost resources or values
- . Whether the impact or effect can be controlled
- The regional consequence of the impact or effect
- Its potential divergence from local needs and goals
- Whether known objections to the project apply to this impact or effect.

# DETERMINATION OF SIGNIFICANCE

An action is considered to be significant if:

One (or more) impact is determined to both <u>large</u> and its (their) consequence, based on the review above, is <u>important</u>.

#### PART III STATEMENTS

(Continue on Attachments, as needed)

Attachments: Page 1 NAME AND ADDRESS OF OWNER

There are two visitors' centers and seven theme attractions/ Their owners are as follows:

Facility		Owner
Burdett Building Visitors' Silliman Visitors' Center	Center	City of Troy Cohoes Specialty

Burden Building

Rensselaer County Historical Society (RCHS) Rensselaer Polytechnic Institute (RPI) Harmony Mills Waterford Lock 2 Rensselaer & Saratoga Shops (R & S) Watervliet Arsenal Museum Hudson-Mohawk Industrial Gateway, Republic Steel,

Rensselaer County Historical Society Rensselaer Polytechnic Institute Cohoes Industrial Terminal State of New York R. Freedman & Sons, Inc. U.S. Army Attachments: Page 2 QUESTION 3, TOTAL ACREAGE OF PROJECT AREA

Project area includes all or most of the six Hudson-Mohawk UCP communities.

Municipality	Acreage					
Cohoes	2,669	acres				
Green Island	581					
Watervliet	919					
Troy	7,026					
Village of Waterford	288					
Town of Waterford	1,500	(approximate)				
Total	12,983					

Attachments: Page 3 QUESTION 4, SOIL TYPES

Nassau association Hamlin-Wayland-Keel association Made Land Rhinebeck-Madalin association Hudson Associate Attachments: Page 4 QUESTION A6: SLOPES

Facility	Slope: 0~10%	10-15%	15% or greater
Burdett Building Visitors' Center Silliman Visitors'	Not Applicable		
Center	100%	0%	0%
Burden Building	100%	0%	0%
RCHS		Applicable	24
RPI	100%	0%	0%
Harmonay Mills	45%	15%	35%
Waterford Lock 2	70%	20%	10%
R & S	100%	0%	0%
Watervliet Arsenal			
Museum	100%	0%	0%

All figures are approximate.

Attachments: Page 5 QUESTION A16: LOCAL LAND USE AND ZONING

Facility	Dominant Land Use	Dominant Scale	Dominant Zoning
Burdett Visitors' Center Silliman Visitors' Center Burden Building RCHS RPI Harmony Mills Waterford Lock 2 R & S Wateryliet Arsenal	Commercial Commercial Industrial Commercial Institutional Industrial Residential Industrial Institutional	3-story 3-story Vacant land 3-story 3-story 4-story 2-story 1-2 story 3-story	Commercial Commercial Industrial Commercial Residential Industrial Residential Industrial Residential
Museum			,

Attachments
Page 6
QUESTION Blb,c: Project Acreage to be developed and to Remain Undeveloped.

Facility	Description
Burdett Visitors'	Already developed: no change
Center	
Silliman Visitors' Center	· Already developed: no change
Burden Building	0.2 acres of parking lot
** **	14.6 acres of park and open space
RCHS	Already developed: no change
RPI.	B1 34 B1 B9
Harmony Mills	2.4 acres of new parking lot
• • • • • • • • • • • • • • • • • • • •	remainder of site to remain unchanged
Waterford Lock 2	0.1 acres of parking
	1.4 acres of park and open space
R & S	0.6 acres of parking
	12.3 acres of open space & exhibit areas
Watervliet Arsenal	Already developed: no change
i contract of the contract of	

Attachment: Page 7 QUESTION B22b: SITE ZONING

Facility	Zoning
Burdett Building Visitors'	Commercial
Center Silliman Visitors' Center	Commercial
Burden Building	Industrial
RCHS	Commercial
RPI	Residential
Harmony Mills	Industrial
Waterford Lock 2	Conservation
R & S	Industrial
Watervliet Arsenal	Federal Land

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Attachment:
Page 8
Part II, Questions 11, 12, 17: Impacts on Historic
Resources, Open Space & Recreation, Community or
Neighborhood

The project will involve the restoration of National Register and other historic and architecturally significant buildings and structures. These will be highlighted as tourist centers, theme attractions and historic sites. Parks will be created and open areas landscaped. A major improvement in recreational and cultural opportunities is expected. This will increase local sales and taxes from visitors, and will lead to an improved image to the communities.

These positive impacts are probable should the necessary investments and efforts be made as planned. The duration of the impact will be long-term. Most project element is at the beginning stage, and will be subject to review be local state and federal agencies, including the Hudson-Mohawk Urban Cultural Park Commission. This commission includes representatives from each of the six participating municipal governments.

The enclosed reports provides a more detailed description of the project (Public Facilities Plan) and impacts (Economic Development Plan).

Richard A. Smith Executive Director

November 1, 1984

# SEQR

Negative Declaration Notice of Determination of Non-Significance

Lead Agency: Hudson-Mohawk Urban Cultural Park Commission

Address:

97 Mohawk Street Cohoes, N.Y. 12047

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The lead agency has determined that the proposed action described below will not have a significant effect on the environment.

## 1. Title of Action:

Hudson-Mohawk Urban Cultural Park ("Riverspark") Management Plan.

# 2. Description and location of action.

Pursuant to Sec. 35.05 of the Parks, Recreation and Historic Preservation law the Hudson Mohawk Urban Cultural Park (HMUCP) Commission has prepared a management plan for the HMUCP. The management plan is prepared under a contract with the state Office of Parks, Recreation and Historic Preservation (OPRHP). Completion and state and local approval of the management plan are conditions for the HMUCP to be included in the statewide system of urban cultural parks. It is the foundation and framework for an urban cultural park and defines the local and state role in its implementation and management.

The HMUCP management plan provides for order of magnitude plan for public facilities and planning elements for interpretation, preservation and recreation. It is the product of a participatory planning process that directly involved many public and private entities. The plan involves the cities of Troy, Cohoes and

Watervliet, the villages of Waterford and Green Island and the Town of Waterford. This area is located in parts of the counties of Albany, Saratoga and Rensselaer.

The HMUCP Commission deems the plan to be a Type I action under Department of Environmental Conservation SEQR regulations.

3. Reasons it has been determined that action will not have a significant effect on the environment.

The HMUCP Commission is the agency responsible for the preparation of a management plan for the Hudson-Mohawk Urban Cultural Park, designated by law for inclusion in the statewide urban cultural park system, and in doing so will fully comply with SEQR requirements.

We have completed Part I and II of this Environmental Assessment Form and have reviewed the criteria set forth in section 617.11 of Part 617 of implementing regulations pertaining to SEQR. It is our opinion that the Management Plan will not affect any of the criteria contained in section 617.11. All physical activity outlined in the Management Plan will come under the purview of SEQR at the time of implementation and any environmental effects that may not be apparent at this time will be dealt with at the later stage.

Along with finding that the Management Plan does not have a significant effect on the environment based on the aforementioned criteria, we also note that:

- a. The planning process utilized incorporated identification of environmental factors, review of environmental impacts and full participation of public and private parties that achieved many of the purposes of the full environmental impact statement process;
- b. Fostering environmental quality is an underlying objective of the urban cultural park program and the Management Plan will result in positive environmental effects by supporting adaptive reuse of historic properties, creation of new parks and protection of historic resources.

Therefore, it is our opinion that a determination of non-significance is justified under the letter and spirit of the SEQR law.

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# Distribution List

Office of Parks, Recreation & Historic Preservation
City of Cohoes
Village of Green Island
City of Troy
Village of Waterford
Town of Waterford
City of Watervliet
State Department of Transportation
U.S. Department of the Army
Albany, Rensselaer and Saratoga Counties
Capital District Regional Planning Commission
Department of Environmental Conservation (Regional Office)