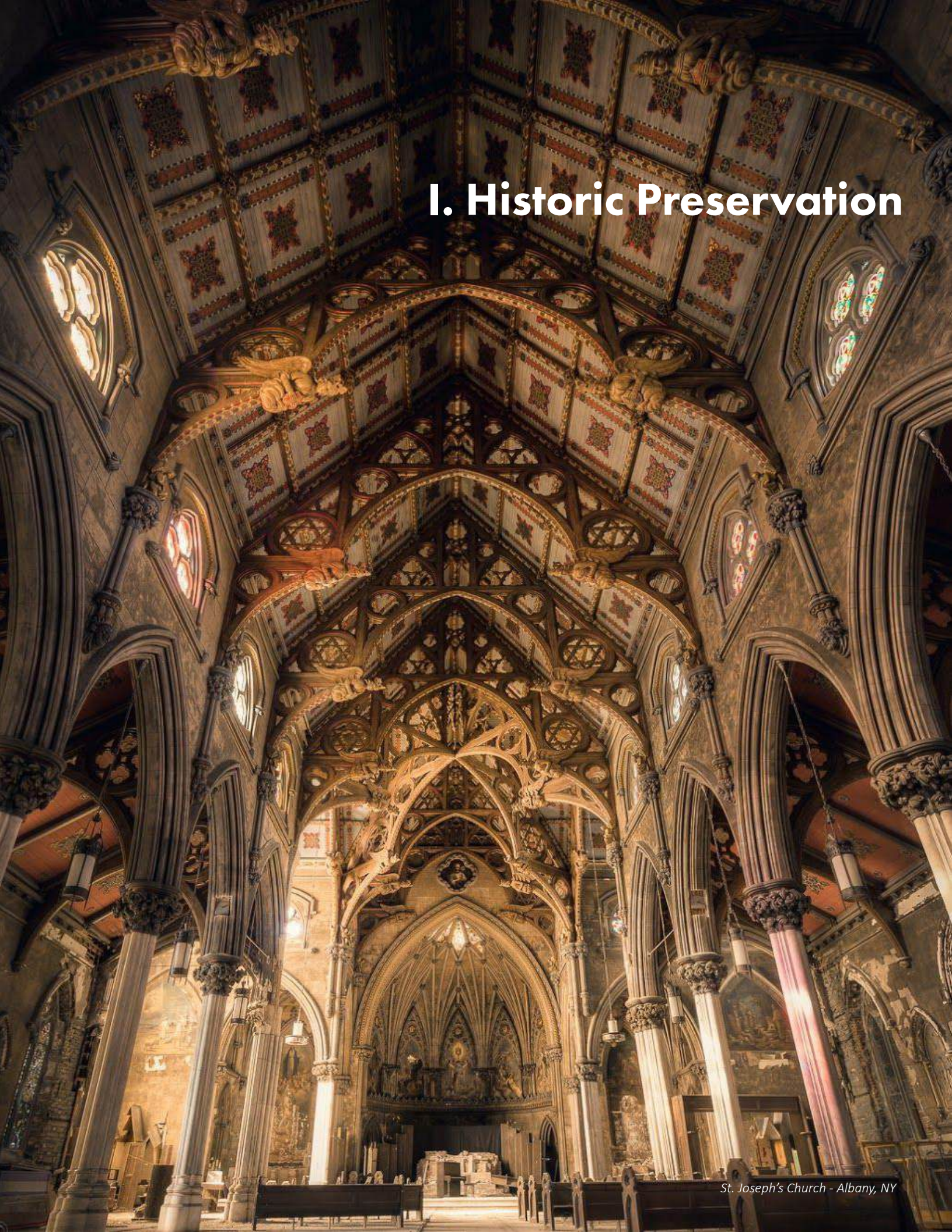
Thaler Reilly Wilson

Architecture & Preservation, LLP

I. Historic Preservation



St. Joseph's Church - Albany, NY

The Queensbury Hotel
Glens Falls, NY

Restored exterior

Renovated lobby

National Register | Historic Tax Credits

The Queensbury Hotel is a five story Colonial Revival style building located in downtown Glens Falls, New York. It was originally constructed in 1924-26, and several additions were subsequently built. It has been in continuous use as a hotel since 1926 and has played an important role in the city both in supporting increasing tourism and in serving as a community center.

Thaler Reilly Wilson prepared the nomination to have the property listed on the National Register of Historic Places under Criterion A for its role in the economic development of the city and under Criterion C for its architectural design by an engineering firm. Having been listed on the National Register, the building was eligible for Historic Tax Credits to help fund its renovation, which was designed to preserve the character-defining historic features of the exterior and interior. We prepared all parts of the Historic Rehabilitation Tax Credit application and served as the liaison with the State Historic Preservation Office, submitting the application to them and having discussions regarding the proposed scope of work. The project is now complete and received final approval from the National Park Service.

Searles Estate
Methuen, MA

NRHP Nomination

Thaler Reilly Wilson Architecture & Preservation (TRW) was retained by the City of Methuen, Massachusetts, to prepare documentation for the Nomination of the Searles Estate Historic District for the National Register of Historic Places.

The Searles Estate is a 23-acre parcel of land located near downtown Methuen. It was acquired by designer and philanthropist Edward F. Searles, a Methuen native, over an approximately 20-year span around the turn of the 20th Century. After the death of his wife Mary Hopkins, herself an heiress to the fortune of railroad magnate Mark Hopkins, Searles used his increased wealth to purchase property and build structures on and adjacent to his family homestead, developing a sprawling estate with several distinctive structures, including the main estate house, gatehouses, barns, a stone belltower, and brownstone chapel.

After a transfer of ownership in 1957 to the Sisters of the Presentation of Mary, the property became a religious Academy. New structures were built, and it was an active campus until 2020, when the Estate was divided, with the southern portion being sold to Notre Dame Cristo Rey High School. In 2024 the City of Methuen purchased the northern parcels, which comprise the core of the estate.

TRW began by compiling the existing documentation of the history of the estate and its architecture, which includes excellent examples of English Revival, Gothic Revival, and Classical Revival structures. The estate also functions as a repository of works by Henry Vaughan, who is credited with the majority of the original design work.

In addition to the historical research, TRW has done extensive photographic documentation of the structures' current conditions. As the available information is compiled, organized, and refined, the team has been working with the Massachusetts Historical Commission and the City of Methuen to ensure compliance with relevant Federal guidelines for a successful nomination.

Graceland Cemetery Receiving Vault

Albany, NY

National Register | Building Condition Report

Graceland Cemetery, designed by Garnet Douglass Baltimore, the first African American graduate of Rensselaer Polytechnic institution, lies at the border of the City of Albany and the Town of Bethlehem, NY.

Thaler Reilly Wilson recently completed the successful nomination of the Graceland Cemetery Receiving Vault, placing it on the National Register of Historic Places.

This Late Victorian style funerary/mortuary is comprised of stone and granite walls and foundation, a stone and slate roof, interior and exterior tin ceiling, and bronze doors. The loculi consisting of sixty slots are made up of slabs of marble.

Still in use as a receiving vault today, the structure has received continual maintenance - preventing deterioration from neglect, and remains it's original place in the heart of the Graceland Cemetery.

In part of TRW's nomination listing application, the existing conditions of the receiving vault were documented and suggestions for repair were made.

The next phase of this project will consist of design for renovations based off of TRW"s assessment including replacement of the slate roof, facade cleaning, reapi/ replacement of the tin ceiling, repair to the concrete entry pad, repair/replacement of the existing mosaic tile floor, replacement of cracked stained glass window panes. repointing, cleaning/repair of entrance doors.

TRW will also design the mechanical and electric system for this structure as it is currently without.

The Wedgeway Building
Schenectady, NY

Renovation Rendering

Renovation Rendering

Adaptive Reuse | Retail | Housing

The Wedgeway Building is a commercial office building located at the intersection of State Street and Erie Boulevard in Schenectady, NY. The buildings were constructed in multiple phases between 1875 and 1926, ultimately becoming the largest office complex in the city, including two theaters at the rear of the complex. During the latter half of the 20th century the complex declined as businesses moved to the suburbs, and the two theaters were demolished. By 2022, the last tenant moved out and a new owner purchased the property with the intent of rehabilitating the existing buildings and constructing a new building where one of the theaters once stood. Retail space will be located on the first-floor level with residential apartments above.

Thaler Reilly Wilson prepared the nomination to have the property listed on the National Register of Historic Places. We then prepared the Historic Tax Credit application so that the project could access the Historic Rehabilitation Tax Credits available from both the federal and state governments. TRW surveyed the existing buildings and designed new apartments on the upper floors and retail space for the ground floor. Additionally, we designed a new attached building which includes parking and retail space on the first floor with four floors of apartments above. The project was completed in 2026.

Renovated Apartment

Renovated Apartment

Tesla Science Center
Shoreham, NY

Historic Structure Report | NRHP Nomination Design

Nikola Tesla was a genius and one of the greatest scientists and inventors in history. His experiments with electricity resulted in the Alternating Current (AC) that we use today. At the 1893 World's Fair in Chicago he demonstrated the use of fluorescent lighting. He was a pioneer in X-ray technology, remote control, and wireless communication.

In 1901-02, Tesla built a brick laboratory building designed by architect Stanford White and the 187-foot high Wardenclyffe Tower to send messages across the Atlantic using the earth's atmosphere as a means to conduct the signal. Construction was slowed due to financing and before he could complete the site Guiliamo Marconi transmitted a trans-Atlantic radio signal in December 1901. The financier JP Morgan then pulled his financing and Tesla, deeply in debt, ultimately filed for bankruptcy.

His laboratory and tower at Wardenclyffe were seized by the US Bankruptcy court and the tower was ultimately demolished for scrap in 1916. The site was then purchased by a photographic film and paper manufacturer that utilized the site until the 1990s. Over the years, the laboratory was subsequently sub-divided into multiple small rooms and numerous warehouse structures engulfed Tesla's original building. In 2013, the abandoned site which included both the original Tesla laboratory and numerous later structures was purchased by the Tesla Science Center with the intent to transform the dilapidated structure which was now a contaminated brownfield site, and restore the original laboratory to create a museum.

Thaler Reilly Wilson Architecture & Preservation was hired to complete a Historic Structure Report which documented the history of the site, evaluated the existing conditions of the laboratory, tower foundations and selected additional structures, and made recommendations as to how the site should be restored and how it could best function as a museum to the father of modern electricity.

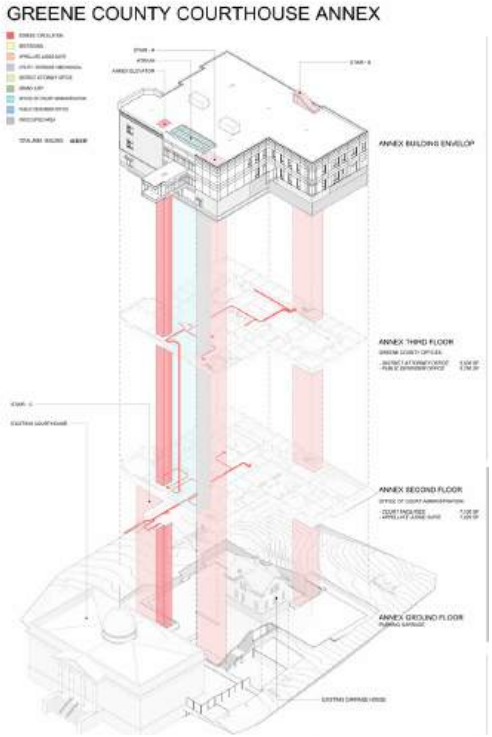
We subsequently prepared the nomination for the site's listing in the National Register of Historic Places where it is now listed as having national significance.

We prepared Construction Documents for the restoration of the chimney and cupola as the first phase of the building's restoration and adaptive re-use as a museum to Nikola Tesla. This work was completed in 2020 and we have recently completed construction documents for the complete restoration of the laboratory's exterior and interior.

II. Courthouse Facilities

Greene County Courthouse Complex - Catskill, NY

Greene County Court Facilities
Catskill, NY



New Construction

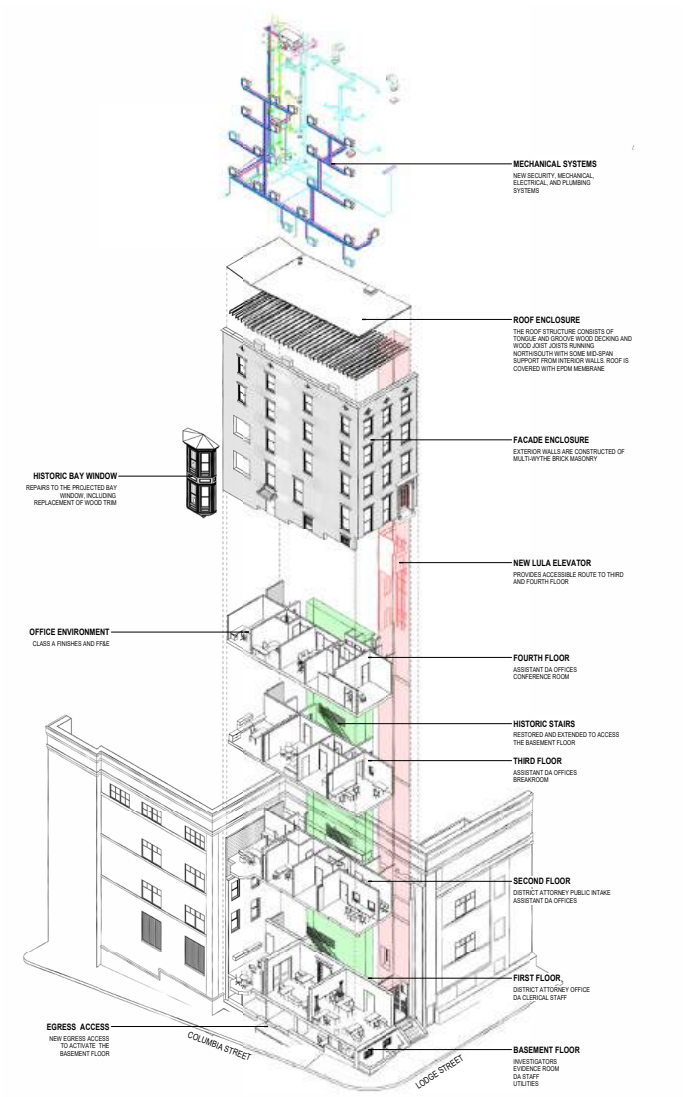
Thaler Reilly Wilson Architecture & Preservation recently completed the Criminal Justice Center addition to the Greene County Courthouse located in Catskill, NY, the 3rd Judicial District of the NYS Unified Court System.

Constructed in 1910, the Classic Revival historic courthouse serves as a landmark on Main Street in Catskill, NY; however, there are significant capacity and space issues with the Courthouse, requiring extra space for several court functions such as the Office of Court Administration, District Attorney, and Public Defender. Relocating and reconfiguring these functions to the new building will accomplish OCA's goals of reconfiguring existing space within the courthouse campus.

Greene County demolished the old Jail Complex that was adjacent to the courthouse, which is where the annex will be constructed. TRW performed a detailed programming and space analysis to accommodate both court and county functions, moving all court-related facilities onto one judicial campus. To accommodate the large program space and also limit the height of the annex so it didn't overpower the historic courthouse, nearly all of the site had to be utilized. This included a ground-level secure parking garage built into the hillside, second-floor courtrooms and judges' chambers that are connected to the existing courthouse via an elevated secure walkway, and the County Public Defender and District Attorney's office on the third floor.

In addition to the annex, TRW also restored a two-story Carriage House on the campus to be used by building maintenance. The restoration included replacement of the overhead doors to match the original historic doors, brick repointing and cleaning, and reestablishment of electric and mechanical services.

Stedman House
Albany, NY



Renovation

TRW is proud to be involved with the renovation of the Stedman house for Albany County. The 1858 five story row house is adjacent to the Albany County Justice center, has approximately 6,500 square feet in total and partially occupied on the lower 3 floors. In 1980 the house was renovated by the County. In 2005, when the neighboring Justice Center was constructed on the remainder of this city block, the Stedman house was retained and the first and second floor integrated with the court building.

The project utilizes a phased approach, with the first phase consisting of the exterior restoration of the street facing facades on both Columbia and Lodge streets. This restoration includes repairs to the stone and brick masonry façades, wood window restoration, wood entry door and vestibule restoration, recreation of the masonry main entry stairs, restoration of wrought-iron metal window grilles, creation of a new side entry and canopy at the basement and complete hazardous material abatement at the exterior. Phase two will include the complete interior renovation and restoration of floors B-4th. The renovation will also include the integration of a new elevator to connect the upper floors of the structure to the currently accessible lower floors.

While working within OCA standards, TRW will work with the County to develop a long-term strategy to house court support functions such as the County District Attorney, judicial and other County officials. Concept level plans with cost estimates will be provided to help the County and its stakeholders come to the best conclusion on how to redevelop this property.

Auburn City Courts
Auburn, NY

Court Expansion & Renovation

The County of Cayuga owns and maintains space used for various courts and offices at 157 Genesee Street, Auburn, NY. This former U.S. Post Office and Federal Courthouse is a monumental Richardsonian Romanesque limestone and brick civic building that was built in 1888-1890 and expanded in 1913-14 and again in 1937. The original construction was designed by Miffen E. Bell of the United States Treasury Department for the United States Postal Service. The building was surplussed by the federal government in the 1980s and acquired by Cayuga County. The facility continues to function as a civic building, presently housing: Cayuga County Family & Supreme Courts; Auburn City Court and Cayuga County Board of Elections. The building was determined National Register Eligible by the U.S. Secretary of the Interior on May 23, 1983, and was entered into the National Registry on June 11, 1991.

As part of a joint venture between the City of Auburn and the County of Cayuga, TRW was commissioned to renovate and modernize the city court spaces within the County's historic U.S. Post Office and former Federal Courthouse. Based on a detailed analysis of the existing facility and meetings with project stakeholders, including the Office of Court Administration (OCA), a detailed programming and space analysis exercise was developed that expanded and reorganized the city court spaces. Using the historic attributes and aesthetics of this impressive building, TRW designed a renovation of the first floor of the court facility that added a courtroom with associated support spaces, renovated the City Court Clerk's office, improved the existing courtroom, and provided a new HVAC system.

TRW developed construction documents to renovate the City Court spaces that brought the spaces up to current accessibility codes, building codes, met OCA standards, and improved the overall security of both the City and County Courts.

The project is expected to be completed at the end of 2027.

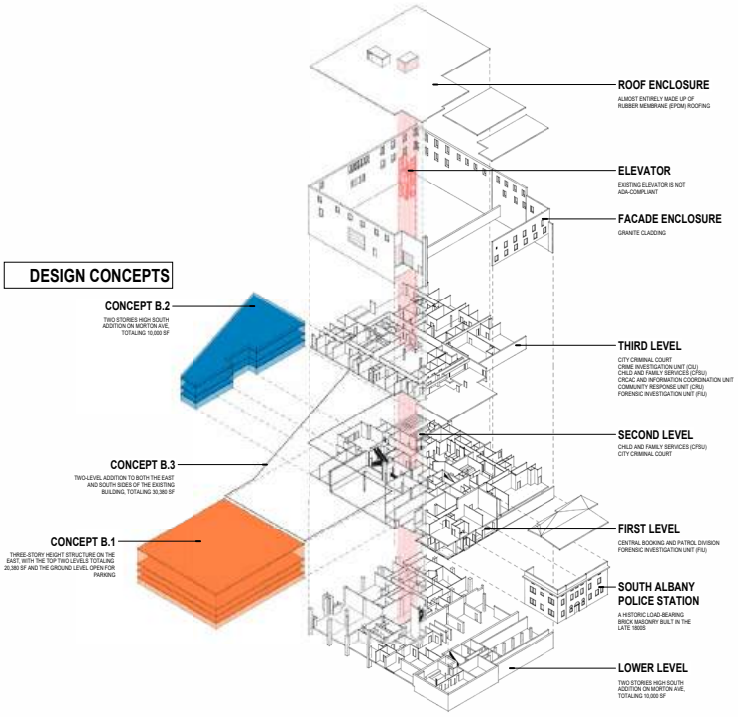
Albany Public Safety Building
Albany, NY

Building Condition & Feasibility Study

Thaler Reilly Wilson completed a study on the Public Safety Building for the City of Albany. This project involved a comprehensive survey of the building in its entirety and assessment of existing conditions, including issues of code compliance and requirements of the NYS Office of Courts Administration.

It involved extensive programming and planning documentation, interviewing all departments within the police department and the city courts to determine space-use issues and the operational challenges within the building and the site as a whole. We conducted in-depth comparative programming, square footage, and adjacency analyses, the results of which concluded that a substantial addition to the building or a completely new facility will allow the City of Albany to meet all NYS court, ADA, and internal requirements while accommodating future expansion for the public safety building.

Additional work included providing multiple concepts with options for additions to the existing building, as well as an option for renovating within the existing footprint of the building.



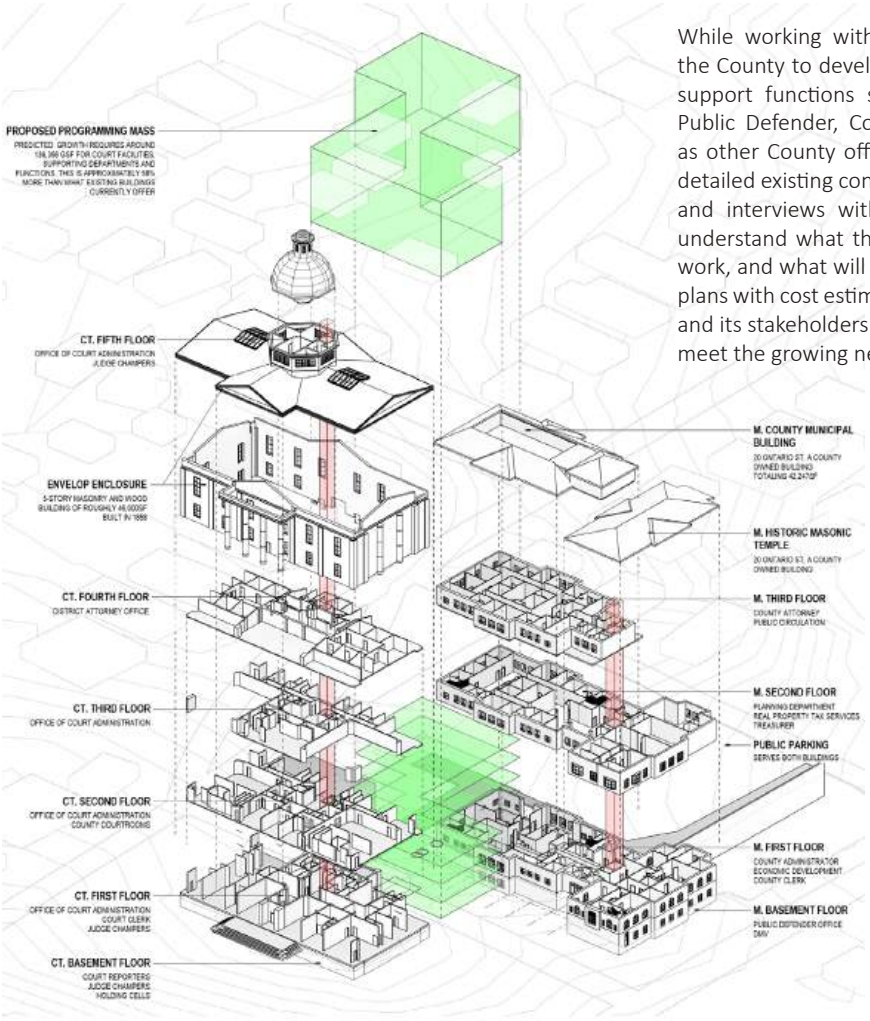
Ontario County Courthouse
Canandaigua, NY

Programming and Feasibility Study

Thaler Reilly Wilson Architecture & Preservation assisted Ontario County, NY, with planning and concept designs to improve courthouse operations. The fully occupied historic 1858 building was placed on the National Register of Historic Places in 1973 but has seen a significant increase in use over the years, and the County needs to decide if the facility currently meets its needs.

The 5-story masonry and wood building is roughly 38,000 square feet. Surrounding the building is the county campus, which is made up of both private and public offices, some of which directly support the Court's functions. The last expansion of the historic courthouse took place in 1908, and major renovations took place in both 1988 and again in 2017, when converted spaces such as the basement, storage areas, fourth floor, and the area directly beneath the dome were turned into additional offices and courtrooms.

While working within OCA standards, TRW worked with the County to develop a long-term strategy to house court support functions such as the County District Attorney, Public Defender, Conflict Defender, County Clerk, as well as other County officials, all within the judicial campus/ A detailed existing conditions analysis of the existing buildings and interviews with project stakeholders were done to understand what the facility has, what works and doesn't work, and what will be needed in the future. Concept level plans with cost estimates will be provided to help the county and its stakeholders come to the best conclusion on how to meet the growing needs of the historic courthouse.



III. Envelope & Exterior Restoration

Yaddo - Saratoga Springs, NY

Schuyler Building Rehabilitation - University at Albany

Albany, NY

Restoration | Preservation Planning

Originally constructed in 1912, this project involves the comprehensive renovation and adaptive reuse of the former Albany High School to become the new College for Engineering and Applied Sciences at The University at Albany's Downtown Campus.

Based on extensive field investigations and archival research, Thaler Reilly Wilson's scope of work included the development of preservation hierarchy and prioritization in the building, as guidelines for developing the new use and design; NYS code and building envelope analysis; and programming and space planning phase of the project.

One of the major challenges of this project was to develop a phased approach to renovation and occupation of the building, since the University will fill the 127,000 sf of space over the course of several years.

TRW's efforts also included design, bid and construction phase services for the duration of the project, with a focus on the restoration of the building envelope and historic interior spaces.

Work at the interior included complete rehabilitation of traditional secondary school spaces for use as modern college classrooms, offices, labs and support facilities, while restoring the historic features such as major corridors, entry foyers, stairways, skylights, and a 1200 -seat auditorium. It also includes disciplined coordination of systems integration within the historic fabric.

Much of the work is now complete and portions of the building are now occupied. Final completion is scheduled for Fall 2027.

West Point Museum
West Point, NY

Roofing & Masonry Repairs

Thaler Reilly Wilson is currently working with the Department of Public Works of the United States Military Academy to address significant problems of moisture infiltration and ongoing deterioration of the West Point Museum building envelope. Originally constructed in 1934 as Rosary Hall for Ladycliff College, the reinforced-concrete/concrete-encased steel structure housed classrooms for the college. The building was acquired in the 1980s by USMA, and was renovated, including replacement of the windows, slate and low-sloped roofing, and substantial portions of the brick and stone masonry walls.

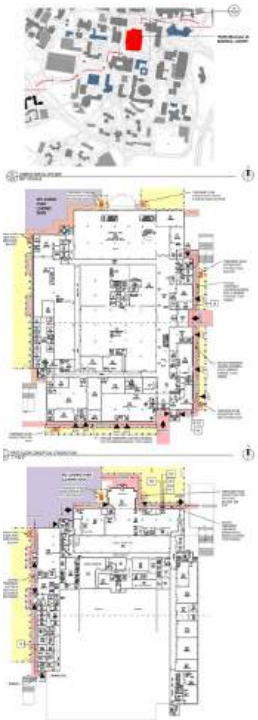
In the last 10 years, moisture infiltration has increased at an alarming rate through many areas of the building envelope, which puts the collections storage, exhibits and archives at high risk of damage.

Through thermographic imaging of specific interior walls and selected areas of building envelope assembly probes, TRW prepared a concept-level report of the problems and extent of the damage, options for repair, including phasing and cost/budgetary planning to comprehensively address the entire building envelope in a logical sequence and timeframe.

Following this concept phase, TRW provided design and bid documents, followed by bidding and construction phase services for the work. TRW is currently performing construction administration services, and the project is anticipated to be complete in December 2026.

Melville Library - SUNY Stonybrook

Stony Brook, NY



Facade Analysis | Roof Replacement

Thaler Reilly Wilson provided a detailed analysis and examination of the facades, terraces, and roofs at the large Melville Library building located at SUNY Stony Brook. As part of the analysis TRW scanned the building and produced a 3-D model that generated roof plans, floor plans, and exterior elevations of the building. Based on the analysis and a detailed construction cost estimate it was determined to phase the project with the most critical elements being addressed first, the roof replacement.

The scope of work includes isolated repairs to masonry walls and roof parapet, masonry re-pointing, installing additional roof drainage, replacement of skylights and atrium skylight systems, and installing a new built-up roof system to replace the single-ply membrane roof that is failing.

The parapet around the interior building "courtyard" has dislodged and needs to be rebuilt. Various window lintels have failed and other cracks in the masonry walls require repair and re-pointing. The skylight systems are due for replacement as seals and gaskets are broken or missing causing multiple leaks and damage to the building interior. The roof does not have enough drains to accommodate heavy rainstorms, and this seems to cause flooding and leaks, especially in the special collection's archives.

Wooster Hall - SUNY New Paltz

New Paltz, NY

Emergency Masonry Repairs

Originally constructed in 1967 in the Brutalist style, the cast-in-place concrete structure was comprehensively renovated in 2012. The interior was modernized as a state-of-the-art multi-purpose building, and the exterior was clad in an insulated rainscreen assembly.

Through a term contract with the State University Construction Fund, Thaler Reilly Wilson was hired to investigate complex issues of infiltration through the envelope assembly in isolated areas. Following preliminary, non-destructive investigations utilizing infrared thermography to help determine where physical probes and testing is required, we used advanced specific testing methodology including ASTM E-series standards as part of the approach to precisely map initial infiltration points and pathways through the assembly.

The testing and analysis phase culminated in a report with concept level repair methodology and cost estimating. This was followed by designing the modifications to the assembly required to create a fully water-tight envelope.

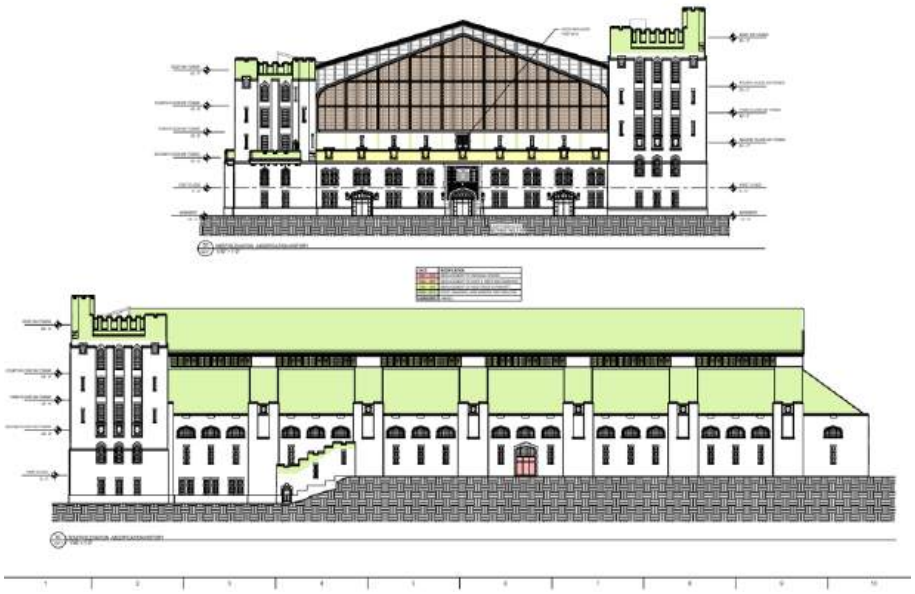
Barton Hall - Cornell University
Ithaca, NY

Survey and Existing Conditions Analysis

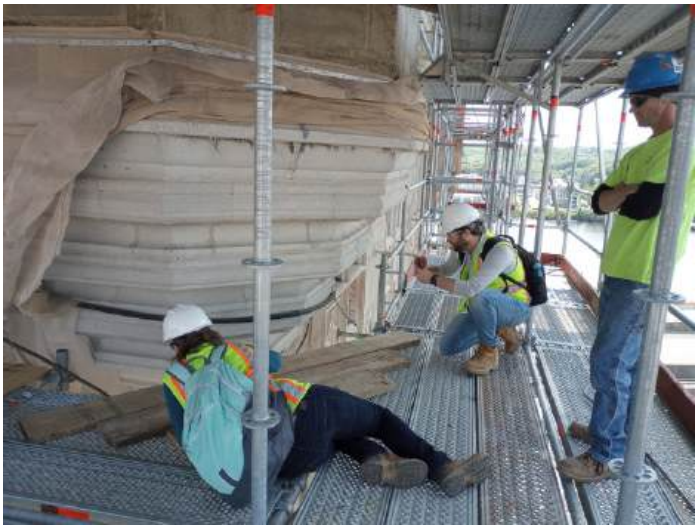
Constructed in 1915, Barton Hall was built originally as an armory and drill hall and today serves as a multi-purpose indoor arena for Cornell University. Custom steel trusses create a vaulted indoor area large enough to enclose a running track and viewing stands. The west side of the building features offices and classrooms, most of which are located in the towers. The campus has noticed evidence of water infiltration and mortar degradation as well as severe infiltration and degradation of the balconies located on the towers.

TRW was engaged to conduct a comprehensive existing conditions survey, including stone and brick masonry, steel windows and EPDM roofing, and the nearly 2-acre built-up roof and gutter system covering the drill hall. Working with SGH, we have conducted WUFI energy models to determine the best design to restore the original windows and exterior walls while making marked improvements in energy efficiency.

Because of the large scale of this building the Team harnessed scanning technology using drones to produce and accurate exterior scan of the building providing valuable photographic data and a point cloud to generate the 3 dimensional model.



SUNY System Administration Offices (SUNY PLAZA)
Albany, NY



Multiple Projects

Thaler Reilly Wilson worked with the State University Construction Fund of New York to rehabilitate the first-floor south wing of the former Albany Journal and D & H Building (H. Carl McCall SUNY Building), designed by Marcus Reynolds and built between 1914 and 1916. The structure is a 5-story gothic transitional masonry complex with a 13-story central tower. Following that project, the Construction Fund engaged Thaler Reilly Wilson to assist in the emergency survey and analysis of the stone turrets at the building. As part of TRW's term contract with SUCF we have been tasked to perform numerous façade forensic studies and restoration projects.

During an active façade restoration project at the building, portions of the corbelled stone broke and fell 12 stories from the southeast turret, prompting the SUNY/ SUCF team to install fall protection at all of the central tower turret bases until further review and analysis could be conducted. TRW reviewed the findings of the previous structural engineers, restoration work done to date, and performed selective probes and testing to further investigate the cause of the failure.

The five turrets, three located on the central tower, and the two turrets at the north and south corners of the five-story north wing, were all found to have similar deficiencies in the overall condition of the masonry. TRW found evidence of ongoing water infiltration from the many deteriorated components including the roof, gutters, mortar joints, lead tee caps, and perimeter sealant joints at the turret windows. Moreover, the turret masonry has experienced varying degrees of damage from driving water infiltration and environmental degradation. Other masonry deterioration observed at the exterior included weathering, erosion, crazing/cracking of cast stone units, and carbonation of the cast stone faces.

The work concluded with recommendations on the temporary shoring, proper repairs and restoration scope and construction cost estimates.

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