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## 52-54 North Pearl Street

CPGM, LLC is under contract to purchase and close on 52-54 North Pearl Street in Albany NY on or around the end of March, 2018. CPGM, LLC owners, Christopher Pratt and George Mahoney, are seeking a grant from the City of Albany Small Business Façade Improvement program to bring these once proud and historic retail locations back to life in downtown Albany. CPGM, LLC has two retail tenants that will occupy the first floor spaces. One will be an organic market/deli and the other a small plate/wine bar.

### History

54 North Pearl Street better known as the “Emery Building” housed the John Emery shoe store. The building has a distinct white façade with ornate cornice work, medallions and very large windows compared to other buildings of similar size. During the 1920-30’s the upstairs was occupied by Ball George and Co, Inc. an accounting and auditing firm for businesses. (see attached photo circa 1925)

52 North Pearl was once the home of R.F. Clapp Stationary store with a La Coquette beauty salon and men’s tailor on the second and third floor respectively.

The two buildings have been vacant for more than two decades. They were last purchased by a group that was looking to open a restaurant bar. In 2008 drawings were submitted to the City for site work to begin which included pouring new concrete floor, adding new floor joists and staircases and the replacement of the two buildings roofs and dormers. The buildings were also connected on the first and second floors with pass-through openings supported by steel beams. Work ceased and the buildings have remained gutted to the bare walls.

### The Current Façade

The facades on both of these buildings are in desperate need of repair and or replacement for retail business to return to the site. 52 North Pearl is currently boarded up with plywood to the second floor. 54 North Pearl has a glass and aluminum retail store front dating back over 35 years. 54 North Pearl also has plywood enclosing what was once a tin façade above the store front. (see attached photo).

### Proposed Façade Changes

#### 2 Retail Tenants

CPGM, LLC intends to lease the retail space of 54 North Pearl Street to the Steuben Street Market which is in need of a larger space. The market is currently located next door and is unable to expand its current retail footprint. They recently were awarded a contract as a food purveyor at a site located in the New York State Museum and will require additional kitchen and prep area to services this new location. The Steuben Street Market sells healthy and organically grown products as well as Made in New York food and beverages.



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The first floor retail space at 52 North Pearl Street will be leased to a new wine bar and small plate restaurant owned by Chris Pratt and George Mahoney. Mr. Pratt has an extensive background in not only in the restaurant business as a current owner, but also in redeveloping the downtown buildings in which they operate. Other locations include the old Jillian's building located at 59 North Pearl Street, which was left vacant for several years. He and his partners also purchased and opened an Irish Pub at 42 Eagle Street repainting the façade and fixing the exterior woodwork. Both properties are thriving and house multiple retail and residential spaces.

### **54 North Pearl**

We intend to remove existing plywood and glass store front. The plywood was used to enclose the building while vacant. This area (approx. 12 ft high) will be replaced with like kind and quality masonry material to match/compliment the buildings current façade.

The existing glass store front will be replaced with a new aluminum 42 inch door and side light and a rollup door that with glass panels. The roll up door concept is very popular in larger cities allowing for it to be open during warmer months creating an off-sidewalk eating and gathering area for the Steuben Street Market. (See attached Drawings)

The second and third floor windows will be repaired. Existing counter weights will be removed and new ones installed. Broken glass will be replaced. Windows will be sanded and painted to original look and replaced back on the existing brass tracks.

### **52 North Pearl**

We intend to remove the plywood exterior boards that have been in place to secure the building. We will install a bronze and aluminum glass storefront (16 x 12) and two 36" commercial aluminum doors with 1" clear tempered safety glass. (See attached Drawings)

The second and third floor and dormer windows are about 10 years old and will not be replaced.

Additional pointing and replacement of masonry will also be done to strengthen the existing façade.

### **Conclusion**

Downtown Albany has seen both sides of North Pearl Street sit vacant for many years. The Kenmore Hotel and Steuben Athletic Club, 67 and 69 North Pearl are all vacant retail store fronts. We are asking the City to approve this grant for façade replacements to help aid in this revitalization of these two buildings and make the downtown an area that people will want to visit.