

ALBANY HISTORIC BUILDING NEWS

MAY 2013

ALBANY COMMUNITY DEVELOPMENT DEPT.

May is National Preservation Month

Albany joins many cities across the nation that promote National Historic Preservation Month in May 2013 with many events planned. This year's theme is "See, Save, Celebrate!"

See BACK page for Albany events. See, Save, Celebrate!

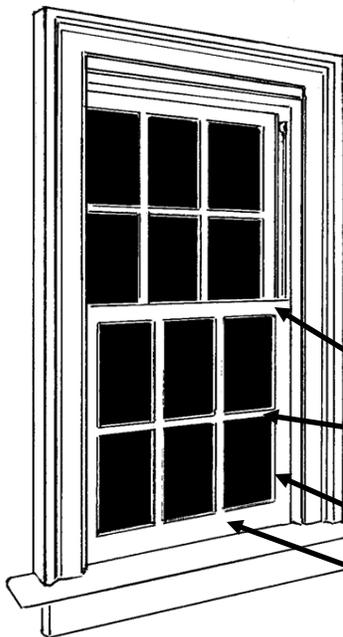
Window Repair Workshop Saturday May 18th, 1:00 to 4:30 p.m.

Free!

by Chris Gustafson of Vintage Window

Begins at 622 Walnut St SW and moves to 728 6th SW

This class will cover how old windows work, basic window repair that demonstrates how easily windows can be fixed rather than replaced and simple maintenance techniques to keep them in shape including how to:



- Carefully take out a double hung window
- Oil wood, pulleys, scrape excess paint in jamb
- Re-install sash with existing or new ropes
- Be lead safe and MORE

With a little practice it can be easy and inexpensive to repair and maintain your windows and keep them working for another century!

Thanks to workshop hosts the Gustafsons and Cindy Oliver.

Register by text (541)-791-2277 or anne.catlin@gmail.com;
please note if you need special accommodations.

MEETING RAIL - Where 2 sash meet. Ensure sash locks hold sash tightly together. Install spring weather-stripping here.

MUNTIN - Separates panes of glass.

STILE - Sides of the sash. Install spring weather-stripping here.

RAIL- Top and bottom of the sash.

REASONS TO KEEP YOUR "old" WINDOWS

- More heat is typically lost through the roof and un-insulated walls. Adding 3.5 inches of insulation in the attic can save more energy than new windows. Shades or blinds can reduce heat loss up to 27%.
- If your windows are more than 60 years old, they are made of old growth, dense and durable wood that is now scarce. Even high quality new wood windows won't last as long as the old (unless mahogany).
- It can take **30 to 240 years** to recoup costs of new windows in energy savings, depending on the price.
- Replacement windows are called that for a reason; they don't last forever; many will require replacement within 10 to 20 years b/c when parts fail they can't be easily fixed.
- Wood windows are an important part of your building's character. New windows, especially vinyl can't duplicate the details of an original window, like muntins, for example. **Use of substitute materials requires historic review and approval by the Landmarks Commission.**
- New windows are not sustainable. Vinyl and PVC are toxic to produce and create toxic byproducts. All new windows take energy to produce and transport. Old windows usually end up in the land fill.

Look inside for more news!



Why Historic Preservation is Sustainable!

*Excerpts from, "Sustainable Historic Preservation"
by the Whole Building Design Guide Historic Preservation Subcommittee.*

Preserving a building is often called the ultimate recycling project, yet preservationists commonly fight the stigma that historic buildings are inefficient and require daunting corrective measures to retrofit for energy saving devices and systems. These assumptions are often unfounded!

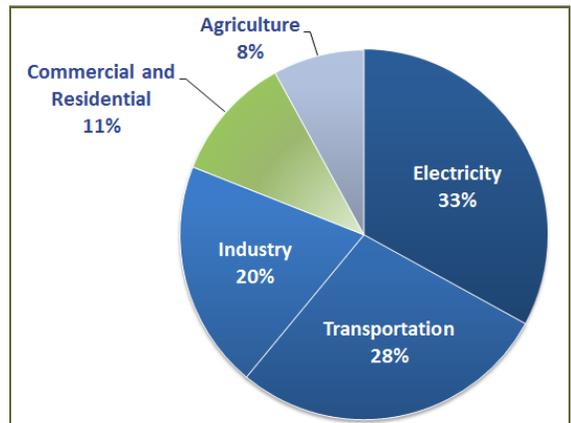
Historic buildings are inherently sustainable. Preservation maximizes the use of existing materials and infrastructure, reduces waste, and preserves the historic character of older towns and cities. The energy embedded in an existing building can be significant and impacts the embedded energy of maintenance and operations for the entire life of the building. Sustainability begins with preservation.

A recent report *The Greenest Building: Quantifying the Value of Building Reuse (2011)* delved into the question of how green an existing building truly is. The Preservation Green Lab, a part of the National Trust for Historic Preservation, with the assistance of building constructors, sustainability consultants and life cycle analysts, established a set of case studies of recognizable building types, both renovated existing and new construction, in order to quantify the benefits of building reuse against that of new construction. Recent advances in life cycle analysis (LCA) typically used in product design, are expanding into building/construction materials allowing the team to review new construction energy impacts. With some exception, comparing similar uses, types and locations, **the existing buildings reduce climate impact over the newly built.** Additionally, the findings suggest that even sustainably-constructed new built structures do not recoup energy outlays for approximately 30 years when measured against a renovated existing building. While more development is needed to mature the LCA approach, the Lab's conclusion was direct: reusing older buildings result in immediate and lasting environmental benefits.

IN THE UNITED STATES, BUILDINGS ACCOUNT FOR:

- 36 percent of total energy use and 65 percent of electricity consumption
- 30 percent of greenhouse gas emissions
- 30 percent of raw materials use
- 30 percent of waste output (136 million tons annually)
- 12 percent of potable water consumption

Source: U.S. Green Building Council, 2012. www.epa.gov website



U.S. Greenhouse gas emissions in 2011 by Economic Sector. Total emissions in 2011 = 6,702 million metric tons of CO₂.

Considering the current economic challenges, retrofitting an existing building can be more cost effective than building a new facility. Designing major renovations and retrofits for existing buildings to include sustainability initiatives reduces operation costs and environmental impacts, and can increase building resiliency.

Preservation keeps our nation's history and culture alive and we learn much from the methods and practices of those who came before us. With our threatened environment, it is imperative that we make sustainable living a part of our lives. The public benefits of both preservation and sustainability are very clear and there is no reason why these goals cannot work together.

Energy Efficiency. Energy efficient and sustainable design has become an increasingly popular issue in both the preservation and new construction industries. Experts are currently determining how to about revise the current version of LEED® to better account for the social values and environmental benefits of preserving historic structures is a good start. Preservation and green goals overlap, and it is possible to achieve both.

For more information on sustainability and climate change, visit www.epa.gov or search the Web. Visit the City's historic resources web pages for energy efficiency info for historic buildings and more, www.cityofalbany.net, search historic.



A LOOK BACK - See, Save, Celebrate!



Above Photo. Est. is 1920s. **Right Photo.** Pre-1910.
Below Photo. Upstairs BEFORE. Come SEE the
 SAVED and updated interior on the Upstairs Downtown
 Loft Tour, Friday May 3rd from 4 to 8. CELEBRATE!

The “ FLINN BLOCK” a.k.a. the First National Bank and Ames buildings. The First National bank building shown in the photos above was constructed in 1889. The building is one of the most notable **French Second Empire** buildings in the state. As seen in the above right photo, the building used to have a very ornate mansard roof that was lost in a fire c.1905. It still features cast iron pilasters (columns at the first floor). The middle windows on the second floor retain their ornate brackets supporting a cornice and pediment above. The owners have restored the building on the inside and out so that it looks much like it did in the 1920s.



SECOND EMPIRE’S character defining features:

- Mansard roof either straight, convex or concave
- Deep cornice supported by brackets
- Frequently symmetrical in shape
- Tall windows, frequently with arched and dormer windows, often richly framed.

This style is borrowed from 19th-century France. Napoleon III initiated a vast building campaign that included an extension of the Palace of the Louvre that revived the mansard roof, which became the hallmark of the new style. French architect Francois Mansart created the roof style when Paris building codes restricted the height of buildings along the boulevard to six stories. Lit by dormer windows, the mansard-roofed attic served as a seventh-story.

You are receiving this newsletter because you own property on the City of Albany’s Local Historic Inventory.

In order to keep Albany a special place, EXTERIOR ALTERATIONS, including new windows and doors, on buildings built before 1946 require historic review and approval. New construction and demolition also require review and approval.

Go to www.cityofalbany.net search historic and/or call 541-917-7550 for more info on Albany’s preservation program.

This publication has been funded with a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C St NW, Washington, DC 20240.

Celebrate Preservation Month and our Unique Heritage Resources!

May 1-21. Hidden History Scavenger Hunt— on your own. Forms are on the Albany Downtown Association (ADA) website www.albanydowntown.com, or get a copy at their office, 240 2nd Ave SW #140. **Return entries to the ADA by 5:00pm May 21** to be entered to win a prize. The grand prize winner will be announced at the May 22 City Council Meeting at 7:15 p.m. in Albany City Hall.

Friday, May 3rd, 4 to 8 p.m.: Upstairs Downtown Loft Tour (free) & Wine Walk (\$). Sponsored by the Albany Rotary Club and the Albany Downtown Association. (541) 928-2469, www.albanydowntown.com.

The Albany Regional Museum will participate in the upstairs Loft Tour 4 to 8. Come see the reorganized collection areas and the opening of the **Ferguson Collection Exhibit**—an extensive private collection of art in woodcarvings by well-known local artist Bob Ferguson. **Regular museum hours M- F, 12 to 4 p.m. and Saturdays 10 a.m. – 2pm.** 136 Lyon Street S. www.armuseum.com, (541) 967-7122.

Saturday, May 4th @ 1:15 p.m.: Linn Genealogical Society presents: "Keepers of the Stones" by Leslie Lawson; 1:15 p.m.-3:15 p.m. Albany Public Library, 2450 14th Ave. www.lgsoregon.org, (541) 791-1618 Free.

Monday, May 13th @ 5:30 p.m.: Historic Downtown Walking Tour of 1st Ave; 5:30 p.m. Meet at Burkhart Square (Lyon and First Ave). Co-sponsored by the Albany Downtown Association and the Monteith Historical Society (MHS), (541) 928-2469, www.albanydowntown.com. Free. Donations can be made to the MHS.

Tuesday, May 14th @ 11:30 a.m.: How to Research Your Historic Building; 11:30 a.m. to 1:00 p.m., Santiam Rooms on second floor of Albany City Hall, 333 Broadalbin St SW. (541) 917-7560. Free.

Tuesday, May 13th @ 5:30 p.m.: Historic Downtown Walking Tour of 2nd Ave. Meet at Burkhart Square (Lyon and First Ave). Co-sponsored by the Albany Downtown Association and the Monteith Historical Society (MHS), (541) 928-2469, www.albanydowntown.com. Free. Donations can be made to MHS.

Thursday, May 16th, 6:30 pm: Hackleman District Walking Tour 6:30 to 7:30 p.m., meet outside Ciddici's Pizza, 140 5th Ave SE. (541) 917-7560 or anne.catlin@cityofalbany.net. Free.

Friday, May 17 - May 31: Albany Civic Theater presents: "Hay Fever" - a classic comedy by the highly quotable Noël Coward, Directed by John Carone. 111 First Avenue W. May 17, 18, 24, 25, 26 (m), 30, 31. albanycivic.org.

Saturday, May 18th, 9 a.m. to Noon: Big Pick Up - Monteith House Museum Pre-Season Clean-up, 518 2nd Ave SW. Volunteer for clean up and light maintenance of Albany's oldest home as part of the Big Pick Up. (541) 928-0911.

Saturday, May 18th, 9 to 1:00 p.m.: Albany Farmer's Market features **Vintage Music from the 1850s by Out of Compliance & Albany Landmarks Commission preservation info booth.** 4th & Ellsworth, City Hall lot.

Saturday May 18th, 1 to 4:30 p.m.: Window Repair Workshop with Chris Gustafson of Vintage Window. Class will include how old windows work, basic window repair and simple maintenance techniques. Begins at 622 Walnut St SW and moves to 728 6th SW. Registration requested (541) 791-2277 or anne.catlin@gmail.com.

Sunday, May 19th @ 2:00 p.m.: Oregon's Heritage Trees & Markers with Annie Von Domitz, Chief Community Assets Officer for the Oregon Travel Experience: Heritage Programs, at the Lakeside Center of the Mennonite Village, 2180 54th Avenue SE, (541) 926-4680. Sponsored by Linn County Historical Society. Free.

Tuesday, May 21st @ 1:30 p.m.: Friends of Historic Albany Summit #3 at the Albany Regional Museum, 136 Lyon St SW. Third annual meeting of Albany's historic organizations, partners, friends and neighbors. The topic of this meeting will be Historic Albany partner and outreach opportunities; how we can utilize the Oregon Heritage All Star designation; and start planning to host of the 2014 Oregon Heritage Conference. Questions? Contact Rebecca Bond (541) 928-0911 rebecca@albanyvisitors.com.

Wednesday, May 22nd @ 7:15 p.m.: Preservation Awards Presentation at the City Council meeting, Albany City Hall, 333 Broadalbin Street SW, (541) 917-7560 or email anne.catlin@cityofalbany.net.

Thursday, May 23rd, 6:30 to 7:30 p.m.: Pioneer Bedtime Story at the Monteith House. Circle around the fireplace and listen to a pioneer tale. Light refreshments will be served following the story and the first 20 children will receive a book to take home. Sponsored by Daughters of the American Revolution and the Monteith House Museum, 518 2nd Ave SW. Free.

For more events in the area in May, go to www.albanyvisitors.com.
