

ALBANY HISTORIC BUILDING NEWS

JANUARY 2013

ALBANY COMMUNITY DEVELOPMENT DEPT.

*You're
Invited!*

How to Save an Endangered Place Program

February 6th, 5:30 pm to 6:30 pm

Albany City Council Chambers, 333 Broadalbin St SW

This program will offer techniques and tools to help save historic buildings and places, including Albany's St. Francis Hotel

The **Historic Preservation League of Oregon (HPLO)** will host a free program on "How to Save an Endangered Place" to inspire support for saving local historic places in need of rehab and reuse. The one-hour presentation and discussion will highlight important principles for rehabilitating a historic building, identify common tools used to fund and organize redevelopment projects, and share examples of successful community efforts to save historic places in Oregon.

The program comes in response to the 2012 listing by the HPLO of Albany's historic St. Francis Hotel as one of Oregon's "Most Endangered Places". The St. Francis, a faded-but-prominent contributor to Albany's Downtown Historic District, represents "a significant opportunity to further re-energize the economic vitality of Albany's historic downtown," says Executive Director, Peggy Moretti, "but it takes creative vision and solid community support. We're hoping to get the conversation started by sharing what has worked elsewhere."

The February 6 program will be applicable to a range of historic properties in the Willamette Valley. For more information, contact Peggym@historicpreservationleague.org or call Peggy at 503-243-1923.

Rehabilitation Matching Grants Are Available

The Landmarks Advisory Commission is now accepting applications for the **Rehabilitation Matching Grant Program** for exterior projects for residential or non-commercial properties. The grants are funded by the State Historic Preservation Office (\$6,500 total is available). Financial incentives have helped defray the costs of exterior restoration and maintenance of Albany's historic homes. Many projects have made a huge improvement within the districts through careful restoration and/or removal of incompatible features.

Grant Eligibility Requirements:

- The building must be constructed before 1946 and be in one of Albany's National Register Historic Districts or listed in the National Register individually.
- The use of the building is non-commercial.
- Projects must be on the EXTERIOR and visible from the street.
- Window repair and restoration projects will receive priority and only require a 25% match; all other projects require at least a 50% match.
- Work must be completed by Monday, August 12, 2013.
- Due to limited funding, recipients of 2 or more rehabilitation grants are not eligible to apply.

Applications are available online at www.cityofalbany.net (search "rehabilitation grant") and at the Community Development Department counter at City Hall, 333 Broadalbin St SW. **Applications are due Friday, March 22**, by 5:00 p.m. Awards will be made in early April. Applications can be emailed, mailed or hand-delivered to the Community Development Department. Questions should be directed to Anne at 541-917-5560 or anne.catlin@cityofalbany.net.





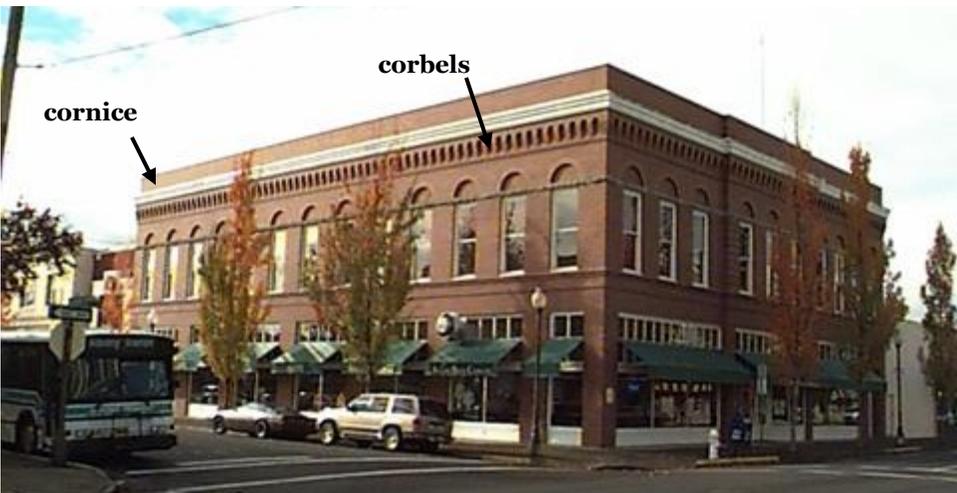
LOOK BACK - A glimpse at Albany's past and present



STIFF'S FURNITURE STORE

The Stiff's Furniture Store building was constructed in 1890 in the Italianate style. Stiff's was in business in the building into the 1950s. By the 1960s, PayLess Drug Store had moved in and a complete remodel of the exterior was done as seen in the pictures below. In 1984, PayLess announced plans to relocate. The prospect of a large vacancy and "hole" downtown caused the City to take action.

Identifying a building's architectural style can be fun, but can be especially challenging for commercial buildings. It's best to step across the street and look at details on the upper floors and roofline. See the arch over the 2nd floor windows, and arched corbels under the roof cornice in the pictures below?



The City, working with the Albany Downtown Association, optioned the block and took requests for proposals for a public/private redevelopment of the abandoned structure. A private local developer stepped up and plans were made to reconstruct the historic façade and create an attractive retail and office site that contributes to the character of downtown. The redevelopment of the building and the rest of the block is Two Rivers Market.

THE ITALIANATE STYLE is an umbrella term that describes the styles of Italian inspiration popular between 1855 and 1890. Elements of this style include tall windows, often with rounded arches above them or in the top sash; bay windows are common on residential buildings; low-pitched hipped, gable or flat roofs, overhanging eaves with decorative brackets, and often additional ornamentation is found in columns and on porches.

CORBEL: a stepped portion of a masonry wall often below and supporting a cornice.
CORNICE: a projecting molding forming a band near the top.



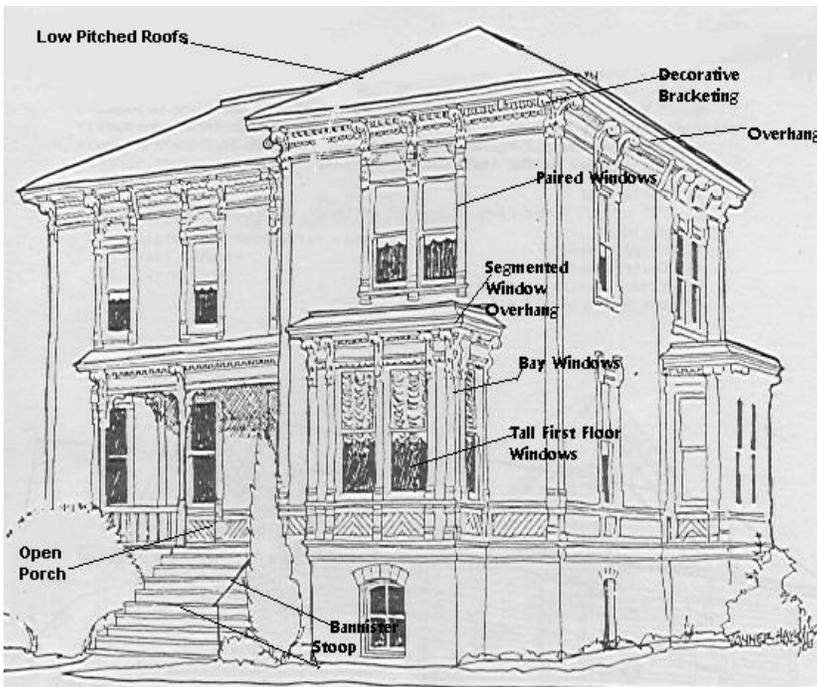
Albany is State's 1st All-Star Community

The Oregon Heritage Commission chose Albany as the first city designated an "Oregon Heritage All-Star Community." Albany received the designation formally at the November 7, 2012 Albany City Council meeting. The All-Star program recognizes strong efforts by communities to broadly preserve and develop heritage resources. An All-Star designation requires that communities meet at least 15 of 20 criteria related to local heritage, including heritage tourism efforts, historic preservation programs, photo and document archives, museums, and historic cemeteries.

"Albany fit the bill right out of the gate," said Kyle Jansson, coordinator for the Oregon Heritage Commission. "They have the Albany Regional Museum, the Monteith House, a great preservation program with multiple historic districts, a strong Main Street effort with the Albany Downtown Association, and the community has made a commitment to heritage. They are working very collaboratively."

Albany's heritage partners have been working together for over 30 years to develop unique opportunities to share this heritage with residents and visitors, creating a welcome sense of place here in Albany that is like no other. From the pioneer life of the Monteith House Museum, through the collections at the Albany Regional Museum, tours of Albany's National Register Historic Districts, a strong Main Street community and many volunteers, Albany boasts the best of well-established roots and a strong spirit for our heritage. Visitors and residents are given many opportunities to experience Albany's heritage up close through tours, collections, the arts, and new and exciting ventures such as Albany's Historic Carousel Museum.

Now that the designation has been made, organizations are looking forward to using it to toot Albany's horn and show the world that Albany is a special place, with people and organizations that care about its culture, its history and its future.



A residential Italianate in Albany.

Check out our Web Site

www.cityofalbany.net—search "historic preservation" to find info on:

- Local Historic Inventory properties
- Grants & incentives
- The historic review process
- Design guidelines to help you in your project
- Energy efficiency & weatherization
- Historic district maps and history
- Window repair
- Lead paint information
- Sustainability
- How to research your building

**To receive this newsletter by email,
please send an email to
anne.catlin@cityofalbany.net.**



Why Preserve? Benefits for Residents & Communities

Historic preservation is an important investment in the present and future. It involves much more than saving and restoring old buildings and sites of historic importance. Preservation instills pride and gives residents a stake in their community. There are economic, cultural, environmental and educational benefits.

- **Character.** The history of a community contributes to its personality. Preserving the history of a place through its significant historic resources gives a community its unique character. Albany's historic districts and downtown contribute greatly to Albany's social identity. The diversity in architectural styles, house types and commercial buildings provides a mix of beauty, quality and functionality that create a friendly and welcoming setting for residents, workers, investors and visitors.
- **Economics.** Preservation is a powerful economic engine. Studies prove that renovations create more jobs per dollar invested than new construction; there are increases in the tax base; and increased tourism dollars. Vibrant commercial cores and charming neighborhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life, which successful preservation programs and stable districts enhance.
- **Neighborhood Revitalization.** Preservation revitalizes neighborhoods and downtowns. Incompatible development can make an area less attractive to investors and homebuyers, and thus undermine property value. In contrast, historic district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time.
- **Cultural Stewardship.** Historic preservation provides a link to the roots of the community and its people. Revived downtowns, like Albany's, offer live theater, museums, movies, places to eat and shop, a library, carousel carving studio, fun events and a river walk.
- **Education.** Historic buildings provide a tangible link to the past that all can experience. Albany's historic neighborhoods and cemeteries tell us a lot about Albany's past and how people lived and worked. Knowing about Albany's history instills a sense of belonging and pride.
- **Environmental Stewardship.** Each building is an investment of energy, time and resources. Restoring rather than demolishing and building new saves a building's "embedded energy" - less waste goes in the landfill and less energy is consumed because it takes energy to create new materials, transport and store them. Original materials are usually much better quality than what you can buy today. Reusing buildings where there are existing utilities and services also helps curb sprawl and reduce traffic.

Overall, historic preservation adds to the quality of life making for a more livable community where people want to live, work and invest.

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.

Visit www.cityofalbany.net and search "historic preservation"

call 541-917-7550 for more info on Albany's preservation program.

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