



Albany Old House Forum News

April, 2009

THIS PLACE MATTERS!

532 Baker Street restoration almost done!

You are receiving this newsletter because you own property in one of Albany's National Register Historic Districts or on Albany's Local Historic Inventory. Properties built before 1946 are subject to historic regulations.

GREENING YOUR HISTORIC BUILDING

Tuesday, May 12th, 6:30 p.m.,
510 5th Ave SW, Whitespires Church in Albany
Trent Jacobs, LEED, & Paul Falsetto, LEED

Now more than ever, we are all looking for ways to improve energy efficiency and reduce costs without compromising the historic character of our buildings. Join us for this GREEN lecture that will explore:

- why historic preservation IS sustainability
- LEED and Historic Homes: sustainable aspects of living in historic homes and communities
- Greening strategies for Old Homes in a New World: how to grade your historic home's performance

Both Trent and Paul are LEED Accredited Professionals and work for "green" architecture firms. Trent and his wife live in the ca. 1875 Rohrbough house in the Monteith District. To ensure we have enough materials, please RSVP to: 541-917-7560 or anne.catlin@cityofalbany.net. This free workshop is sponsored by the Albany Landmarks Advisory Commission.

"Preservation is good for the pocketbook as well as the soul...and it's an essential tool for sustaining the environmental viability of the planet." - *Richard Moe, President, National Trust for Historic Preservation.*

Check out the GREEN tips and information on pages 3 & 4.

WOOD WINDOW REPAIR WORKSHOP

WANT SOMEONE TO REPAIR SOME OF YOUR HISTORIC WINDOWS?

We are looking for one or two home owners that would like to **have help fixing your windows at a window repair "how to" workshop** this summer (June through September). Homeowners will not need to provide anything other than windows to work on, and a space to work on the windows. Workshop participants will learn how to remove historic windows, reputty the glass, repair dry-rot, install weather stripping, replace sash cords, and more! The workshop participation can be limited to the space available in your home or yard. If interested, please contact Anne at 917-7560 or anne.catlin@cityofalbany.net.

MAY is NATIONAL HISTORIC PRESERVATION MONTH

In celebration of National Historic Preservation Month, the following events are being held in the Albany area throughout May. Remind yourself of why Albany is a great place to live, own a historic building, and that THIS PLACE MATTERS! (This Place Matters campaign information on page 4.)

Friday, May 1 – **Upstairs Downtown Loft Tour** and Wine Walk, 4 to 8 pm. Loft Tour is free. There is a fee for the Wine Walk. The tour is sponsored by the Albany Downtown Association, 928-2469.

Saturday, May 2 - **Photo Restoration**, by Ian Mowry, 1:00 pm, Albany Public Library, 2450 14th Ave. Sponsored by the Linn Genealogical Society, www.lgsoregon.org.

Thursday, May 7 – **Historic Monteith District Trolley Tour**, 6:30 pm, meet at the Monteith House. Learn more about Albany’s historic architecture and history. Reservations required: call 917-7560 or email anne.catlin@cityofalbany.net. Free.

Saturday, May 9 – **Preservation Booth at Albany Farmers Market**, 8 am to 1 pm, 4th & Ellsworth. Come get helpful information about your preservation project, get your preservation button & more.

Saturday, May 9 – **Wood Window Restoration Workshop**, 1 to 5 pm, Pringle Park Community Center, 698 Oak Street SE, Salem, OR. Sponsored by the Salem Landmarks Commission. Registration is requested by contacting Joy Sears at 503-986-0688 or by email to Joy.Sears@state.or.us.

Sunday, May 10 - **Willamette Valley Railways** by Richard Thompson, 2 pm, Lakeside Center, Mennonite Village, Sponsored by the Linn County Historical Society, 926-4680.

Tuesday, May 12 – **Greening Your Historic Building**, 6:30 pm, Whitespires Church, 510 5th Ave SW. LEED certified architects Paul Falsetto and Trent Jacobs will cover the sustainable aspects of historic buildings, and ways to “green” your building and save energy. Free. 917-7560.

Saturday, May 16 – **Monteith House Museum Pre-Season Clean-up**, 10 am - 4 pm, 518 2nd Ave SW. As part of Oregon’s Sesquicentennial celebration: Take Care of Oregon Days the Monteith Society will lead volunteers in some clean up and light maintenance of Albany’s oldest home. 928-0911.

Thursday, May 21 – **Walking Tour of Albany’s Downtown Commercial District**, 5:30 to 6:30 pm, start at Monteith House, 518 2nd Ave SW. Learn about Albany’s unique downtown buildings. Free. 917-7560.

Saturday, May 23 - **Boston Mill Society’s Annual Meeting**, 1-3 pm. The Boston/Thompson flouring mill east of Shedd is one of the oldest operating water-powered mills in Oregon. Thompson’s Mills State Heritage Site, 32655 Boston Mill Dr., Shedd. For info: 541-491-3611 or www.bostonmill.org.

Wednesday, May 27 – **Preservation Awards Celebration**, 6:30 p.m., and **Awards Presentation** at the City Council meeting, 7:15 p.m., Albany City Hall, 333 Broadalbin Street SW. Mix and mingle with other historic property owners over dessert. **NOMINATIONS BEING ACCEPTED UNTIL WED, MAY 6TH**. Email nominations to anne.catlin@cityofalbany.net – note address or person, and why.

Unless otherwise noted, these events are sponsored by the City of Albany Community Development Department and the Landmarks Advisory Commission with financial assistance from the State Historic Preservation Office.

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EXTERIOR ALTERATIONS TO HISTORIC BUILDINGS (INCLUDING NEW WINDOWS & DOORS) REQUIRE HISTORIC REVIEW. Call Albany’s Preservation Planner at 917-7560 for details.



TIPS FOR GREENING YOUR HOME

By now you might have heard the slogan, “the greenest building is the one already built.” But that doesn't mean you shouldn't make your old house even more eco-friendly and save on energy costs. Energy efficiency or performance can be balanced with preservation by respecting and maintaining historic value, integrity and long-term durability. Here are a few tips to green your home without replacing any original parts.

1. **Get an energy audit by a local utility.** It will help identify the sources of heat loss, allowing you to make informed decisions about how to reduce energy use in the most cost-effective way. You are likely to discover that much of the energy loss comes down to a lack of insulation in attics, basements and walls.
2. **Insulate attics and basements, and seal air leaks.** Don't forget to install dryer vent seals that open only when the dryer is in use, as well as fireplace draft stoppers and attic door covers.
3. **Take care of your windows.** Older wooden windows perform very well when properly weatherized – this includes puttying, insulation and weather stripping. Window repair costs very little compared to new windows. Adding insulating curtains or blinds go a long way to increasing energy efficiency. A good storm window will provide more insulation than a new window and will mute outside noise. Replacing windows requires historic review and is not environmentally responsible: it wastes the embodied energy in a historic resource, adds to the land-fill, new windows take a lot of energy to create and likely will not last as long as the original, needing to be replaced in a shorter period of time. Repairing, rather than replacing, wood windows is the “greener” option, and a more sustainable building practice.
4. **Use your green thumb.** A bit of gardening can cool your property and give added privacy. Planting a deciduous tree or placing grape or hops trellises on the south and west side of your house will reap the benefits of shade from the leaves during summer and allow heat in during winter.
5. **Cut down on dryer use.** Traditional electric dryers often use 6,000 watts – more than even most heat pumps or electric water heaters. Whenever possible, air-dry your laundry using a retractable clothesline or indoor and outdoor drying rack. 5 minutes in the dryer will get rid of any stiffness.
6. **Beware of "phantom loads."** Many electronic appliances, including computer monitors and cell phone chargers, use energy even when they're turned off. To fix this dilemma, plug home electronics into power strips and simply turn the strip off when devices are not in use.
7. **Reset thermostat and use a timer.** When done correctly, turning down the preset temperature of your water heater a few degrees should take less than hour and requires only a screwdriver. Put your heating system on a timer to come on before waking up and turn off when you aren't home.

EMBODIED ENERGY is the energy already bound up in existing buildings. It takes energy to manufacture or extract building materials, energy to transport them to a construction site, still more energy to assemble them into a building. All of that **energy is embodied** in the finished structure.

SOME SURPRISING STATISTICS

⇒ In terms of waste, constructing an average 2,000-square-foot home generates about 4 pounds of waste per square foot: 3,000

pounds of wood, 2,000 pounds of drywall, and 600 pounds of cardboard. On average, only about 20%-30% of that waste is recycled or reused.

- ⇒ We are much too inclined to think of our buildings and its parts as disposable rather than renewable resources. A 2004 report from the Brookings Institution projects that by 2030, we will have demolished and replaced 82 billion square feet (about 1/3) of our current building stock.
- ⇒ It will take as much energy to demolish and reconstruct 82 billion square feet of space as it would to power the entire state of California for 10 years– the 10th largest economy in the world with a population of about 36 million people.
- ⇒ If we were to rehab even 10% of this 82 billion square feet, we would save enough energy to power the state of New York for well over a year.
- ⇒ Construction debris accounts for 25% of the waste in the municipal waste stream each year. Demolishing 82 billion square feet of space will create enough debris to fill 2,500 NFL stadiums.
- ⇒ Once an old building or even one old window is gone, putting in a new one takes more energy, uses more natural resources, and releases new pollutants and greenhouse gases into our environment.

Join the **THIS PLACE MATTERS
campaign sponsored by the
National Trust for Historic Preservation**



The National Trust launched the "**This Place Matters**" campaign to help people call attention to special places in their community. From a family home or a neighborhood school, to your local hangout or movie theatre -- wherever you live and whoever you are, place matters.

Visit the website for more information on how you can show the nation what matters to you.

www.preservationnation.org/take-action/this-place-matters/

MORE ON SUSTAINABILITY & GOING GREEN

There is SO MUCH good information for historic property owners on preservation and sustainability, ways to "green" your home, and reduce your carbon footprint without compromising the historic integrity of your building.

The **National Trust** Web site has lots of great links on sustainability. Go to: www.preservationnation.org/issues/sustainability/ and you'll find the following and more:

- Green Home Tips – A LOT of info and links!
- Sustainability by the Numbers
- Preservation Green Lab
- Sustainability Resources
- Sustainability Case Studies
- Sustainability in the News
- Sustainability Speeches
- Reuse It!

www.historichomeworks.com

Preserving Energy in Historic Buildings, Preservation Brief #3: www.nps.gov/history/hps/tps/briefs/brief03.htm

Visit Albany's Preservation Pages: www.cityofalbany.net/comdev/historic/. On the right side of the page, you will find links to window repair brochures and energy efficiency.