

**JOIN US FOR A PRESENTATION OF  
ALBANY'S POST-WORLD WAR II HISTORIC RESOURCES  
WEDNESDAY, SEPTEMBER 7, 2011, 6:30 P.M.  
ALBANY COUNCIL CHAMBERS, 333 BROADALBIN ST SW**

The City of Albany received a grant to survey more than 300 residential properties to assess Albany's post-World War II development patterns and architectural styles from 1945 to 1965. The survey boundaries primarily followed subdivision plats and included Hawthorne Park, Liberty, Fir Oaks, Lehigh Acres, Golf Club Addition, and Lakeside Acres.

The survey found that 95% of the resources were constructed between the 1950s and 1960s, marking a period of immense growth. The growth was greatly influenced by employment opportunities in the lumber and wood products, and metal industries, which by the 1960s, comprised over 27% of Albany's employment.

Most of the houses are the Ranch architectural style (88%). Other styles include Split Level ranches, Minimal Traditional and World War II era cottages and other late 20<sup>th</sup> Century styles. Here more on September 7th!



Early Ranch style house in Lehigh Acres, constructed in 1953.

**GRANTS FOR REHABILITATION OF HISTORIC BUILDINGS**

**DEADLINE IS SEPTEMBER 30, 2011**

Matching grants up to \$20,000 are available for rehabilitation of Oregon's National Register properties, which includes all historic contributing buildings in Albany's historic districts. Examples of eligible projects include structural stabilization, replacement of deteriorated historic features, foundation work, roof and gutter repair and weatherization. Publicly owned or 501(c)(3)-owned properties, and those that offer the greatest public benefit through visual access and interpretive/educational value, will be given higher priority. However, private property owners should consider applying. Federal tax credit properties are not eligible. Project reporting and billing must be completed in November 2012. For more information, please contact Joy Sears at 503-986-0688 or [joy.sears@state.or.us](mailto:joy.sears@state.or.us).

## CONSERVING ENERGY AT THE EMPIRE STATE BUILDING AND TOP REASONS TO CONSERVE HISTORIC WINDOWS



*Time* magazine recently published an article on efforts to upgrade millions of skyscrapers, which look modern, but have high energy consumption and carbon emissions. One of the best success stories is retrofitting the Empire State Building. The \$13 million retrofit will reduce energy consumption by 38% a year, and will pay for itself in 3 years. Rather than replace the windows or glass, the glass was refurbished and insulated. "We did everything based on cost effectiveness, said building owner Tony Malikin. Workers re-caulked the gaps between the limestone slabs, sprayed foam insulation in holes between the radiator pipes and the walls, and temperature controls in the heating/cooling systems. When asked why they don't install solar cells or windmills, the project manager said, "It doesn't make business sense. It makes much more sense to lower energy use." (*Time*, April 18, 2011, page 4.) You can take the same measures with your historic building and feel good about it. Here are some reasons to conserve your windows:

1. **Appearance/Architectural Significance** - The patterns and sizes of window openings, the configuration of the window panes, profiles of muntins in multi-paned windows, and proportion of the frame and sash, all contribute to the building's architecture.
2. **Durability** - A common misconception is that a new window is going to be more durable. Performance of new materials has not been measured over a long period of time. Maintaining vinyl or aluminum windows can be expensive if problems develop, such as when air seals fail and moisture gets in between the glass. Moisture can also get trapped behind cladding and cause the wood to deteriorate. Replacing the thermopaned glass or window is expensive. In contrast, historic wood windows have a proven track record. Wood used 100 years ago is far superior to that available today.
3. **Energy Conservation** - The key is to prevent air leakage. Weather stripping and sound putty are affordable and can be done easily. Storm windows add a second thermal pane. Curtains and blinds are effective and affordable.
4. **They Save Money and Are Easy to Repair** - All windows, new and old, need maintenance. If windows are inspected annually for touch up painting and putty repairs, the efforts will last a lifetime and cost very little. If parts of a window deteriorate, the components can be replaced individually without replacing the entire window.

## WANTED

During the Albany's summer historic homes tour, a house with this ceiling was showcased. It's an arched ceiling, not a full barrel vault but a segmental vault. The house was built in 1931.

Have you seen another historic ceiling like this in Albany? The Landmarks Commission is interested in knowing if there are any others in town. Please send any leads to Anne Catlin at [anne.catlin@cityofalbany.net](mailto:anne.catlin@cityofalbany.net). We'll publish the results in the next issue of the newsletter. Thanks!



**EXTERIOR ALTERATIONS, including new windows and doors, on buildings built before 1946 in Albany's historic districts and Local Historic Inventory properties REQUIRE HISTORIC REVIEW.**

Visit [www.cityofalbany.net/comdev/historic/](http://www.cityofalbany.net/comdev/historic/) for info on Albany's preservation program and/or to see if your building is subject to review (Select the Local Historic Inventory link top right side of the page) or call 541-917-7550.

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