

ALBANY HISTORIC BUILDING NEWS

MARCH 2010

ALBANY COMMUNITY DEVELOPMENT DEPT.

Welcome to the first issue of this decade! You are receiving this newsletter because you own property that is on the City of Albany's Local Historic Inventory. Most of these properties are in Albany's Historic Districts, or nearby. The purpose of this newsletter is to provide useful preservation news (events, "how-to" tips, history, and more). We welcome your input on future newsletter articles. If you have a preservation success story, tip or question to share, please send it to anne.catlin@cityofalbany.net.

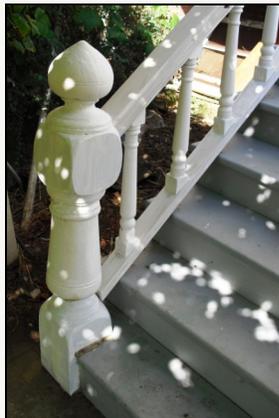
Residential Rehab Matching Grants are Back!

Historic buildings are special places with special needs. They help create unique a "sense of place" in Oregon's communities, but they can be costly to restore, and rehabilitate to meet today's building codes. Doing things the right way using the right techniques and materials can also add cost. (**Note:** The City of Albany regulates all changes to the exterior of historic buildings on the Local Historic Inventory built before 1946.)

Financial incentives are important tools in encouraging the preservation of historic buildings. The City started the residential rehabilitation grant program in 2005 to provide a financial incentive to historic home owners to help defray the costs of exterior restoration and maintenance of our historic homes. Several projects have made a huge visual improvement to our historic districts through careful restoration and/or removal of incompatible features. There will be an **open house, Wednesday, April 7th at 7:00 p.m.** on the program and to hear ideas.



BEFORE



AFTER

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 building must be non-commercial in use.
- Projects must be on the exterior, and cannot include new construction/additions.
- The grant requires at least a **50% match**. Work must be completed by Monday, Sept. 13, 2010.
- Applications are by **due Fri, April 30, 5:00 pm**.

Applications are online at www.cityofalbany.net/comdev/historic/grants.php and in the Community Development Department in Albany City Hall, 333 Broadalbin St SW, 541-917-5560.

Meet Erin Johnson, Albany's Newest Landmarks Commissioner

Why did you want to be on the Commission?

I applied to the commission after working with them on an historic rehabilitation project my employer is involved in downtown. The LAC seemed like a place where someone with a passion for history could really make a difference in the community. I have always loved history. To be able to do something that shares my passion while helping others seemed like a perfect match.

When and why did you move to Albany?

I grew up in Lebanon and moved away for college. When I completed my architecture degree, my husband and I were living in Harrisburg and wanted to move to a more central location that would allow both of us to be near our jobs. Albany just seemed like the best choice for us. We love the small town feel while still having access to some of the larger facilities that Albany provides.

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Do you know about the State's tax incentive program?

AFFORDABLE HOUSING HELP

LOW-INCOME OWNERS MAY BE ELIGIBLE FOR NO-INTEREST HOUSING REHABILITATION LOANS AND WEATHERIZATION ASSISTANCE. FOR INFO, VISIT THE **COMMUNITY SERVICES CONSORTIUM** WEBSITE:

www.csc.gen.or.us/Housing_Rehabilitation.htm

ALBANY AREA HABITAT FOR HUMANITY IS STARTING A HOUSING REHAB PROGRAM FOR LOW-INCOME OWNERS. CALL 967-4030 FOR INFO.

The 2009 legislature decided to continue the Historic Property Special Assessment (tax freeze) program, acknowledging the benefits of historic preservation in our communities in so many ways. A few changes were made to the Program in 2009. The program now "freezes" a property's assessed value for 10 years, down from 15. It is most effective when the "freeze" starts before substantial rehabilitation work is undertaken that would otherwise increase the assessed value considerably. Basic program requirements are as follows:

- The property must be listed in the National Register of Historic Places, either individually or as a contributing property in a historic district, or be considered historic by the State Historic Preservation Officer.
- A preservation plan must be prepared that outlines the substantial rehab work the building will undergo during the 10-year period.
- An application fee equal to 1/10 of 1% (0.001) of the assessed value. (This was substantially reduced from 1/3 of 1% of the market value.)
- 10% of the real market value (RMV) of the "improvements" must be invested in rehabilitation within the first 5 years of the program (new requirement).
- A historic plaque provided by SHPO must be installed on the building (formerly owners had to purchase this plaque from SHPO for \$40).
- The annual open house requirement was eliminated.

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PRESREVATION WORKSHOPS NEARBY....

WINDOW REPAIR

APRIL 8TH,
1:30 TO 4:30 PM

OREGON CITY 'S
FIRE STATION COMMUNITY RM, 624 7TH ST.

FREE! EMAIL

[KURI.GILL@STATE.OR.US](mailto:kuri.gill@state.or.us) OR
CALL 503-986-0685 TO REGISTER.

PORTLAND/AHC'S 12TH ANNUAL KITCHEN REVIVAL TOUR

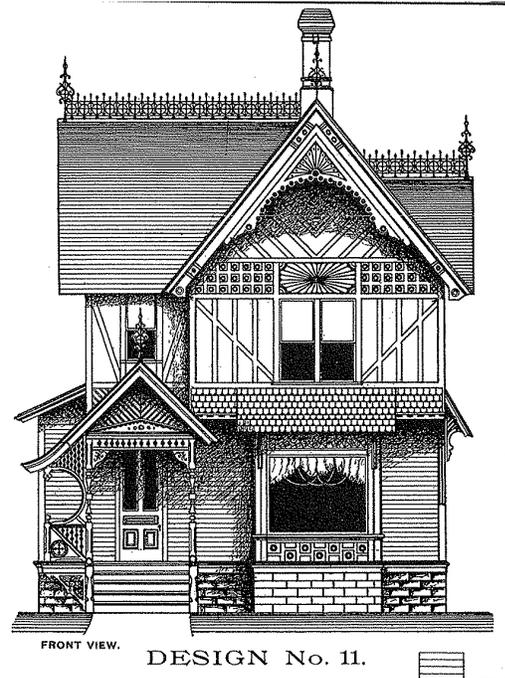
SAT., APRIL 10TH,
10 TO 4 PM (SELF-TOUR)
TICKETS AND INFO, GO TO
WWW.VISITAHC.ORG.

George F. Barber cottages in Albany?? YES!

George Franklin Barber (1854–1915) was one of the most prolific American architects of the late Victorian period. If success can be measured in number of buildings constructed per his designs, Barber must also be considered one of the most popular architects of the era.

Barber is generally credited with establishing the architectural formula we now call the Queen Anne Style. The term Queen Anne came from England, where in the 1870s architect Richard Norman Shaw combined free-form composition with classical details spanning 150 years of English history. Britain's Queen Anne (who ruled 1702-1714) was more or less at the center of this epoch. By 1883 the label had stuck.

Barber was willing to personalize his designs for individual clients at moderate cost. As he wrote in his 1890 *Cottage Souvenir No. 2: A repository of Artistic Cottage Architecture and Miscellaneous Designs*, "Write to us concerning any



416 4TH AVENUE SE WAS BASED ON THIS BARBER DESIGN.





Erin Johnson, continued from p. 1

What preservation-related experience do you bring to the Commission?

I work at Modern Organic Architecture (MOA) and have been involved with the firms' transition into the historic preservation field. MOA is currently working on three different historic preservation projects from varying eras and varying levels of needed restoration and rehabilitation. While working on my bachelor's degree in architecture, I specialized in historic preservation. This specialty gave me opportunities to work on the restoration of a historic lighthouse in Cape Disappointment, to complete a small historic survey of one of the many forts along the Oregon and

Washington coasts, and to complete a survey of the historic buildings on University of Oregon's campus.

What are some of your personal interests and hobbies?

My husband and I love to be outside. We're avid campers, hikers, snowboarders, and love to work in our yard. I refinished several pieces of antique furniture in our home. I really enjoy creating and am always on the look-out for some new project. My most recent project was converting our home-office into a nursery as we are expecting our first baby in March – any day!

WELCOME ERIN!

THE LANDMARK'S ADVISORY COMMISSION IS THE REVIEW BODY APPOINTED BY THE MAYOR TO REVIEW EXTERIOR ALTERATIONS AND NEW CONSTRUCTION

Getting to Know the Hackleman District

In future newsletters we will highlight history of houses, buildings, and events that happened in our National Register Historic Districts. This issue will introduce you to the Hackleman District, which is smaller and less known and admired than the Monteith District. Change of ownership, several conversions from multi- to single-family, substantial house restorations, and a strong neighborhood watch group, are having a positive impact on the District.

The Hackleman District was placed on the National Register of Historic Places on March 15, 1982. It is located on the "East" side of Albany, and roughly bound on the north by Second Avenue SE, Lafayette on the east, on the south by 7th and 8th Avenues SE, and on the west by Lyon Street. It contains 228 properties within about 28 city blocks.

Hackleman District "firsts" include:

- In 1858 the first house with plaster in Albany was built by William Goltra at 331 Montgomery St. He first

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THE HACKLEMAN DISTRICT IS HOME TO MORE THAN A DOZEN ARCHITECTURAL STYLES THAT DATE FROM THE 1860S TO THE 1940S, IT IS ALSO HOME TO SOME OF ALBANY'S MOST ORNATE HISTORIC HOMES.

Barber house plans, continued from p. 2

changes wanted in plans, and keep writing till you get what you want. ...We are not easily offended." He sold construction plans by mail in the thousands, certainly, and perhaps as many as 20,000.

Barber continued to publish illustrated catalogs, and in 1895 he launched a monthly magazine called [American Homes](#). Orders poured in from all over the United States and from other countries such as China. By

1900 the company employed 30 draftsmen to hand-copy more than 800 designs, and 20 secretaries were kept busy answering the mail. (Article content is from www.wikipedia.org.)

Another Hackleman District house is believed to be a Barber design from the same catalogue. Walk around the Hackleman District to see if you can figure it out. It will be featured in the next newsletter.



**416 4TH AVENUE SE
HACKLEMAN DISTRICT**



Hackleman District, continued from pg. 3

coated the inside with a mixture of lime, sand and water mixed with horsehair, then dried plaster-of-paris, shipped from Oregon City, was applied as a cover.

- The first flight in Albany was attempted in the 1890s by a Japanese man who lived at 3rd and Montgomery. He built two big wings and then tried to fly after jumping off his house. He fell to the ground and broke both of his legs.

By 1912 the Oregon Electric Railway was established, at 133 SE Fifth. The station remains today on its original site. It was the most up-to-date electrically operated railway in the West. The line extended from Portland south to Eugene (a distance of over 122 miles). It branched to Forest Grove and Hillsboro, Woodburn and Corvallis.

The Hackleman District was primarily home to the working-class people who worked in the nearby factories, mills and railroad. By 1866 small industry was becoming more established in the Hackleman District. The Albany Foundry (Montgomery Street between Water and 1st Streets) was the only foundry in the Valley south of Salem. The success of the foundry and other industries was evidence of Albany's prosperity.

More Albany history and Historic District walking or driving tours are included in the brochure titled *Seems Like Old Times*. It is online at <http://albanyvisitors.com/historic-albany/self-guided-tour/> and can be picked up at the Albany Visitor's Association offices in Two Rivers Market.

OREGON ELECTRIC RAILWAY DEPOT AT 5TH AND LYON IS HOME TO CIDDICI'S PIZZA. IF YOU ARE AT THE DEPOT, YOU WILL NOTICE THAT THE RAIL TRACKS ARE CURRENTLY EXPOSED IN THE STREET (5TH AVENUE SE).



Special Assessment Program, from p. 2

- City of Albany historic review approval is needed for exterior projects, and the State will review interior projects of substance.

Additional information on the program, application forms, and changes made to the program by Senate Bill 192 are on the SHPO's website at http://egov.oregon.gov/OPRD/HCD/SHPO/tax_assessment.shtml, or contact Susan Haylock, 503-986-0793, susan.haylock@state.or.us.

A copy of the Governor's task force's report on the program is located here: <http://egov.oregon.gov/OPRD/HCD/SPEC-ASSESS-TASK-FORCE.shtml>.

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EXTERIOR ALTERATIONS and NEW CONSTRUCTION to Albany's Local Historic Inventory buildings built through 1945 (including new windows and doors) REQUIRES HISTORIC REVIEW and approval. Visit www.cityofalbany.net/comdev/historic/ or call 541-917-7550 for more info on Albany's preservation program.