



ALBANY'S LANDMARKS ADVISORY COMMISSION



LAC Purpose and Responsibilities

The Albany Landmarks Advisory Commission (LAC) was established by the City Council in 1979. The Mayor appoints the seven-member Commission. According to the Albany Municipal Code, Chapter 2.76, the LAC was created to “effect and accomplish the protection, enhancement, perpetuation of improvements and districts, which represent or reflect elements of the city’s cultural, social, economic, political and architectural history.” The LAC’s purpose is to “safeguard the city’s historic and cultural heritage; foster civic pride in the beauty and noble accomplishments of the past; protect and enhance the city’s attractions; strengthen the economy of the city and property values; and promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the city.” In addition to reviewing historic applications, the LAC maintains historic property records, recommends historical designations, coordinates preservation program planning, and recommends rules and regulations necessary to carry out its purpose.

The LAC and City staff, through the preservation program, try to provide assurance to district residents that work done in their neighborhoods will be compatible with historic character and architectural styles.

Current Commissioners

Heidi Overman, Architectural designer, historic homeowner (formerly a church)

Linda Herd, Monteith district resident, former urban designer/planner, Brass Ring Carousel

Tom Hinckley, Many years working for building suppliers

Oscar Hult, *Chair*, Monteith district resident, Monteith Historical Society and Albany Civic Theater Boards

Derryl James, Hackleman District Resident, civil engineer

Roz Keeney, Preservation consultant, historic homeowner outside districts

Dave Pinyerd, Preservation consultant, historic homeowner outside districts

City Staff: Anne Catlin, Community Development and Preservation Planner, 541-917-7560,
anne.catlin@cityofalbany.net

LAC Public Meetings

The regular Landmarks Advisory Commission public meeting is the first Wednesday of the month at 6:30. Sometimes the meeting is moved to a different date or additional meetings are added (call 917-7560 to find out the next meeting date). Meetings are held in the Municipal Court Chambers in Albany City Hall, 333 Broadalbin Street SW. The LAC provides free design and project consultation to applicants before they submit projects, and holds public hearings for projects that require review.

Public Participation

The Commission encourages public participation and input in preservation issues, either as comments at their meetings or in the form of written or oral testimony during review of an application. Written testimony about a project review must be received before the public hearing in order to have “standing” (to appeal a decision.)

Free Design and Project Consultation

The LAC members and City staff are familiar with historic rehabilitation and restoration projects and offer consultations and on-site visits. Before beginning any exterior renovation project that would change the

appearance, material or character of a structure, please contact the Albany Community Development Department to discuss your project and schedule site visits.

What is the Local Historic Inventory?

Albany's Local Historic Inventory is the list of Albany historic properties adopted by Ordinance and subject to historic review. Most of these properties are concentrated in the three historic districts in the Central Albany area and are also in the National Register of Historic Places. Approximately 80 additional historic properties scattered throughout the City were added to the Inventory in 1991. To find out if a property is on the Local Historic Inventory, call Anne at 917-7560, or visit our Historic Resources web site, <http://cityofalbany.net/comdev/historic/>.

Properties in Albany's National Register historic districts and houses on the Local Historic Inventory are important to all of the City's residents. Albany is known statewide and nationally for one of the most varied collections of historic buildings in Oregon, including styles from the 1840s to the 1940s.

Review Process

The City of Albany passed an ordinance in 1985 requiring all historically rated structures (built before 1945) in the designated districts, and those included on the City's official Local Historic Inventory, to be reviewed for historic compatibility. Review is required for new construction, demolition, and exterior alterations that change the appearance or character of the structure or replace original materials. (NOTE: Review is not required for new paint colors, routine maintenance, or interior changes or for homes constructed after 1945.*) The Landmarks Advisory Commission or the Preservation Planner serves as the review body, depending on the location and scale of the project. The review helps to maintain the integrity and health of the historic districts and individual properties, while allowing structures to continue to meet the needs of their inhabitants.

Review Standards

The City of Albany's preservation ordinance (Article 7 of the Albany Development Code) uses the Secretary of the Interior's Standards for Rehabilitation and additional review criteria as the standards for review of all exterior projects and new construction, demolition and relocation requests. In general, the criteria focus on the following:

- Preserve the original distinguishing characteristics;
- Rehabilitate and restore as many original features as possible;
- Repair deteriorated features rather than replacing them; when replacement is necessary, the new material must match the material being replaced in composition, design, and texture;
- Additions and new construction shall be compatible with the main structure and the neighborhood in scale, materials and architectural features.

For more information please visit Albany's *Historic Resources* website. You'll find information on the preservation program, answers to frequently asked questions, historic district maps, and links to other preservation sites. <http://cityofalbany.net/comdev/historic/>.

Resources

City of Albany

Anne Catlin, 917-7560, Pres. Planner
Community Development Department
Albany City Hall, 2nd Floor
333 Broadalbin Street SW
anne.catlin@cityofalbany.net

State Historic Preservation Office (SHPO)

SHPO Website: <http://www.oregon.gov/OPRD/HCD/SHPO/>
(503) 986-

Downtown Carnegie Library: preservation resource shelves, Sanborn Fire Maps, city directories, copies of Historic Inventory Surveys.



**Review may be required by the state for buildings participating in the Special Assessment ("value freeze") Program.*

DATA:Shared:Planning:HP web pages and docs:LAC.brochure.doc