

## CITY OF ALBANY 2009

# \$\$ RESIDENTIAL REHABILITATION MATCHING GRANTS \$\$

The City of Albany is pleased to be able to continue the residential rehabilitation grant program again this year, which started in 2005. We have \$5,200 in funds to award in matching grants up to \$2,500, depending on the scope of the project. Grant projects have averaged a total investment of approximately \$3 for every \$1 awarded in grant funds.

The grant is available to residential property owners for restoration, rehabilitation, and/or repair of historic contributing properties located within the National Register historic districts or listed on the Local Historic Inventory. **The grant requires at least a 50% match and must be completed and paperwork submitted by Monday, August 24, 2009.**

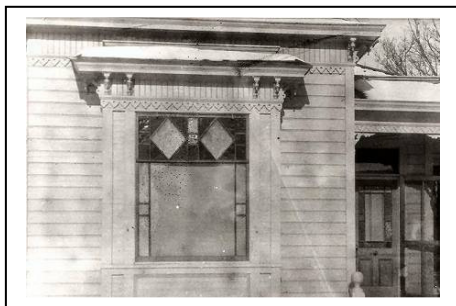
Grant applications are available online at <http://www.cityofalbany.net/comdev/historic/grants.php> and in the Community Development Department on the second floor of City Hall. Applications are **due Monday, April 20th, 2009 by 5:00 p.m.** Grant recipients will be notified in early April of their grant award.

**Eligibility Requirements.** The following standards must be met to be eligible for the matching grant:

1. The building must be constructed before 1946 and in one of Albany's National Register Historic Districts or listed in the National Register individually.
2. The building must be in residential or non-profit use.
3. Projects must be on the exterior, but excludes new construction/additions. Examples of eligible projects follow.
4. Projects must meet the Secretary of Interior's "Standards for Rehabilitation."

### **Eligible Projects and Funding Priority.**

- Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on the front façade will be given **first priority**. Example projects include, but are not limited to: replacing documented missing features such as porch newel posts or balusters; eave brackets; replacing inappropriate windows or doors (aluminum, vinyl, non-wood) with wood windows or doors compatible to the house style; removing siding not original to the house and restoring the original siding.



*Original*



*Altered*



*Reconstructed*

***The missing brackets in the bay window were recreated based on a historical photograph.***





**639 3<sup>rd</sup> Ave SE : Before**



**After**

- Projects that restore missing or altered historic features on the side facades will be given **second priority**.
- Projects that repair or replace deteriorated historic features visible from the street OR maintenance projects that preserve the integrity, safety, and stability of portions of the house will be given **third priority**. Examples of projects include, but are not limited to: decorative features, porch parts, columns, stairs, balusters/handrails, newel posts, porch flooring and porch roofs, windows, doors, siding, foundations, and chimneys.
- Priority will also be given to a project that has a particularly positive influence on other threatened or poorly maintained historic properties in the neighborhood.

### **Grant Conditions and Criteria**

1. Grants must have a minimum match of 50% and may not exceed \$2,000. For example, if the entire cost of your project is \$2,000, then you may apply for up to \$1,000. Sweat equity may count towards your match only and will be credited at the current minimum wage (unless you are a licensed contractor). The cost of tools may not count towards the project budget.
2. Projects must meet the Secretary of Interior's Standards for Rehabilitation. Copies of the Standards are available on the City's website: <http://www.cityofalbany.net/comdev/historic/grants.php> and at the Community Development Department
3. Projects that require historic review must submit applications for approval by the Landmarks Advisory Commission (LAC, if visible from the street) or staff (projects not visible from the street).
4. The repair and/or restoration of missing or altered historic features requires accurate replication of composition, design, texture, and other visual qualities substantiated by original plans, photographs, or other physical evidence.
5. **Before and after digital photographs must be submitted documenting the project. Photographs may be emailed to [anne.catlin@cityofalbany.net](mailto:anne.catlin@cityofalbany.net) or put onto a CD.**
6. If necessary, an inspection of your property by the City and or an LAC member will be made to understand the proposed work and determine eligibility.
7. A covenant and preservation agreement must be executed to ensure that after the grant-assisted work is completed, the owner(s) will maintain the premises for a minimum of 5 years so as to preserve the historical significance and integrity of the features, materials, appearance, workmanship, and environment that made the property eligible for listing in the National Register of Historic Places.
8. All necessary building permits must be obtained.
9. Any contractor performing work on the project must be licensed and bonded for the type of work planned.
10. A project sign identifying grant support must be displayed in a prominent location at each project site while project work is in progress. (The sign will be provided by the City of Albany.)
11. **All receipts and documentation of expenditures must be submitted with photographs of the completed project by Monday, August 24, 2009 at 5:00. Submit information in person or mail to: Anne Catlin, Community Development Department, 333 Broadalbin Street SW, Albany OR 97321.**