



*APPROVED by Landmarks Advisory Commission: September 7, 2011*  
*APPROVED by Albany City Council: January 11, 2012*

**CITY OF ALBANY**  
**CITY COUNCIL / LANDMARKS ADVISORY COMMISSION (LAC)**  
**JOINT WORK SESSION**  
**Council Chambers, 333 Broadalbin Street SW**  
**Monday, October 25, 2010**  
**4:00 p.m.**

**MINUTES**

City Council Members Present: Mayor Sharon Konopa; Councilors: Bill Coburn, Jeff Christman, Bessie Johnson, Dick Olsen, and Ralph Reid

City Council Members Absent: Floyd Collins

Landmarks Commissioners Present: Linda Herd, Oscar Hult, Trent Jacobs, Roz Keeney, and Dave Pinyerd

Landmarks Commissioners Absent: Erin Johnson and Heidi Overman

Staff present: City Manager, Wes Hare; City Attorney, Jim Delapoer; Community Development Director, Greg Byrne; Planning Manger, Heather Hansen; Planner II, Anne Catlin; Administrative Assistant, Heather Gravelle; Public Information Officer, Marilyn Smith; Urban Renewal Manager, Kate Porsche

Others present: 3 others

**CALL TO ORDER**

Mayor Sharon Konopa called the meeting to order at 4:01 p.m.

**INTRODUCTIONS**

Community Development Director Greg Byrne asked members to provide self-introductions and provide brief background.

**BUSINESS FROM THE PUBLIC**

None.

**ALBANY'S PRESERVATION PROGRAM**

Byrne explained the purpose of the joint work session was to discuss the preservation program and the application of Albany Development Code criteria. He distributed handouts of the Albany's Historic Preservation Program presentation.

He reviewed the policy basis for Albany's preservation program, which includes a state requirement to protect historic resources. Historic preservation is supported by policies in the Albany Comprehensive Plan, and is an objective of both the City of Albany Strategic Plan and the Central Albany Revitalization Area (CARA) Urban Renewal Plan.

Commissioner Roz Keeney reviewed the evolution of Albany's preservation program, which grew from a grass-roots movement in the 1970s, three National Register districts in the early 1980s, and the first preservation ordinance was adopted soon after.

Albany participates in the Certified Local Government (CLG) program, a federal program designed to promote preservation that makes Albany eligible for grants, but requires the City to have a preservation ordinance.

Anne Catlin, Planner II, explained what activities require historic review and approval. Routine maintenance and all interior modifications do not require historic review. Exterior alterations and the use of new materials, new construction, and demolition require historic review.

Byrne reviewed "hot topics" in Albany and other communities, such as window replacement and energy efficiency. He noted the current program addresses these issues. He pointed to the positive program statistics over the last 10 years. He concluded by reviewing the benefits and costs of having a preservation program.

## DISCUSSION

Konopa noted that the City has to have a review commission in order to receive CLG grant money.

Commissioner Trent Jacobs noted that there are federal guidelines that must be followed, and they allow some flexibility for each community.

There was some discussion on the use of new materials which look old. Keeney explained that there is a certain level of historic integrity to maintain. She noted substitute siding has been allowed when the original could not be preserved. It was noted that the primary facade and sides visible from the street are the most important to preserve.

Dave Sullivan, a historic property owner, feels the rules are very specific and more flexibility is needed.

Jo Rae Perkins, a Monteith District property owner, thought the rules should apply to the entire structure.

Councilor Bessie Johnson asked if there were contractors that could work on historic buildings. Catlin affirmed.

City Manager Wes Hare summarized that the tension is how much local discretion to have, striking the right balance, and administering the regulations fairly.

As with land use cases, some historic reviews are done at the staff level and some at the commission level. There was discussion about the qualifications of the Commissioners, and those present described their experience and training. The Mayor appoints LAC members.

Councilor Jeff Christman noted disconnect between the review statistics and the complaints. Byrne responded that the City usually only hears from those that are dissatisfied; giving the perception that the process takes longer than it does and that projects aren't approved, when most are.

There was a question about whether paint colors and sand-blasting required historic review. Paint color is

not regulated. Sand-blasting can be very damaging to a structure, so it is discouraged as a cleaning method.

Councilor Bill Coburn thought the rules were too vague and left too much interpretation against the homeowner.

It was noted that the historic regulations are similar to having covenants, conditions and restrictions (CC&Rs). Staff provides presentations to realtors and responds to calls from realtors and prospective buyers about the regulations. Information is also available on the City's website.

There was discussion about the dangers of lead based paint, and the resources available to educate the public on safety.

Konopa was proud of the historic districts and acknowledged the LAC's role in maintaining them.

Hare suggested that input from the Council and the public on proposed changes to the preservation standards be directed to staff. The LAC and staff will continue to identify issues and work on solutions.

#### ADJOURNMENT

There being no further business, the work session adjourned at approximately 5:30 p.m.

Submitted by,

Reviewed by,



Anne Catlin  
Planner II



Heather Hansen  
Planning Manager