



TO: Landmarks Advisory Commission
FROM: Anne Catlin, Planner
DATE: December 30, 2009 for the January 6, 2010, Landmarks Advisory Meeting
SUBJECT: Agenda Items

This month is our off-site preservation planning session at my house. You are invited over for dinner first from 6:00 to 6:30 p.m. I'll make a pot of soup, and some bread and brownies.

The first thing we need to do is elect officers. The offices are: Chair and Secretary, although the Secretary serves as Vice-Chair, filling in as Chair when the Chair is unable to attend a meeting.

The rest of the evening is a strategic preservation planning session. I would like to cover the following next week:

- Evaluate our progress on our current 2009-2010 SHPO grant, and how to spend the remaining funds (grant \$ has to be spent and report due April 30, 2010). *See the attached grant.*
- Update preservation plan: primarily to identify projects for the next 2 years that need CLG funding and set goals and objectives for the preservation program. Note: The CLG grant is due Feb 26, 2010 and awards are expected to be around \$17,000 for two years.

Please be thinking of ways we can expand and improve the preservation program over the next two years. I have attached pages 60-67 from the Albany Historic Context Statement for you to review and also the strategic plan that I prepared after a similar planning retreat in 2004. I'll be bringing my "to do/wish" list, so bring your ideas, too.

alc
Attachment – LAC agenda packet
c: Rebecca Bond, Kate Porsche

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NOTICE OF PUBLIC MEETING
CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION

Anne's House: 424 Montgomery Street SE

Wednesday, January 6, 2010
6:30 p.m.

Dinner @ 6:00 p.m.

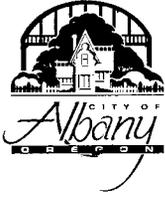
AGENDA

1. CALL TO ORDER (Chair Hult)
2. ROLL CALL
3. ELECTION OF OFFICERS (Chair Hult)
4. APPROVAL OF the November 4, MINUTES
5. STRATEGIC PLANNING SESSION (Catlin)
 - Update on 2009-2010 CLG Projects/Grant
 - Preservation Planning Session
 - CLG Grant Application 2010-2012: Identify Projects for 2-yr grant
6. OTHER BUSINESS
7. NEXT MEETING: February 3, 2010 (regularly scheduled, TBD)
8. ADJOURN (8:00 p.m.)

The location of the hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541- 917-7500.

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APPROVED:



**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court, 333 Broadalbin Street
Wednesday, January 6, 2010
6:30 p.m.**

MINUTES

Landmarks Commissioners Present: Linda Herd, Oscar Hult, Roz Keeney, Heidi Overman, Dave Pinyerd and Robyn van Rossmann

Landmarks Commissioners Absent: Derryl James

Staff present: Planner II Anne Catlin, Administrative Assistant Heather Gravelle

Others present: 1 other present

CALL TO ORDER

Chair Oscar Hult called the meeting to order at 6:32 p.m.

ELECTION OF OFFICERS

Motion: Commissioner Keeney moved to elect Oscar Hult as Chair of the Landmarks Advisory Commission (LAC). Commissioner Pinyerd seconded. **Motion passed unanimously.**

Motion: Commissioner Keeney moved to elect Dave Pinyerd as Secretary of the LAC. Commissioner Overman seconded. **Motion passed unanimously.** Catlin noted that this position really functions as the Vice Chair, and runs the meetings in the Chair's absence.

APPROVAL OF November 4, 2009 MINUTES

Motion: Commissioner van Rossmann moved to approve the November 4, 2009 minutes. Commissioner Herd seconded. **Motion passed unanimously.**

STRATEGIC PLANNING SESSION

Planner II Anne Catlin explained the LAC needs to determine how to spend the remaining grant money in the 2009-2010 grant cycle. Possibilities include mailing out two newsletters. One would need to go out as soon as possible, and one in late April. Costs would run around \$800.00. She asked for input on training opportunities for LAC members, such as Main Street workshops. The Architectural Heritage Center has several upcoming events and there are HPLO workshops. Unfortunately the national conference is in May, outside the grant cycle deadline. Catlin added there is the option of coordinating with training providers to have the training held at LAC meetings for the convenience and benefit to all members.

Commission members discussed education and outreach, focusing on newsletter distribution, and overall increasing education on historic preservation. Many are unaware of historical rules and guidelines. Chair Hult stated he is working on gaining support from the community on the downtown preservation, and the

City Council is on board with the Main Street Program. Herd added there are two great resources on the LAC; Pinyerd and Keeney. Perhaps they could conduct training and invite the public.

Catlin added that she has a "welcome" packet containing all the information on historical preservation and their roles and responsibilities for new homeowners. Discussion developed on increasing funding/grants for property owners in historic districts, especially in the Hackleman District. There are few sources available to provide to homeowners an incentive to preserve their historical home.

Catlin referred members to the Albany Historical Context Statement, to discuss potential grant projects such as surveying and inventory of neighborhoods recommended in the Context. Members agreed there are several important areas left to be researched. It was decided that Keeney and Pinyerd would evaluate the Liberty neighborhood for a future survey project.

Catlin distributed handouts on the City's historic resources Web page. Discussion ensued on the website, ways to make it more user friendly and informative by adding more information on surveying, workshops and current and past newsletters. Catlin recommended developing articles for the Democrat Herald as well for more public outreach. Members agreed and added each member could potentially contribute articles to be published at different times throughout the year.

Catlin distributed a resignation letter she received from LAC member Derryl James. Unfortunately, he will be unable to continue serving on the commission. A new LAC member will be appointed by the City Council prior to the next meeting.

OLD BUSINESS

Commissioners discussed the property pictures that are needed for the database, in order to get that ready to post on the City's Web site. Catlin explained that Jerry still hasn't forwarded the pictures he took to her. Members agreed to move forward on the project and find someone else to take the photos. Several streets still need to be done. Herd noted she had photos that she could deliver.

NEXT MEETING DATE

The next meeting of the Landmarks Advisory Board is scheduled for February 3, 2010 at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 8:16 p.m.

Submitted by

Reviewed by

Heather Gravelle
Administrative Assistant

Anne Catlin
Planner II

2009-2010 SHPO GRANT TRACKING

	MATCH	SHPO GRANT	SPENT TO DATE	BALANCE
1. Grant Administration				
Preservation Planner (Anne)				
Administrative Support				
<hr/>				
5. Public Education				
Preservation Planner (Anne)				
Administrative Support				
Two Newsletters (copy/mail)		\$800.00		800.00
Preservation Month Activities		\$100.00		100.00
Preservation Workshops		\$300.00		300.00
Library Books/Publications/Memberships		\$100.00		100.00
				0.00
<hr/>				
6. Preservation Planning				
Preservation Planner (Anne)				
Main Street Participation				0.00
<hr/>				
7. Review and Compliance				
Preservation Planner (Anne)				
Administrative Support				
Postage and Copying				
Design Guidelines - Graphics & Printing				0.00
<hr/>				
9. Development - Residential Rehab Matching Grant Program				
Preservation Planner (Anne)				
Administrative Support				
Rehabilitation Grant Awards/Match				0.00
<hr/>				
10. Other Activities				
Conferences and Training (Staff & LAC)		\$700.00	Dave 160.00	540.00
Staff and LAC Time at Conferences	overmatch			
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GRANT TOTALS		\$2,000.00		\$1,840.00

GOALS, OBJECTIVES AND PRIORITIES

This historic context statement sets the stage for identifying, evaluating, and protecting significant historic resources within the City of Albany and provides a broad plan for historic preservation activities to be undertaken in the future. Decisions about which historic resources to survey, inventory, register and preserve generally are based on their significance. Context-based planning attempts to balance the importance of these historic resources against other factors affecting them by establishing goals, priorities and strategies.

The information found in this section was developed by the Albany Landmarks Advisory Commission. The first step of this planning process was to identify considerations that may affect historic preservation efforts in the community. Three areas of consideration are described below. The second step in the process involved identifying general goals and objectives and strategies for preservation-related activities in the community. The final step in the process involved discussing whether or not to prioritize the activities outlined.

This document is intended to evolve in response to community needs over time. It is possible, therefore, that the goals and objectives set forth at this time will need to be re-evaluated on a regular basis to reflect these changing needs, as well as possible changes in the goals, objectives and priorities of the Landmarks Advisory Commission and the City of Albany.

IDENTIFYING CONSIDERATIONS

Studying a historic context helps to develop a logical and reasonable approach to preserving associated significant resources. At any given point in time, there may be a number of constraints that make preserving historic resources a challenge. Public interest or apathy, the availability of funds and/or staff time, political support or opposition, and threats to resources affect the priorities for reaching preservation goals.

The first step to identifying considerations is to identify *stakeholders*, or those people who are in a position to influence the outcomes or whose interests will be affected, either favorably or unfavorably, by historic preservation activities. This list includes, but is not limited to:

- the Albany Landmarks Advisory Commission (LAC)
- the Albany City Council
- the City of Albany
- property owners
- residents
- contractors and professionals working on historic buildings
- realtors
- Albany Visitors Association (AVA)
- Albany Downtown Association (ADA)
- Friends of Historic Albany
- Central Albany Revitalization Area (CARA)
- the State Historic Preservation Office (SHPO)

- local businesses
- schools
- museums
- the home tour committees
- the neighborhoods
- the historic resources themselves

Identifying *threats* to preservation is the second step in identifying considerations. Threats to preservation may be both direct and indirect. The list generated by the LAC included:

- the lack of awareness and appreciation of the National Register historic districts and other historic resources
- general apathy toward historic preservation
- the lack of awareness of (or disregard for) “rules” (guidelines, ordinances, review processes)
- communication issues (methods of reaching community limited and information available to community insufficient)
- negative impressions about preservation (the program, the review process, the LAC) and its associated costs (including the concern that the name “Advisory” implies that the LAC is advisory only rather than regulatory)
- the lack of grassroots involvement and support
- inactive local preservation society
- apathy toward preservation awards and celebration
- enforcement issues (including (a)balance between maintaining integrity of resources and support for program, (b) not enough “eyes” and (c) lack of support for enforcement, including limited ability to implement fines for violations)
- the lack of (or too limited) funding/economic incentives
- the lack of adequate staff time
- the lack of volunteers
- inappropriate alterations to historic properties
- an outdated local historic ordinance
- the lack of appropriate oversight avenues (i.e., public art/murals in downtown)
- property owner misunderstandings about responsibilities

The final step in identifying considerations is to identify *opportunities* for preservation. Opportunities for preservation are numerous and range from restoration or rehabilitation and reuse of historic buildings to educational and informational activities to survey and inventory of historic resources to nomination to the National Register of Historic Places. The LAC identified the following opportunities for preservation in Albany:

- preservation, restoration and rehabilitation of historic resources
- survey and inventory
- National Register nominations
- funding and incentives

- staffing and volunteers
- enforcement and regulation
- education and informational activities
- public outreach and support

Citizen participation is key to successful city planning, including historic preservation planning. Community members can make valuable contributions by sharing historical materials, photographs, and memories. Seeking public input can help build historic preservation alliances. Preservation efforts in Albany may benefit from a community-based and community-oriented approach, but should not necessarily be limited to the city limits, as the potential for significant resources exists within the Urban Growth Boundary. When appropriate, residents in both the Urban Growth Boundary and nearby outlying areas should be included in historic preservation efforts.

GOALS AND OBJECTIVES

The Albany Landmarks Advisory Commission's (LAC) mission is to preserve the community's significant historic resources. To this end, the following goals and objectives have been developed for working toward this mission.

During the process for discussing goals and priorities for this document, the LAC decided not to prioritize the goals or objectives. It is the group's belief that all are equally important and that no one goal or objective should carry more weight. It should be noted, however, that the LAC strongly believes that increasing awareness and understanding of historic preservation is the key to the success of all the goals and objectives. Whenever possible, the opportunity to educate and inform will be incorporated into activities designed to address the goals and objectives. It is recommended that the LAC review the goals and objectives periodically and set yearly work plans to address the most current needs at the time.

GOAL: IDENTIFY HISTORIC RESOURCES THROUGH SURVEY AND INVENTORY

- Objectives:
- (1) Identify and prioritize geographic areas within the city for future survey
 - (2) Identify and prioritize specific resource types to be surveyed
 - (3) Update existing survey information as needed

GOAL: PROTECT SIGNIFICANT RESOURCES THROUGH NATIONAL REGISTER LISTINGS

- Objectives:
- (1) Identify potentially eligible districts and/or individual resources
 - (2) Pursue funding to nominate districts or multiple property groups
 - (3) Encourage property owners to pursue individual nominations

GOAL: IMPROVE FUNDING AND INCENTIVES FOR PRESERVATION EFFORTS

- Objectives:
- (1) Encourage the use of incentive programs for property owners
 - (2) Partner with local business and organizations to develop grant and/or loan programs for preservation projects
 - (3) Maintain list of skilled crafts persons and consultants who can provide technical support and assistance for property owners
 - (4) Identify potential sources and secure funding for ongoing LAC-sponsored projects

GOAL: PROVIDE ADEQUATE STAFFING FOR AND IMPROVE VOLUNTEER CONTRIBUTIONS TO PRESERVATION PROGRAM NEEDS

- Objectives:
- (1) Secure an increase in staff time and support for preservation program

- (2) Develop and fund an internship program to assist with project-specific activities
- (3) Partner with the Corvallis and Lebanon historic review commissions to co-sponsor activities
- (4) Enhance connections with the University of Oregon historic preservation program
- (5) Network with stakeholders to encourage volunteer participation in preservation activities

GOAL: STRENGTHEN AND MAINTAIN THE REGULATORY AND ENFORCEMENT ASPECTS OF THE HISTORIC PRESERVATION PROGRAM

- Objectives:
- (1) Review and update the historic ordinance as needed
 - (2) Improve enforcement approaches and processes
 - (3) Seek code modifications that would enhance preservation efforts
 - (4) Notify property owners of all changes in the ordinance, the codes, and/or enforcement processes

GOAL: IMPROVE AWARENESS AND UNDERSTANDING ABOUT HISTORIC PRESERVATION

- Objectives:
- (1) Develop and disseminate materials that promote historic preservation and provide information about the local preservation program
 - (2) Work with the local newspaper staff to develop feature articles about preservation efforts and activities and/or develop a regular column about items of interest that are preservation-related
 - (3) Improve signage for the historic districts
 - (4) Update and promote use of website
 - (5) Improve communication between LAC and other stakeholders
 - (6) Sponsor workshops and programs
 - (7) Develop and implement Preservation Week activities

GOAL: DEVELOP PUBLIC SUPPORT FOR PRESERVATION

- Objectives:
- (1) Provide outreach to persons, organizations, and/or businesses that might have an interest in how Albany's historic resources contribute to the overall quality of life in the community
 - (2) Increase visibility of the LAC and preservation-related activities with the City Council and Planning Commission
 - (3) Provide recognition for successful preservation efforts
 - (4) Develop and implement partnerships to develop and implement activities that enhance existing preservation efforts and emphasize the positive aspects of the living or working in a historic district

STRATEGIES

A strategic approach can be useful to historic preservation efforts. Identifying strategies that can help accomplish objectives will greatly facilitate the achievement of each goal. To assist those working on preservation efforts, the Oregon State Historic Preservation Office has identified several strategies that may be helpful. They include:

Networking: Connect with/exchange ideas with other stakeholders

Partnerships: Develop working relationships with other stakeholders

Piggybacking: Work with others to disseminate information about preservation

Volunteers/Interns: Solicit assistance for specific preservation projects

Grants: Use grant funding when possible; be creative about matching funds

Repackaging: Use existing documents and resources to create new tools for education and outreach

Coalitions: Build coalitions to maximize efforts

Mentoring: Connect new owners of historic properties with others who have restored or rehabbed their properties

Modeling: Demonstrate preservation through active effort to restore/rehab publicly owned resources; nominate significant resources to local landmarks list and/or National Register

Although the City of Albany is encouraged to evaluate which of these strategies might work best for a chosen situation, the use of partnerships, volunteers/interns, mentoring and modeling may work well toward achieving some of the goals and objectives outlined in this section.

INTEGRATION

Because many agencies and organizations prepare plans that may have an impact on historic resources, it is important to understand what these groups envision for a property. Coordinating efforts may help the City of Albany to alleviate redundancy and avoid duplication of planning measures already in effect. To maximize the value invested in documenting a historic context, it is important to understand how this document and future preservation planning efforts can connect with other plans and other contexts. This section of this document looks at other plans and contexts that may have a bearing on local preservation planning and efforts. In addition, recommendations for future related studies help lay the groundwork for future work.

CONNECTIONS WITH OTHER PLANS

The City of Albany developed a comprehensive plan in accordance with statewide land-use planning Goal 5. This plan is subject to periodic review. Recent revisions to the Administrative Rule governing Goal 5 (OAR 660-023) encourage communities to plan for historic and cultural resources using the context-based model developed by the National Park Service. This historic context document was developed with integration into the City's comprehensive plan in mind and follows the NPS's context-based model.

In addition to a local comprehensive plan, Albany may have specific refinement plans that may interface with historic resources. These plans should be evaluated and where they overlap with historic resources flagged for LAC review and comment (when appropriate).

Specific resources, such as historic bridges, may be included in various plans, such as transportation plans developed by the Oregon Department of Transportation (ODOT) or improvement plans developed by the Southern Pacific Railroad. When maintenance or improvement projects may affect local historic resources, efforts should be made to coordinate between the City of Albany, the State Historic Preservation Office, and other involved agencies.

Because state law (ORS 358.652) mandates that state agencies and political subdivisions (such as school districts, park districts, fire districts, and service districts) develop programs to preserve significant historic properties which they own or for which they are responsible, there may be overlap between the City's preservation efforts and those of these agencies. Efforts should be made to identify overlap with historic resources so that efforts to preserve resources are maximized, rather than redundant.

CONNECTIONS WITH OTHER CONTEXTS

There may be other historic context statements that overlap geographically and thematically with the City of Albany Historic Context Statement. For example, a statewide agricultural context (Speulda, 1989) addresses survey and protection issues associated with agricultural resources. While this context does not spell out specific preservation activities for Albany, parts of the document may pertain to resources in Albany. In addition, contexts prepared as part of National Register nominations (for both districts and individual listings) may also contain contextual

information that might related to Albany resources outside the nominated area. A full list of contexts and National Register listings in Oregon is available through the State Historic Preservation Office in Salem.

FUTURE RELATED STUDIES

The process of preserving historic resources is a dynamic one. The goals, objectives, and strategies set forth in this document will change with time. Consequently, updating this context on a regular basis should be built into the City's overall preservation effort.

Although this document has identified key events and historic resources that contributed to the historical development of Albany, the document, by limits of its own definition, is meant to be a general overview. Certain historic themes and resource types deserve more intensive study.

Although by no means definitive, of interest might be thematic studies and/or surveys of early 20th century apartment buildings in Albany, industrial development along the railroad, and/or the development of specific late 1940s and 1950s neighborhoods. Specific areas that may warrant further research are:

- the Hazelwood Addition (specifically between Hop Street and Broadway; 12th and Queen)
- Liberty Street at 27th, south to Lakewood Drive
- between Takenah and Liberty (north of Lakewood Drive)
- Walnut Street between 10th and 11th Streets
- the area south of Queen, north of 23rd, east of Marion, and west of Jefferson
- the Epauline Addition
- the triangle formed by SPRR, Santian Road, and Waverly Drive
- the rectangle formed by 99E, Main Street, Salem Avenue, and Geary Street
- Hackleman's Fourth Addition

An approach to this research might be to pursue National Register Multiple Property Listings, either by developing one or more specific to Albany (i.e., early 20th century apartment buildings in Albany) or by using an existing MPS under which Albany resources might be eligible (i.e., the nationwide MPS for historic residential suburbs which addresses the post-WWII development of the 1940s and 1950s).

**ALBANY PRESERVATION PROGRAM
STRATEGIC PLANNING SESSION, FEBRUARY 2004**

PRESERVATION PROGRAM MISSION

Preserve Albany's historic legacy for future generations through the protection and improvement of the integrity of its historic resources and education of property owners on the best preservation practices.

LANDMARKS ADVISORY COMMISSION MISSION

Be resourceful, informed problem solvers and have a positive influence on the outcome on preservation and restoration projects.

STAKEHOLDERS / CUSTOMERS

- Albany residents and property owners, including future residents and property owners
- Downtown business owners and the Albany Downtown Association
- Visitors and the Albany Visitors Association
- Historic organizations in the Albany area and the State Historic Preservation Office
- Students: elementary through college ages
- Realtors
- Contractors and Developers
- City Council
- City government

PRESERVATION PROGRAM ASSUMPTIONS

- There is money or grants for preservation projects from local and other government agencies.
- Too many regulations, too stringent, too much trouble for the end result.
- LAC approval is required for all projects.
- Albany is just an exit off the freeway, a smokestack town.
- "My closing papers didn't say that the house was on the local historic inventory."
- Albany has an active Historical Society.

EXPECTATIONS

- City should enforce rules and regulations, guidelines (historic and others).
- Expect City to maintain integrity and health of neighborhoods (through regulations).
- Want to see and experience the "real" thing (versus vinyl or false/fake features).
- City is keeper of historic information on properties (beyond the survey to include historic photos, written histories).
- City is responsible for finding and funding solutions to problems.

PERCEPTION OF LAC

- General population of homeowners/business owners are unfamiliar with LAC members or their role with regard to the Historic Districts.
- Impression that Commissioners are "mean," stuffy, rigid, opinionated, vindictive.
- LAC gives advice, answers.
- City Council expects LAC to make informed decisions, represent the City, follow and interpret codes and guidelines fairly and consistently.
- LAC serves an advisory role.

HOW WELL ARE WE DOING: PRESERVATION PROGRAM & LAC?

Strengths:

- Visitors, other cities and SHPO impressed with our Historic Districts and preservation programs.
- Give good advice to those that seek it.
- Offer workshops, newsletters, and handouts.
- Webpage with historic district, property and program information.
- Problem solving – help with architectural design and connections to materials and contractors.
- Consistency in decisions on applications.
- Preservation awards.

Weaknesses:

- Local praise for our preservation program is minimal (or just unheard).
- No money for incentives grants and little money for programs.
- Many unprotected resources.
- Little and inconsistent enforcement (ex. vinyl windows).
- More promotional materials and/or better distribution of those we have.
- Lack of input from community on program planning and preservation awards.
- City and LAC could follow-up review process with a thank you or recognition letter for successfully completed projects.

ISSUES & OBSTACLES

- Lack of awareness and appreciation of the National Register Historic Districts and historic properties
- General apathy to historic preservation
- Lack of grass roots involvement or support for existing programs: prefer grass roots support rather than “top-down” bureaucracy
- Local historic preservation society has been inactive
- Lack of excitement about preservation awards – little outside award nominations
- Contractors/professionals are unaware of rules, guidelines, process (or choose to ignore)
- The preservation program and LAC are blamed for renovation costs and problems
- Not enough “eyes” (property owners, staff or LAC members) to keep track of what’s happening in the historic districts
- Enforcement: how to balance enforcement so that we don’t lose support for the preservation program, yet keep the integrity of the historic districts
- Lack of staff time and coordinated volunteer time
- No Arts Commission to regulate public art (murals) in Downtown
- Does the historic ordinance criteria supporting local historic preservation goals?
- Few funding sources to provide economic incentives to property owners for preservation and maintenance within districts
- Historic properties outside districts are being negatively altered
- Owner consent needed to add properties onto historic inventory and National Register (50% for districts).
- Property rights issues and potential owner compensation for “takings” (if son of Measure 7 passes)
- Not enough communication with the community
- New historic property owners not “welcomed” with historic info packet
- Need more information on the website – are people using the website?
- Need better and more signage from highways to increase awareness and give directions to historic areas
- Plaques for historic homes confusing – people think if they don’t have one, they aren’t on program

GOALS & OBJECTIVES

- Improve realtors’ awareness of historic preservation, advantages and responsibilities attached to living in a historic district or property on historic inventory

- Raise awareness and appreciation of historic and heritage preservation by the general public and stakeholders through information, education, and publicity
- Improve and change the perceptions of the preservation program and process
- Increase grass roots support for preservation programs
- To have an active and supportive historical society (Friends of Historic Albany)
- Increase the number of applicants that feel they had a positive project review experience
- Increase attendance at preservation workshops and Landmarks public hearings
- Increase understanding of Landmarks Advisory Commission roles and the preservation program, and process
- Improve integrity, decrease number of muddled properties
- Increased funding for programs in the historic districts
- Further develop connections with and increased use of the University of Oregon's architecture department and their students
- Increase the number of properties on the National Register and local historic inventory
- Improve, nurture Commission's relationship with Corvallis and Lebanon Landmarks Commissions
- Hold joint workshops with other local Commissions (see above) to combine efforts
- Improve directional signage to historic districts and signs within historic districts
- Increase the number of black historic plaques on historic properties

IMPLEMENTATION: ACTIONS

- Explore ways to share University of Oregon and other outsider excitement about Albany's historic resources with Albany residents. Brochures with quotes, etc.?
- Get "quotes" (positive P.R.) from home-owners/contractors regarding their positive experiences with LAC
- Create realtor packets and distribute to local realty offices. Include sample "copy" for flyers when selling historic homes.
- Meet with CARA agency and/or board to discuss LAC roles (any new review responsibilities) and funding for historic preservation efforts
- Explore the possibility of renaming the "Landmarks *Advisory* Commission" to "Landmarks *Preservation* Commission" or "Landmarks Commission" to avoid confusion with roles and LAC review authority (would involve modifying Municipal Code).
- Partner with businesses: get card or discount for restoration projects; suggested merchants include Mike & Sons Paint, Keith Brown, Home Depot, Ron Johnson Woodworking (Staff, "Friends" and ADA)
- Develop an email distribution list to use for mailings of workshops and newsletters (Staff, Friends, through newsletter).
- Develop a tool and/or labor "share" program (Friends).

IMPLEMENTATION: PROGRAMS

- Prepare and present annual report to City Council (Ongoing – staff, LAC).
- Develop and send a "recognition" letter to a home-owner or contractor when a project that came through the LAC approval process is complete (Ongoing – staff, LAC).
- Document projects with before and after photographs. Use to paint success stories. (Ongoing – staff).
- Promote economic benefits, sustainability, re-use, etc. of historic preservation – in brochure for distribution. (Staff, LAC, AVA, ADA).

Programs

- Provide financial assistance for people un-muddling their historic building (including replacing vinyl and aluminum windows). Are matching grants or loans enough to entice? Where will funds come from: state, CARA, Community Development Fund (if income based)?
- Distribute regular newsletters (spring, summer, winter).
- Historic Home Show – develop video, have, topics/discussion on KGAL, in
- "Dear Landmarks" newspaper and/or newsletter column.
- Preservation week activities and awards presentations (Staff, Friends, AVA, ADA).

- Survey and inventory: North Albany properties, outside districts, garages in districts.
- Newsletters and other “publicity” (newspaper articles – before and after stories, or preservation topics) to increase awareness of preservation program and to inform of workshop/lecture dates. Need assistance planning newsletter topics.

Staffing

- Budget and program plan for University of Oregon intern work over summer.
- Use University of Oregon students as interns to do leg work for surveys, etc.
- Ask for volunteers from LAC and historical society – especially for workshop planning and implementation.

Funding Needs

- New historic district street sign toppers and welcome-to-the-historic district type signs (these would have to be coordinated with CARA and other street signs).
- Matching grants for preservation projects – unmuddling, replacement windows, paint, etc.
- Funds for survey and inventory work.
- Grants to help fund national register district nominations (also use U of O students).

Workshop Planning and Ideas:

- Gather suggestions from residents and historical society for topics and speakers.
- Plan workshops with Corvallis and Lebanon.
 - Research speakers and programs nearby to “piggy back.”
- Schedule workshops (occasionally) to coincide with other events to attract new people to Albany.
- Get quality “name recognizable” speakers for LAC workshops, lectures.
- Ask Robert Potts, Albany historian to do a presentation of his documentation of homes and buildings in the historic districts; combine with a book signing of his books.
- Understanding the Secretary of the Interior standards.
- How to survive a LAC review.
- Kitchen restoration/renovation.
- How to go about unmuddling – exterior and interior(?).
- How to refinish floors (especially when your furniture is already in the house!).
- Paint – how to research your paint colors : possible locations the home of Heidi Overman.
- Windows, weatherization, insulating “after the fact.”
- How to create historic landscapes, gardens, fences, water drainage, garages, carports; how to solve problem of off-street parking while respecting the historic fabric of the neighborhood/property (could divide content into 2 workshops).
- Home restoration/remodeling “show” (house hunters, design team, preservation on a dime...). This might be a video tape production, or a workshop panel/topic. Video could serve several uses
- Informal “neighborhood” approach – stop by a work in progress. Set up a schedule of volunteer homes/owners a few Saturdays and distribute.

TIMELINE

To decide. Bring your calendars to the meeting!

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- Ask for volunteers from LAC and historical society – especially for workshop planning and implementation.

Funding Needs

- New historic district street sign toppers and welcome-to-the-historic district type signs (these would have to be coordinated with CARA and other street signs).
- Matching grants for preservation projects – unmuddling, replacement windows, paint, etc.
- Funds for survey and inventory work.
- Grants to help fund national register district nominations (also use U of O students).

Workshop Planning and Ideas:

- Gather suggestions from residents and historical society for topics and speakers.
- Plan workshops with Corvallis and Lebanon.
 - Research speakers and programs nearby to “piggy back.”
- Schedule workshops (occasionally) to coincide with other events to attract new people to Albany.
- Get quality “name recognizable” speakers for LAC workshops, lectures.
- Ask Robert Potts, Albany historian to do a presentation of his documentation of homes and buildings in the historic districts; combine with a book signing of his books.
- Understanding the Secretary of the Interior standards.
- How to survive a LAC review.
- Kitchen restoration/renovation.
- How to go about unmuddling – exterior and interior(?).
- How to refinish floors (especially when your furniture is already in the house!).
- Paint – how to research your paint colors : possible locations the home of Heidi Overman.
- Windows, weatherization, insulating “after the fact.”
- How to create historic landscapes, gardens, fences, water drainage, garages, carports; how to solve problem of off-street parking while respecting the historic fabric of the neighborhood/property (could divide content into 2 workshops).
- Home restoration/remodeling “show” (house hunters, design team, preservation on a dime...). This might be a video tape production, or a workshop panel/topic. Video could serve several uses
- Informal “neighborhood” approach – stop by a work in progress. Set up a schedule of volunteer homes/owners a few Saturdays and distribute.