



APPROVED: November 7, 2012

**CITY OF ALBANY  
LANDMARKS ADVISORY COMMISSION  
Periwinkle Room, 333 Broadalbin Street  
Wednesday, October 3, 2012  
7:00 p.m.**

**MINUTES**

Landmarks Commissioners Present: Oscar Hult, Jessica Pankratz, David Pinyerd, Larry Preston, Camron Settlemier

Staff present: Anne Catlin, Lead Long Range Planner, Mary Gaeta, Senior Code Compliance Inspector

Others present: No others present

**CALL TO ORDER**

Chair Oscar Hult called the meeting of the Landmarks Advisory Commission (LAC) to order at 7:04 PM.

**APPROVAL OF THE MINUTES**

September 5, 2012 Minutes: Settlemier moved to approve the September 5, 2012 minutes.

Pankratz seconded the motion. **Motion passed 5-0**

Catlin noted that Bill Ryals was appointed to fill Trent Jacobs position on the Commission and Kate Foster's position would be replaced through the regular recruitment of the public to serve on city boards and commissions.

**PLANNING SESSION: REVIEW CERTIFIED LOCAL GOVERNMENT GRANT PRODUCTS**

Catlin discussed current state of the State Historic Preservation Office (SHPO) Certified Local Government (CLG) grant budget 2012-2013. Not much of the grant has been spent so far. A newsletter was sent out, but mailing services were switched and that mailing ended up being a "freebie" that came out of the Planning fund. The only major money spent so far was the first round of rehabilitation grants (\$3,000).

Survey Project. The other big grant project besides education-outreach and grants is survey work. Last cycle, a consultant was hired to survey some of the City's post-WWII resources. There is potential for historic districts. An open house about the consultant's findings was held and was fairly well-attended. Catlin's thought is to invite one or more neighborhoods to a meeting to determine if any of the four areas are interested in additional survey work. If they do, it would not require a commitment to anything other than more research, but if there is interest, the additional research could lead to a National Register of Historic Places district nomination.

The areas suggested by the consultant are: 1) In North Albany, the Golf Club Addition and Lakeside Acres. On each side of Springhill Road, 52 properties on either side of the road were surveyed with 23 of those could be considered a contributing resource to a historic district. Eight of 13 houses in Lakeside Acres had "extremely high integrity" and "could possibly be considered eligible for individual listing." 2) The Liberty Addition (south of West Albany High School) with 80% of its 30 properties considered historic contributing. 3) Hawthorne Addition may not stand alone but could be combined with Liberty. 4) Lehigh Acres (next to freeway) with 69 out of 117 properties.

A National Register Historic District listing does not automatically mean that the properties have to be regulated at

the local level, nor subject to the current standards. There can be different level of standards for each historic district.

A discussion followed over many people's lack of understanding of what it means to own a registered home as well as liabilities/benefits of having a home on the National Register. Regarding which neighborhood to approach, Pankratz suggested Lehigh Acres in light of the large number of homes there plus current pressures from new construction and increasing traffic in that area. Catlin said she could come up with a mailing to invite neighbors to a meeting and would find out if someone from SHPO could attend. Liberty was also discussed as a very nice neighborhood but with integrity being threatened by losses such as window changes. Catlin noted that there may be enough funding to do two neighborhoods and would need a back up neighborhood.

The new Library was suggested as a meeting place as it would be convenient to Lehigh residents. Catlin will approach neighborhood watch group to investigate their needs.

Also discussed was expansion of current district such as Hackleman or looking at a multiple-property listing so that mid-century homes in Hackleman and Monteith areas could be included.

The meeting with the Lehigh neighbors should be held soon so that a consultant can be hired in January to do the work by end of August to be within this grant cycle.

Newsletters. There are funds in the newsletter budget to allow for two more mailings and there may be enough money to reach out to more people. Pankratz suggested West Albany High School Rotary Interact Club students may be able to help distribute newsletters as part of their service requirement. A mention in the newspaper could be published to reach a wider audience. Social media could be employed as well.

Catlin asked for ideas for newsletter content suggesting before and after photographs and interviewing owners who have recently completed a project or Chris Gustafson, the new window repairman.

It was suggested that the Democrat Herald cover more preservation related stories from other organizations. Catlin noted the Salem paper devotes a section to history weekly. Hult, a former paper employee, said the paper has to balance cost with news coverage and ad space.

## HISTORIC OVERLAY ORDINANCE REVIEW

Catlin distributed a marked up copy of the Historic Ordinance, Article 7 of the Albany Development Code, that includes suggested edits from herself and Hult. She also distributed sections of ordinances from Corvallis and Salem that included language ideas. She explained that she felt several areas of the Code needed updating to remove some grey areas, improve the review criteria, and allow for more staff- level reviews of certain projects.

Catlin reviewed some suggested revisions with the Commission, including

- Adding a section outlining what is exempt from historic review referring to Corvallis' ordinance as an example.
- Specify the review level for rating changes, noting that many could be a staff-level review when the evidence is clear.
- Clarify staff level reviews for changes on the back of a structure and consider staff review for changes on the sides, except when corner property.
- Remove the exterior alterations review criteria and use the Secretary of Interior's Standards as a basis for criteria, which is what most cities use; could customize to Albany.
- Remove the substitute materials review section and incorporate any specific standards or guidelines into the Secretary's standards.
- New construction – change to mean new buildings/structures and specify size or building types that could be staff level review and what would require a commission review.
- Add demolition denial standards.

The Commissioners generally supported the suggestions. Catlin asked them to review the codes from other cities and to think about any specific amendments for the next meeting. She hopes to come up with suggested areas for revision and then get feedback from the public on the proposed amendments.

#### OTHER BUSINESS

It was suggested that the Commission have a booth at the home show. Catlin noted that the city Building division has had a booth at the home show in the past and would look into the costs for a booth. Discussion ensued.

Settlemier suggested that there are likely students that could work on preservation related projects, such as an OSU student may be interested in developing a digital walking tour. Catlin said she did not have a contact at OSU but has responded when teachers ask for project ideas. She suggested that if members had contacts with teachers or professors to ask them if there was interest.

It was noted that the Commission table during the wine walk was well received. It was suggested that the Commission have a display inside one of the homes for the next home tour.

#### NEXT MEETING DATE

The next meeting of the LAC is scheduled for November 7, 2012 at 6:00 p.m.

#### ADJOURNMENT

Chair Hult adjourned the meeting at 8:39 p.m.

Submitted by

*Signature on file*

Mary Gaeta

Senior Code Compliance Inspector

Reviewed by

*Signature on file*

Anne Catlin

Planner III