



ALBANY CITY COUNCIL AGENDA

Monday, July 07, 2025
4:00 p.m.

Council Chambers, City Hall
333 Broadalbin Street SW

Watch on YouTube: <https://www.youtube.com/user/cityofalbany>

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to order and roll call
2. Public Comment
3. **JOINT MEETING** with Landmarks Commission 04:00 P.M. – David Martineau [Pages 3-42]
Discussion
Adjourn JOINT MEETING
4. **Recess to Executive Session** to conduct deliberations with persons designated by the governing body to negotiate real property transactions in accordance with ORS 192.660 (2)(e).
Discussion
5. **Reconvene**
Possible discussion and action
6. **Recess to Executive Session** to review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing in accordance with ORS 192.660 (2)(i).
Compensation including salaries and benefits will not be discussed.
7. **Reconvene**
Discussion and possible action including compensation including salaries and benefits per OAR 199-040-0020.
8. Business from the council
9. City manager report
10. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cityrecorder@albanyoregon.gov.

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



TO: Albany City Council
Landmarks Commission

VIA: Peter Troedsson, City Manager 

FROM: David Martineau, Current Planning Manager
Matthew Ruetters, Community Development Director

DATE: June 26, 2025, for the July 7, 2025, Joint Landmarks Commission/City Council Work Session

SUBJECT: Article 7, Historic Overlay District Refresh

Purpose:

Provide an overview of historic preservation activities over the past year, discuss plans to update Article 7, work through public feedback and survey results, and seek policy direction.

Background/Discussion:

In preparation for the update to Article 7 of the Albany Development Code, planning staff conducted public outreach in the form of a survey of owners of historic properties followed by two focus group sessions. The results of the surveys will be presented at the joint work session. Discussions will begin with an overview of historic preservation activities over the past 12 months, then will shift into an overview of Article 7 describing each section. This will be followed by an orientation of each of Albany’s four national historic districts. Next will review the survey data as it relates to each section of Article 7, ending with feedback on the historic review process.

The outreach resulted in identification of several reoccurring themes surrounding:

- The use of substitute materials
- Solar panel installations
- Demolition of accessory structures
- Needed expansion of staff level decision.

Staff Recommendation:

Staff recommends the Landmarks Commission and City Council discuss the results of the public outreach and provide policy direction on the noted reoccurring themes and any other items that arise during the discussion. This policy direction will guide draft amendments to Article 7, as staff seek to implement any policy direction, provide clarity to elements of the code, and address areas of the code that are currently out of compliance with state requirements.

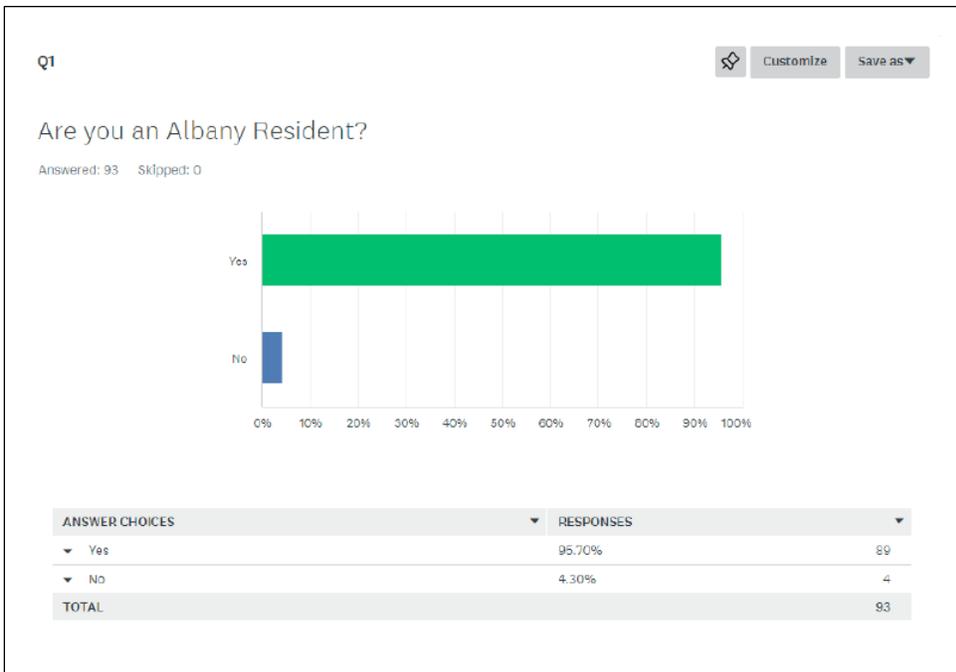
Budget/Staff Impact:

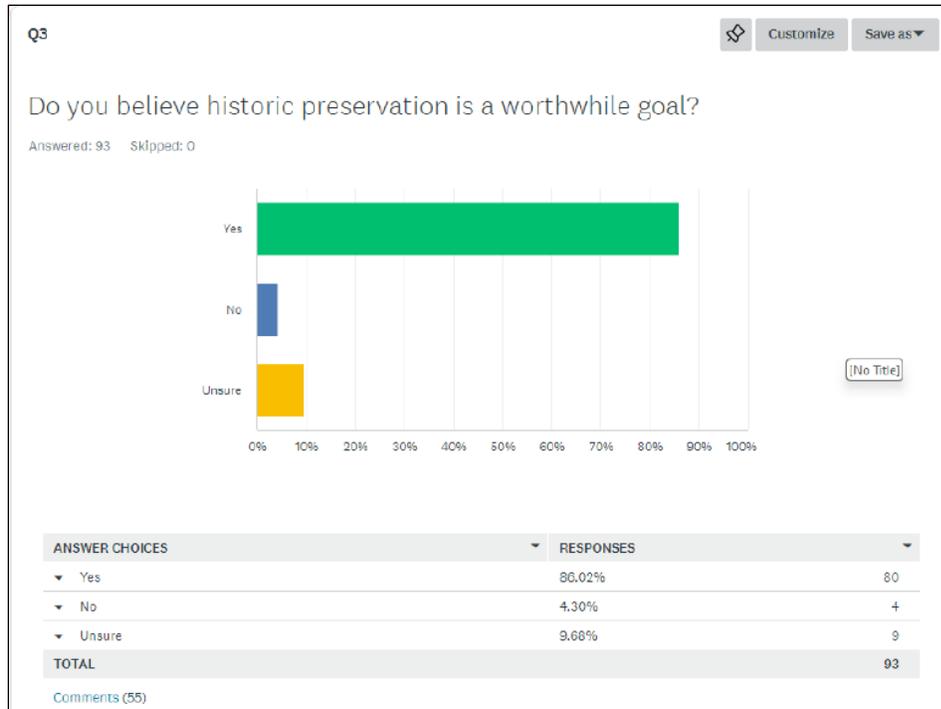
None.

Attachments:

1. Survey Results from Owners of Historic Properties
2. Notes from November 14, 2024, Focus Group
3. Notes from November 21, 2024, Focus Group
4. PowerPoint Presentation

**Owners of Historic Properties
Survey Results with Comments Included
Albany, Oregon, July 17, 2024**





I love the beautiful houses in the Monteith district (where I live), but I am frustrated that I cannot replace my 1910-era windows (or the 1960s-era aluminum windows). I want to make my house more energy efficient with modern vinyl windows.

Albany has a tradition of being on the cutting edge. It is important for us to remember this and the sacrifices that those who have gone before have made. One way we do this is to preserve elements of our historic properties and maintain them to help us connect with our past for generations to come.

Historic preservation preserves the unique character of a place. Without preservation, our communities would be cookie-cutter and bland.

Architecture and style is worth preserving. The easier it is to maintain them the more investment they will get which will help preserve them.

Because it provides a snapshot of where we've been and how things used to be.

I believe it's important to preserve our past. Albany has a rich history and it's been important to save the old buildings and homes.

It takes effort and money but worth it! I hope it continues to be important to our city leaders and community.

Yes if it is a house of historic significance. No if it's just an old house outside of the 3 historical districts.

Yes, history is important, and Albany has many historic homes and buildings that are worth preserving. It is the main thing that the city has going for it, IMO.

I think historical should be preserved and taken care of but to me money would be better spent on taking care of the roads. Instead of charging a fee to do already super suspense, water, and sewer for the Albany. I'm tired of hearing excuses that are all comes from different buckets. We all know that

that is not true. It is all taxpayer's money fix the roads and use the money that you would be using on other unnecessary things to take care of them.

Historic preservation is an important goal by itself but in Albany it also serves to enhance our community identity and assist local businesses by providing a draw for visitors.

Absolutely. Maintaining the historic houses is what gives Albany its character.

Communities that have preserved architectural homes have higher home values, more cohesive neighborhoods, stories and traditions in common, engagement in government, pride of home ownership, investment in city

I'm all for creating and/or maintaining an attractive environment. But it can be overdone to the point of becoming counterproductive.

Historical district not allowing for logical energy efficient upgrades to homes. Keeping outdated and dilapidated items on houses like chimneys for fireplaces that have no function or windows that leak air rather than more efficient modern windows costing owners high energy bills.

The downtown area holds beautiful history and architecture and should be maintained. That being said, a balance has to be achieved between maintaining the character of the structures and utilizing newer technologies that will allow the structures to continue being a part of our community.

I do believe historic preservation is a very worthwhile goal. Many people enjoy Albany's exceptional historic districts due to their distinct & aesthetic qualities & corresponding increased property values. Without some sort of protections & intelligent oversight, our historic neighborhoods will suffer, oftentimes due to ignorance.

I live in a historical home preservation is a hobby of mine. History is about who we are and where we came from.

Maintain the historic significance and investment.

Depends on the circumstance. Needs to consider climate change. Budget. not a simple yes or no question.

It depends on the specific historical significance and the resources available.

To a degree.

Albany has an assortment of historic homes-rich in character, design, and beauty. New cookie cutter homes/neighborhoods may be necessary in today's world, but they will never capture the workmanship of our historic homes.

Plays a large role in attracting visitors, improves quality of our city.

I believe history, especially in Albany, is the backbone of revitalization for a city. By Drying on our past, we can create a vibrant and exciting present and future city.

A certain amount of Preservation of historic and architectural buildings are important to the education of this community. Although, I would be wary of creating an area that would be economically non-inclusive for all residents.

We chose to live in Albany because of the character of downtown and the Monteith district.

To some extent.

Monteith and Hackleman comprise the largest historic district in Oregon. These significant historic districts should be preserved as valuable cultural heritage for current and future generations.

To some extent.

A city's character is built over time and the businesses and houses reflect that character.

But I do believe the city and historic committee make it unnecessarily difficult to maintain your home to their standards.

With reservation in terms of affordability

Yes, it is a worthwhile, although not always realistic goal. Some properties fall into disrepair due to the high cost of preservation. There needs to be some flexibility.

I love the look. It speaks to a time when craftsmanship in building could be seen from the street.

A lot of the expenses to maintain these older buildings are almost impossible to afford and perform the updates needed. This makes it very difficult for any sort of appreciation or investment opportunities

A sense of place is important as a Source of identity, navigation, place in time, purpose, psychological and physical safety. Preserving places of historic interest or community relevance helps with social cohesion, motivation and provides educational opportunities for all ages. Fun. Beauty. Enjoyment. Culture. Nourishment to try.

The state had a racist policy towards property ownership. Why preserve all that and not allow a more diverse ownership to design and build something more worthy?

The abundance of historic homes I pass when walking through my neighborhood contributes greatly to the charm of Albany's central districts.

Our Historical districts are one of the things that makes Albany distinct in a positive way.

It's very important to maintain a historic integrity of the home's businesses in the historic districts. However, the landmarks commission has gone away from the national rules in allowing solar panels that are visible from the street. This is a major failure to fulfill the positions they were appointed to.

I followed the link and was directed to a site that was going to charge me for something. Not a very nice thing to do to old people.

Historic preservation is important for the future citizens to understand where Albany started and how it has been taken care of, to leave our environment better than we received it for our future generations.

Reasonable preservation of architecture for historical reasons is important. However, the misuse of historical preservation regulations for other reasons should be discouraged.

I have lived in pre-1915 homes for more than 40 years and believe that their architecture and interior styles should be retained for future generations.

We own a historic house and love to preserve it in any fashion we can.

Modern buildings cannot match the quality of materials and craftsmanship of our historic buildings.

Once historic qualities of a community are eliminated, they can't be replaced.

Preserving our past so history is shown not just read about.

When it comes to historic public buildings yes, preserve it, but I personally would never own a house on the historic list simply because I wouldn't put up with people that have no money involved in my house telling me what upgrade I can do to make it more energy proficient and cosmetically pleasing to me.

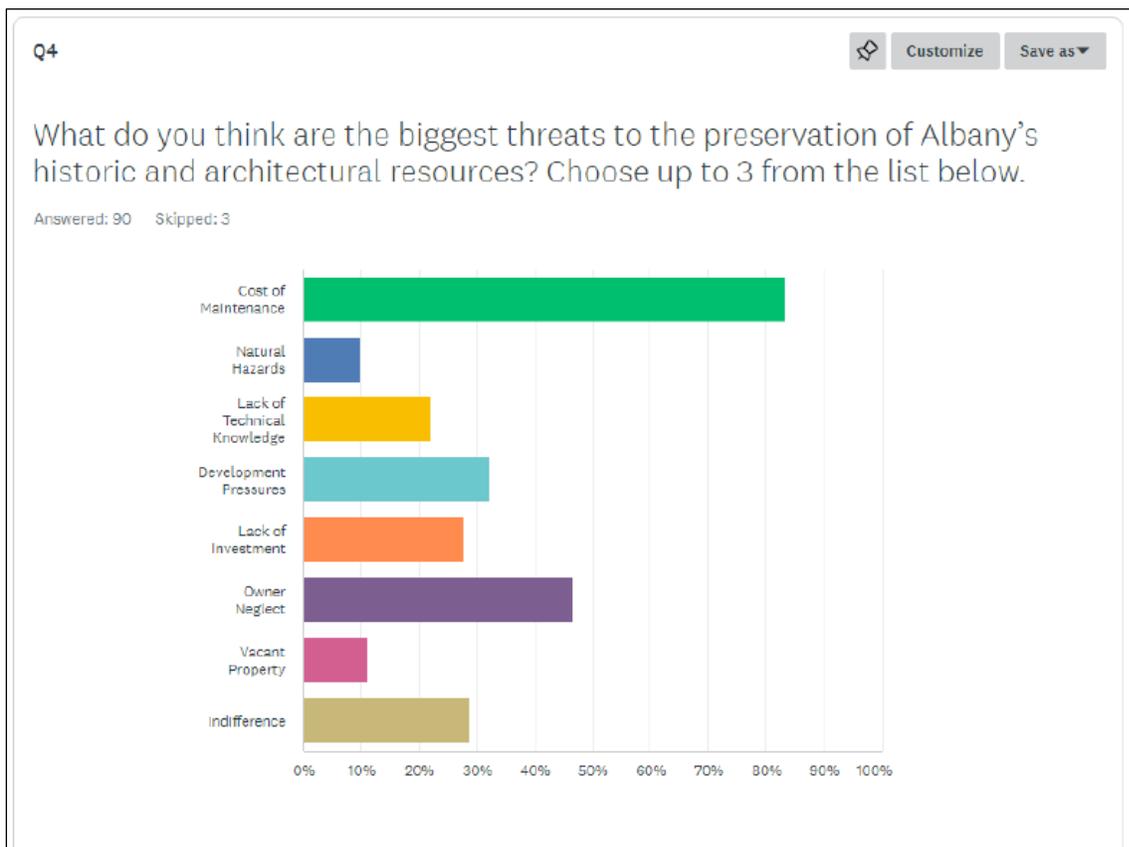
For homes that are historical yes, but homeowners should be allowed to have upgrades such as heating and air and getting windows upgraded etcetera. Residents should also be able to replace old wood with fire safe shingles. The city streets downtown are in deplorable condition and should need to be addressed.

Taking care of the quality-built structures with character is important. Our historic buildings also bring in tourism

Your stupid historic bullshit is what's keeping downtown looking so trashy.

It is a commodity that cannot be gotten back once it's gone.

Many of Albany's "aesthetic issues" stem from abandoning historic preservation in the last century.



Lack of understanding of preservation.

Overhead. There are about 40,000 square feet of space that could accommodate apartments. It is not possible to do this because of the city's current policy on sprinkler systems. This makes it impossible to justify the upgrades needed to get the apartments occupancy. The permitting process is also onerous and expensive in Albany.

Lack of contractor that are willing to deal with the "hoops" of the historical review board.

Lack of knowledge regarding accurate renovations.

Not knowing where to get historic / preservation direction and code rules while balancing realistic living (not living in a museum).

The absence of support, education and resources available on all levels

Hazards from renovation

Regulations that get too fussy to be practical and affordable. Also, I was given the impression that this summer there might be some financial help for improvements, but I never heard of any.

Overzealous historical society members more concerned about preservation of the look of a house than the function of a home.

The city requiring very specific and sometimes difficult to find materials

Lack of appreciation of historic design and building elements (aka wood windows, plaster); throw-away culture

Unintended burdens placed by a commission with unrealistic "vision" for private families property.

Property tax increases when homes are restored

Resources. There is no practical affordable way to make one of a kind house architecture items.

Cost to restore. I need new windows but can't get financial help

Lack of awareness

Too much resistance from historical committee for upgrade changes that make sense

Permitting process takes too long

Unrealistic expectations

It takes lots of energy and commitment over time to preserve historic places and structures. Who has that resource these busy days. Plus the regulatory hurdles of preservation, lack of owner support.

Regulatory interference.

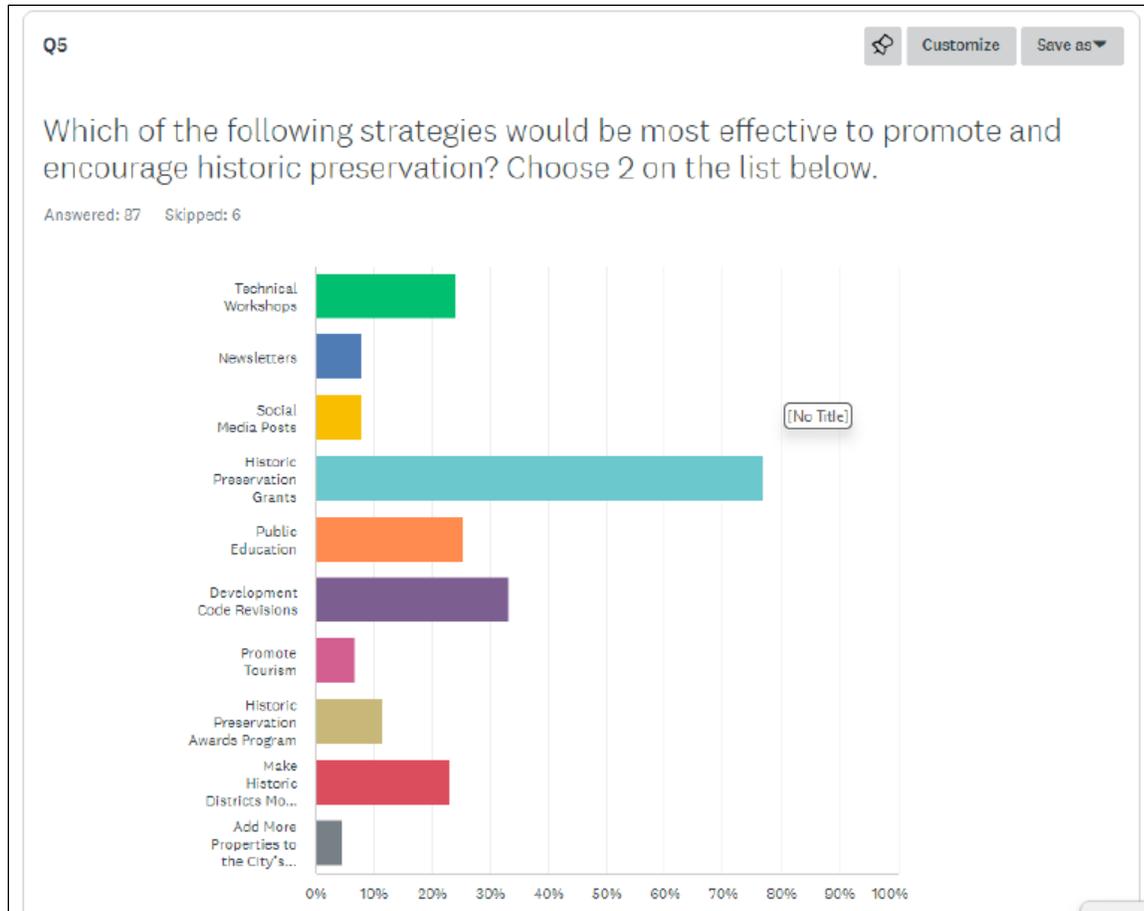
The individuals appointed to landmark commission!

Craftsman skills

Energy efficiency, and people telling homeowners what they can and can't do with their own property

We don't want it! We want to fix up our properties with thermal windows and modern siding, etc.

The appearance of our historic neighborhoods is significantly degraded by the presence of dilapidated, unkempt properties



We need special code allowances so that we can improve buildings but not need to bring them completely up to modern standards.

Require owners to maintain structural integrity and maintain issues such as water damage and other issues that cause deterioration

The costs to restore is expensive. Having grants softens the price tag and makes it more doable.

If not already covered under "Historic Preservation Grants" provide money, investments, discounts etc for homeowners to do upgrades or restorations to enhance/maintain their homes.

Education on the pros and cons mentioned earlier of a neighborhood practicing preservation

Updating historic requirements so that modern/sustainable and energy efficient materials can be used as long as they "keep the look"

Abolish historic districts in Albany.

Development code revisions that cut through red tape would be beneficial.

Technical knowledge, acceptable substitutes; foster sense of belonging to the local, historic community

None of these really maybe public education.

I think some revisions to allow for new material types that meet the anesthetic would allow more people to own and maintain a historic home.

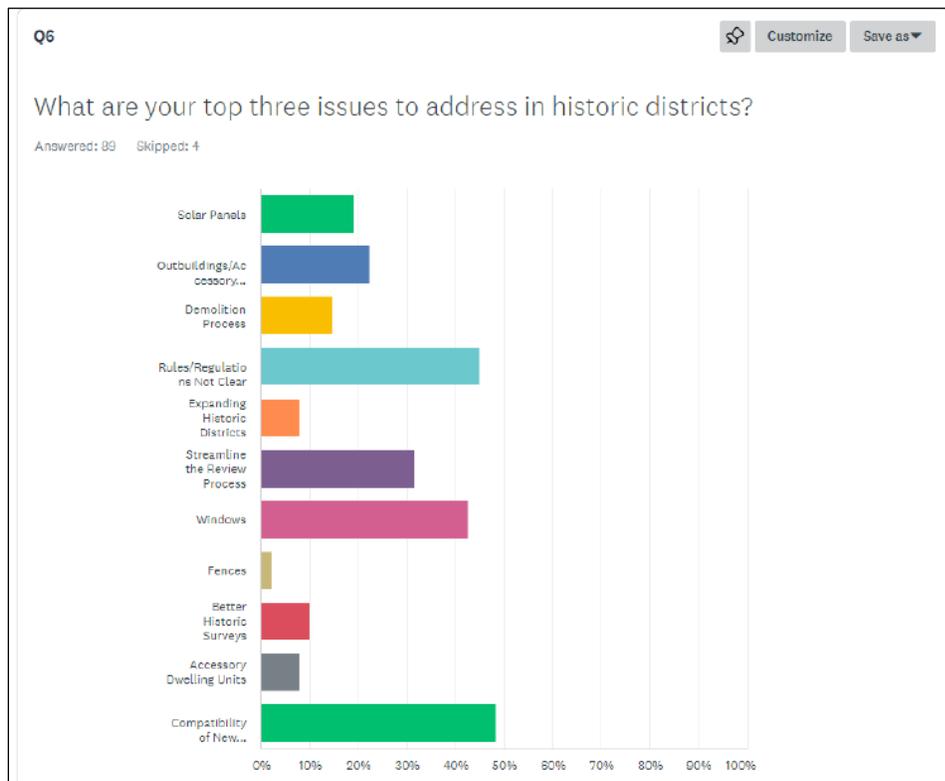
Change codes to allow better windows & siding quality.

Celebration event with open houses & tours

Not a fan of historic preservation, unless undertaken by private investors with possible tax incentives.

Eliminate all historic regulations and let property owners fix up their properties!

The past property tax incentive seemed effective.



Infill impacts on original city layout and land uses

Just because a house is old, does it warrant being a historic asset? Review into the architectural contribution of a property should be taken into consideration.

Energy efficiency/Sustainability. Lists of known issues and pre-approved policies/materials for common issues so more permits can go through city staff may be helpful?

There is increased development pressure, especially from the state level. The code needs to be strengthened against this not only for compatible new development (or in many cases preventing development), but also demolition.

Horribly cared for roads that make the whole neighborhood look junky and need desperately to be repaved.

Vinyl siding and appropriate paint colors

Chimneys for non-functional fireplaces.

Availability of quality workmanship

Aesthetically, historical districts are wonderful and boost values and tourism when maintained. However, owning a historic home requires a certain income level and ability to adhere to requirements which can be barriers for some lower groups of buyers.

I see no need to expand when there are so many buildings that are in disrepair that are beautiful homes built in the early 1900s. We need to focus on the existing area.

The historic panel of people are biased against using better materials that help a building last longer.

Windows are my #1 concern with energy prices being so costly. Storm windows should be installed at no cost to the historic homeowner if double pane windows are not approved.

Decay: rough street surfaces, vacant homes deterioration, neglect in maintenance/yards

Changes to stairs from original material to brick.

What you can and cannot do seems arbitrary and based on the historic committee's opinion. It doesn't seem to make sense that it is fine to let a house rot due to neglect, but I can't make repairs that are within my budget.

Parking downtown

Porches and handrails

Overly broad classification of what is historical. In my instance, replacing a rotting deck built by the owner in the 1970s as it was deemed to be historical. It was not. I was allowed to repair it only, but with no modifications at all, such as lowering it to make it more accessible. This was a poor interpretation of what is historical architecture.

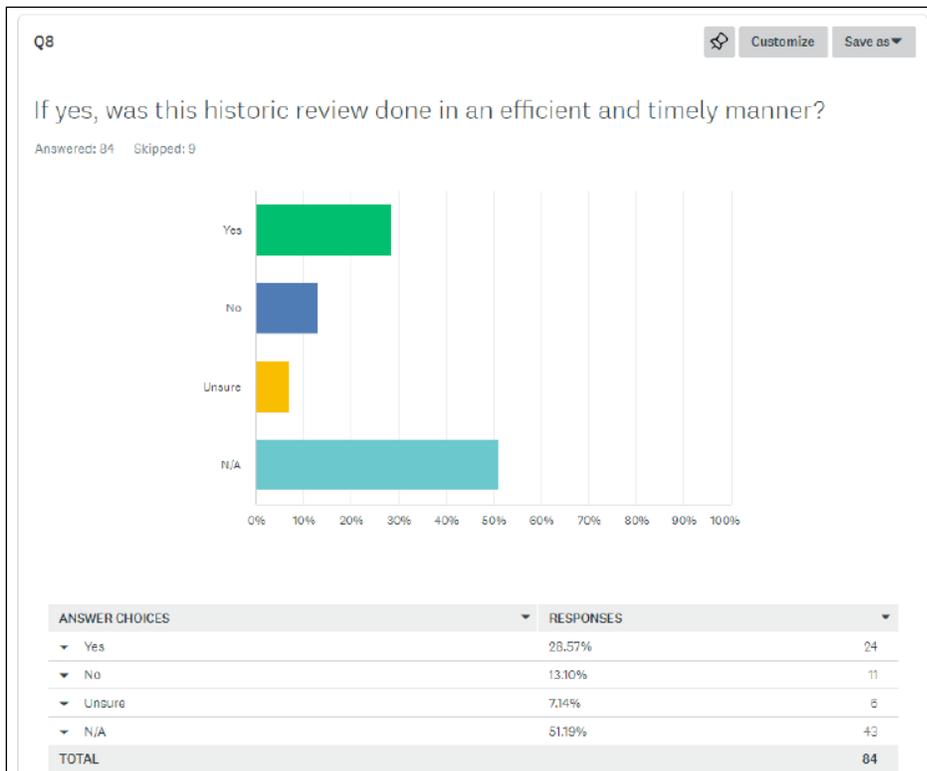
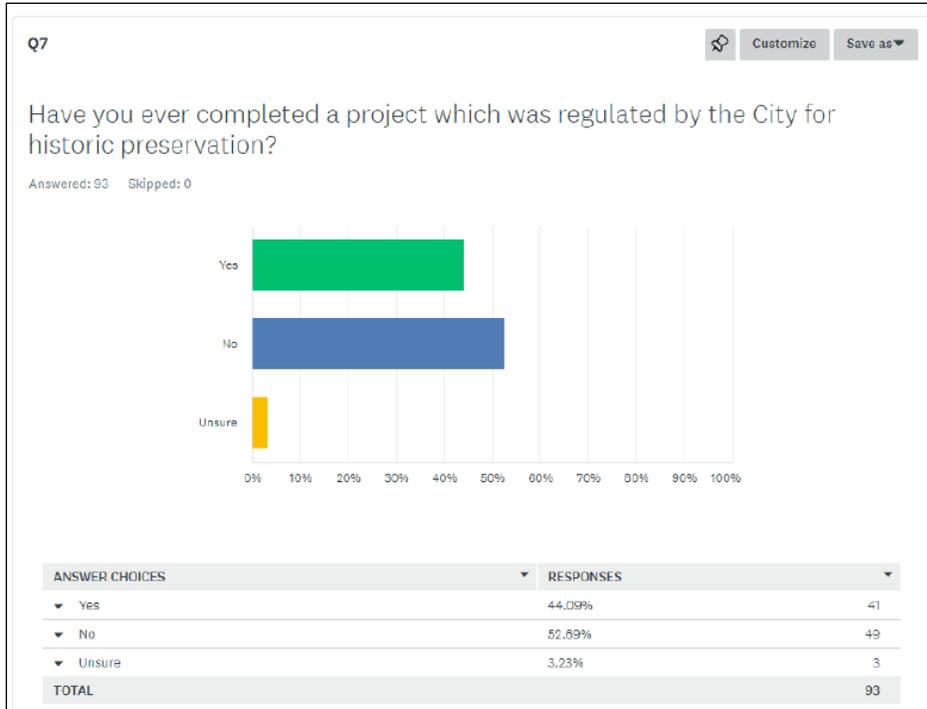
Zoning - too many activities in the area are attracting the wrong people. City Maintenance - or the lack thereof. Sidewalks are a mess.

It's old. Not historic.

Lead/asbestos abatement

The neighborhood seems to have lost much of the pride of ownership that it once had.

It is very hard to get a permit to demolish a terminally dilapidated structure that has been deemed "historic"



Excellent review process

Landmarks was fine. The building department was problematic.

Our project was delayed a bit over a month because of the process. Some of that is public notice and public meeting law which is hard to avoid.

It's been too long to remember if it was handled in a timely manner. We had to replace 8 of our basement windows that were falling apart.

It took approximately 9 months for the reviewers to determine if the TREX decking we wanted to remove was "original" to our 1910 house.

On most of my permits it stated they were historically code reviewed. I don't know what that was or entailed and so far there has been nothing I'm aware of out of that. Some clarity either pro or con would be nice.

It was about 20 years ago that we converted our Nationally Registered church building into our home. We went thru the Landmarks process & it was very reasonably streamlined & affordable at that time. As an Architect, I also helped get a couple of other projects through Landmarks about 15 years ago (one was an addition to an historic home & one was some exterior upgrades to a downtown commercial building).

Not sure the person doing the review was knowledgeable. They told me in their review that craftsmen style homes did not have stained glass. Which of course they did. They denied me putting in a door with stained glass. A door was approved but no stained glass.

Some things are not too difficult to get through but on a recent project we did, the process to bring the dwelling more in line with historical accuracy, the process was too long to wait.

It took 3 months just to get the neighborhood review hearing. But then, all the contractors were busy. Took 9 months to do a 2-3 month project.

I have performed volunteer work on the Cumberland Church relocation/ rehab project

It took months!

City code department and the inspectors were very helpful. Things can get very bogged down in the historic review process causing expensive delays, confusion and frustration.

See above regarding fixing a 30 year old deck.

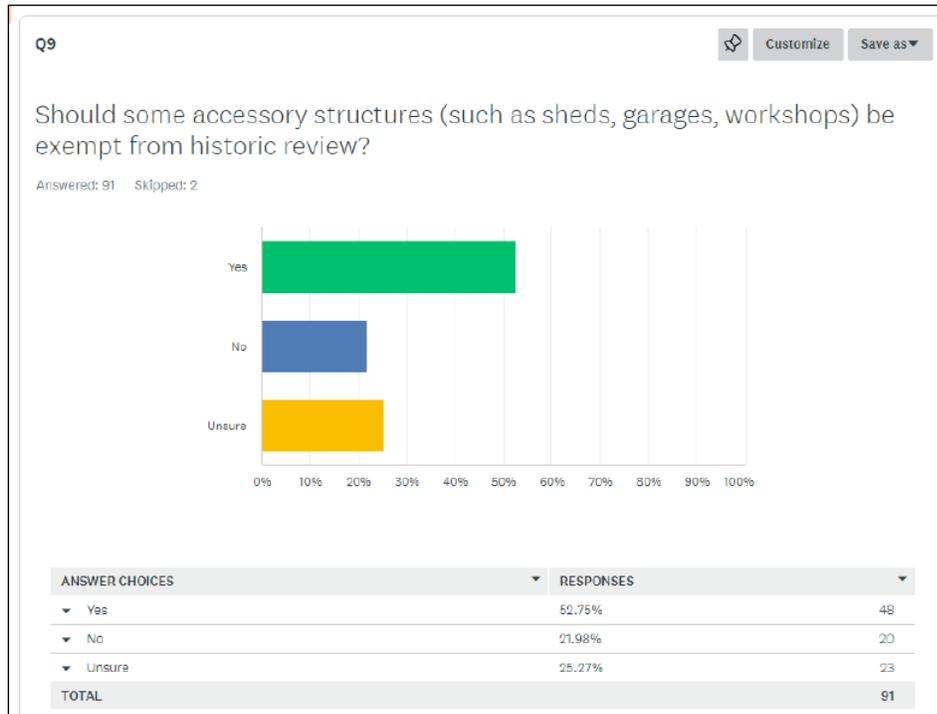
We have replaced windows with like style units that retain the original character, we have installed solar panels that are not visible on the street. We have resided the west face with like in kind lumber specifically made to match the original material.

My home is half historic and therefore limited as to what I'm allowed to do. The historic portion is not viewable from the street. There was a bit of confusion as to what was allowed and why

I needed to replace windows. I was told I had to use plate glass. I needed to replace siding. I was told I needed to buy it specifically milled to what they used 100 years ago. I was also threatened with fines if I didn't comply.

We have had 3: our "replacement of 90-year old windows with new wood windows" was a breeze. Our "solar panel" application was ponderous, but the planning commission was extremely helpful. Our application for demolition of a decrepit outbuilding and construction of a new garage/ ADU was just awful, took months to complete and created a lot of ill will in our household. The planning

commission was GREAT. The all volunteer landmark commission, with their random, uninformed opinions and lack of understanding of NPS standards, were an annoying obstruction that added nothing useful to the process. Open public comment is already part of the process.



They impact the original layout of the Districts. They can detract from historic integrity.

Homeowners' needs have changed since the neighborhood was built. The neighborhood must evolve to suit its modern residents, not the other way around.

We need to focus on big wins that help us connect to our past. We should not get tied up with small structures and impede improvement of larger structures with more historic significance.

I have not formed an opinion yet.

Absolutely not. Everything in a historic district should be subject to review. The entire landscape contributes to a sense of place and time, not just the main houses.

These are very visible from the roads and sidewalks. Some eclipse the original structure. A shed nowadays is looks very different from years ago and is used differently.

If it's detached and it's own structure, seems like it should be exempt.

They would not interfere with the original historical structure.

It depends. It is good if accessory structures generally fit the house style and do not detract, in other cases I think it doesn't really matter. Strict regs/code may make things like a garage cost way more than they should, to the extent that they are cost prohibitive and a huge headache to complete the process, thus something that would actually improve the property and make it more desirable is never done.

Most historic homes do not have enough storage to take care of the needs of the home. Living in a home which is over 100 years old I can testify that I've had to buy numerous tools. This requires storage. Regulating what we store the equipment in should be the homeowners responsibility, not city government. The city has their fingers in way too many things already that are none of their damn business.

However, the rules for this should be flexible regarding how visible they are to the public and how permanent they are. Example - there was a metal shed (12x12 approx) on the back corner of our property when we bought our house. It definitely doesn't fit the house but we need it for storage for materials we are using to redo the interior of the home and we can't afford to replace it right now. If we were required to remove it (it is not permanent - on blocks), it would severely hamper our ability to do necessary work to preserve the house. We're planning on painting it so it fades into the background and eventually replacing it but its probably 5-10 years down the road.

On a case by case basis, accessory structures can enhance life for the home owner and that trickles down to a more desirable place to live and raise a family.

They should be evaluated for the cost of repairs and functionality vs tear down

If they don't require permitting it's very hard to review, but they should still "fit the look" of the historic district.

Working to maintain the historic aspects of the downtown neighborhoods is important but micromanaging homeowners, prohibiting reasonable property improvements and requiring costly and very specific materials will lead to negligence and a lack of interest in further generations wanting to purchase and preserve these beautiful homes.

Depends on whether they are historic or not.

Need to be on a case by case basis

Overall architectural compatibility should be considered on a site-by-site basis: avoid absolute city standards that ruin the historic look (for example the garage on 5th and Elm with matching hipped roof that makes the garage larger than the house).

Most of the time they were not part of the historic home. It is overreach.

The general City code is more than sufficient.

Costs of some historically accurate materials can be cost prohibitive and aren't always significantly beneficial, especially when not visible from the street or neighbors.

Style should fit the structure or neighborhood

Need to keep historic integrity.

I believe that such building should historically match the house in design and accuracy, but also should not be a heavy burden for the homeowner to maintain or build, if it is going to impede progress on the property.

Many historic homes often do not have a place to work. Therefore, making it harder to do the restoration. Garages and workshops are needed for security of the homeowner.

I think it depends on the case. Some accessories if they are to fit the style might be acceptable.

I think sheds / garages should be evaluated by the owners as to their significance.

The focus should be on the homes. By allowing accessory structures to be exempt the time, resources, and funds could be put towards the historic homes, which are the focal point.

Only structures not visible or not easily visible from the street should be exempt.

Depends on size of property and placement of accessory.

I built an ADU behind my historic cottage and it ALSO had to go through the Landmarks review even though it was a new build!

Many houses within the historic district do not have garages or workshops. But in order to do house projects yourself (which is the most cost effective) you need a space to work on these projects and restorations.

Not part of the house structure

As long as reasonably blend in

Unless they are not visible from the street. Otherwise, they could become eye sores or be revised in a manner that is not compatible with historic homes.

Because they are usually necessary, not sure it needs micromanaged

Common sense about locating a shed in front of almost any home should come into consideration. Some garages really help tell the story of a historic neighborhood.

These structures can be unsightly, but useful buildings are necessary to live comfortably. It's expensive enough to keep up an old house, why should a shed cost five times more than it needs to?

Because people can't live in a museum. The historic character of the area is well supported by the houses themselves.

Not everything that is old is historical. Sheds and workshops and decks built in the 70s or 60s are not always of the same craftsmanship or of historical representation as houses on the same lot.

Modern life requires outbuildings for different purposes than original horse stables and early garage (small sizes)

Some sheds are unsightly and do not match the historic buildings.

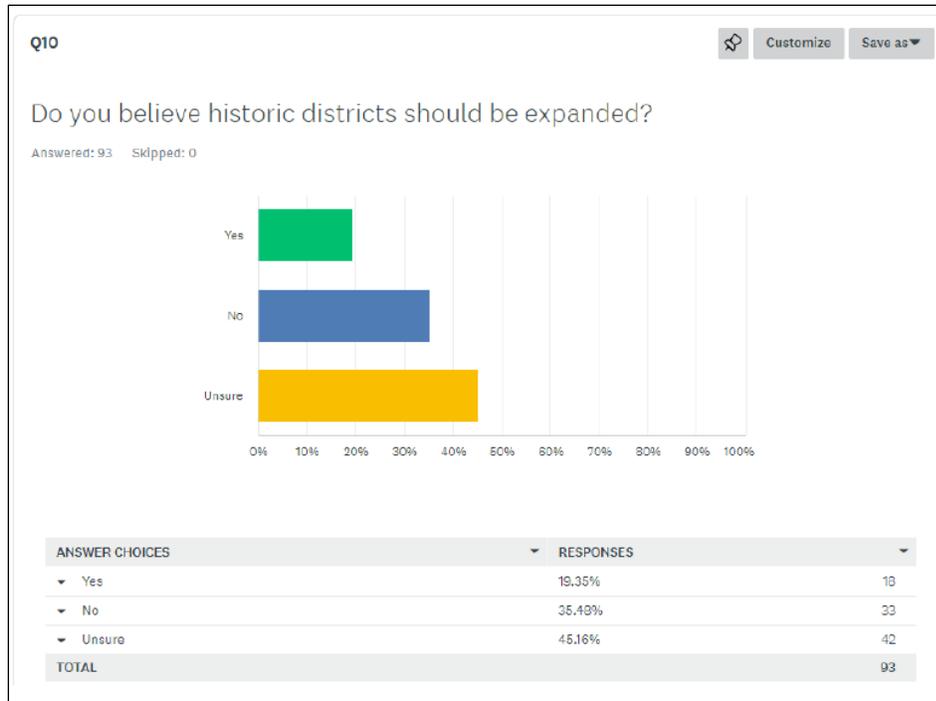
Only if they do not alter the character

They should look appropriate and fit in with the main structure

If visible from the street a structure should complement the historic standards.

Historic homes have to be preserved, but they also have to be livable. Many have very small garages that don't store much.

Everything should be exempt. It's not Monticello. Let people fix up their own property.



Expansion can provide economic development opportunities by providing more resources to attract visitor dollars.

Depends on the rules that apply to the districts.

I do not see a need for this. We should always work to minimize regulations. This is Albany, this is Oregon, this is the United States.

There are either historic structures in an area or there are not... Seems like if there are old buildings they should be in the district already? Not familiar enough with the area yet.

There are many areas that have been overlooked, for example the Albany Research Center and also rare WWII minimal traditional neighborhoods.

If they are expanded they need to be done so with the support of the property owners.

The districts are clearly defined.

This would be good, add more homes, protect and preserve more historic properties.

If you're going to expand the historical district, you need to make it easier on the homeowners to be able to maintain and take care of their homes and quit beating them with stupid regulations that are no use to anyone.

I don't really know enough about it.

I don't currently know where the districts are. I see the map but haven't walked it to know what kind of structures are outside of the current district.

The boundaries of the Hackleman District at present does not include the Hackleman Homes of its' founders and only includes marginal examples of the diverse architectural styles exemplified today.

I think that is a great idea, but the cost of maintaining and fixing a home is very costly. These areas have become unaffordable to much of the Albany population and the cost that comes with maintaining a home

is already very expensive. If grants for updates and flexibility in allowing homeowners to use lower cost materials that can provide the energy savings new builds do are allowed, I think that is a great idea. We are on the edge, just outside the district. We have a 1925 building and love to make it match the historic look, but there are many places we need to choose similar but not historic options because the repair that the house needs from years of neglect is already incredibly costly.

Unless I'm wrong, it seems to me that all or most of the historically interesting structures are already included in the present Monteith and Hackleman districts.

Are there historic homes not a part of the historic districts already?

There are some houses on the fringes of the existing historic districts that would qualify as being historic (they probably didn't qualify the last time the district(s) was (were) expanded due to their age at the time. I think these should at least be revisited / resurveyed.

If we can expedite the processes to approve or deny projects more people would not be hesitant to be a part of an historic district. Relaxing codes, such as colors to be painted helps. Windows that are not forward facing the street. Making a historical home a home is not as daunting. I don't like solar panels to show on a historical home but also understand the times we are in.

Homeowners should be educated and encouraged to preserve their property.

I wish I could take back the expansion that took my house into the fold. I asked that it be included. I regret that. It has been a cumbersome pain. I love and respect the architecture and history of my home. It's why I chose the home. I feel like this group thinks if they don't police us we will not do what's right for the wonderful homes we live in. I think that is insulting.

Not unless they are made more equitable and allow more flexibility in structural improvements.

Need better understanding of any proposals.

I feel there is definitely a line of demarcation between the Monteith historic I feel there is definitely a line of demarcation between the Montese historic districts vs the Hackleman district or other small pockets of historic areas throughout and outside town. Perhaps more emphasis on them would promote awareness for people who live in the South Albany/other areas that are not downtown.

As I stated earlier, there are quite a few beautiful historic buildings in this area that have not been refurbished. Let's focus on what we have before we start pushing for more.

The historic district does not have the support of most residents, builders, & homeowners.

There should be "satellite" homes and buildings that are of historical significance that could be added.

I feel like the current districts encompass the majority of the historic homes

Makes it too difficult for first time buyers

I know nothing about how, why, or where they would be expanded to.

Because there are a lot of historical houses that are out or the current area that should be restored.

To include relevant structures or areas.

Nothing but another layer of bureaucracy.

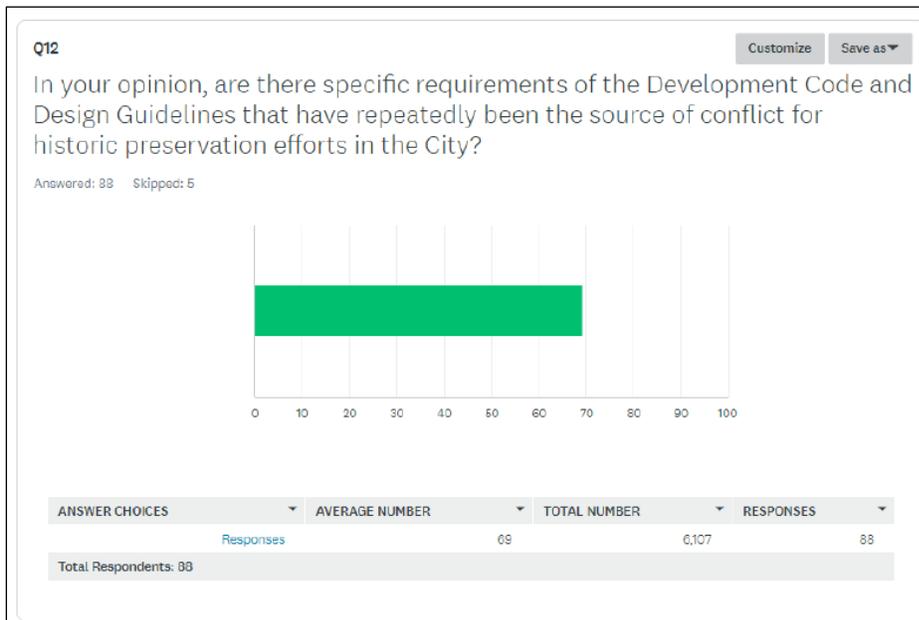
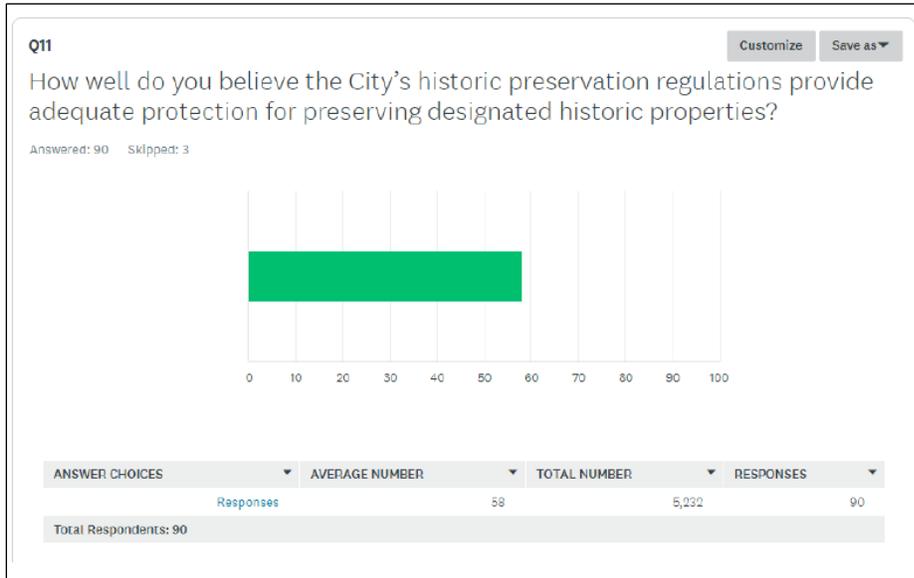
I don't know how many historic houses lie outside of the districts

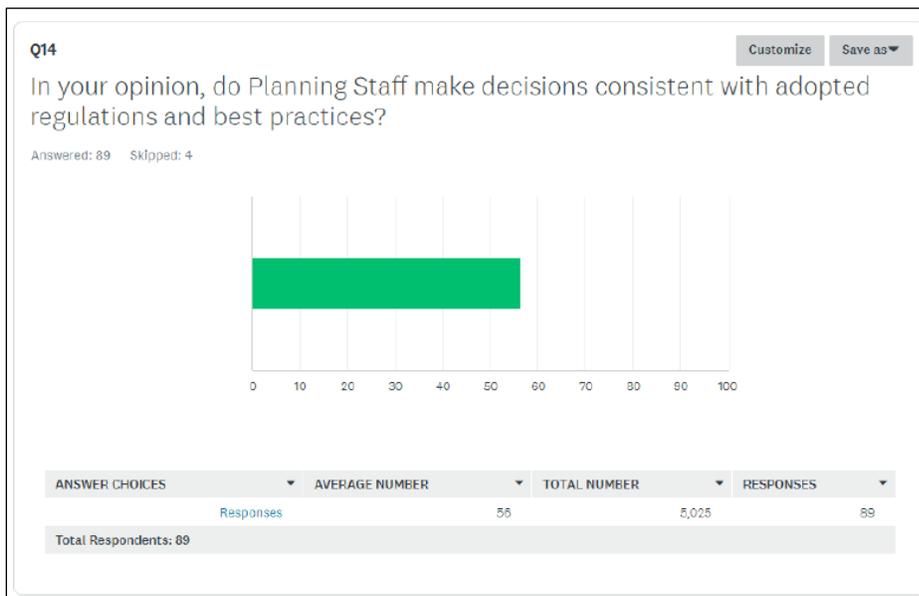
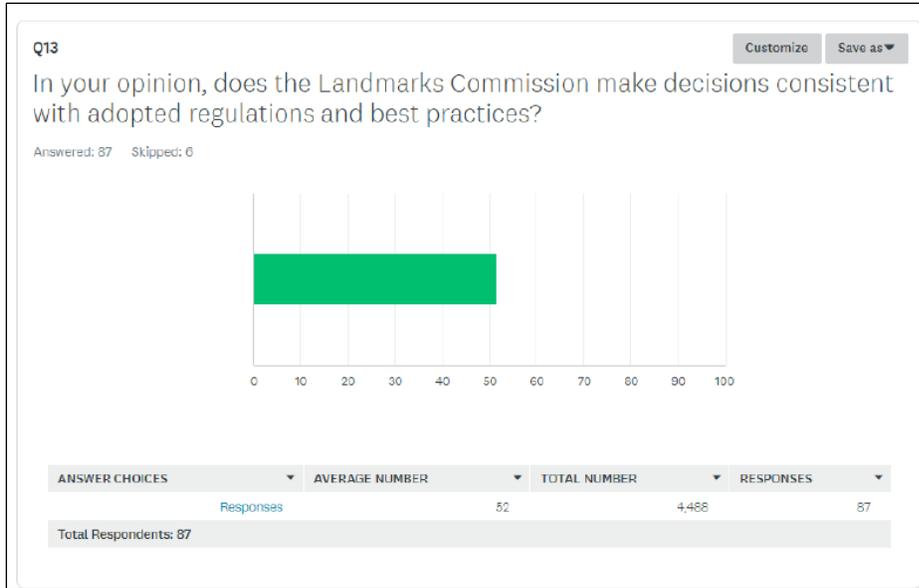
This would depend on the neighborhood.

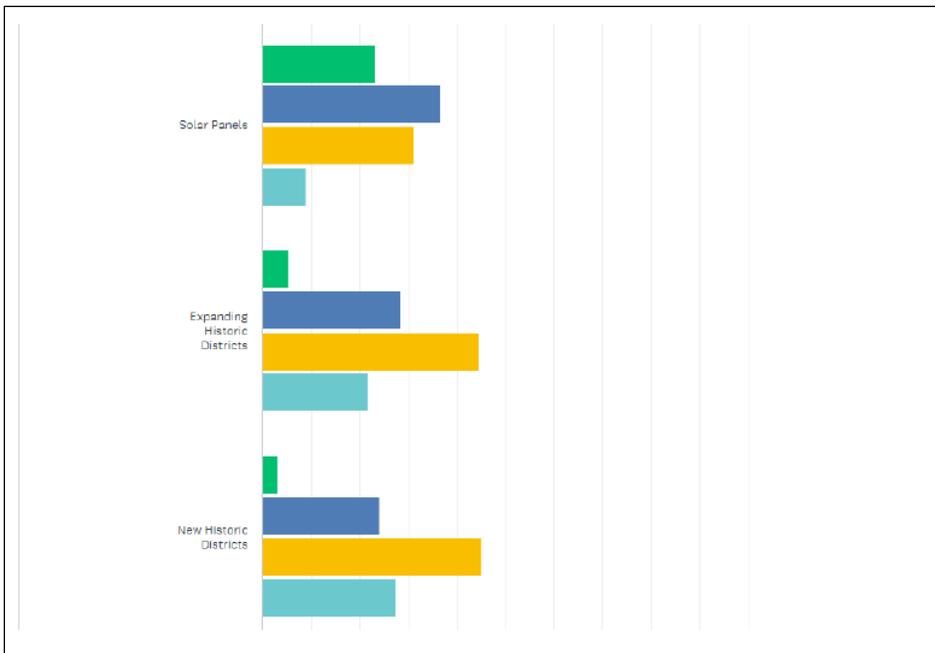
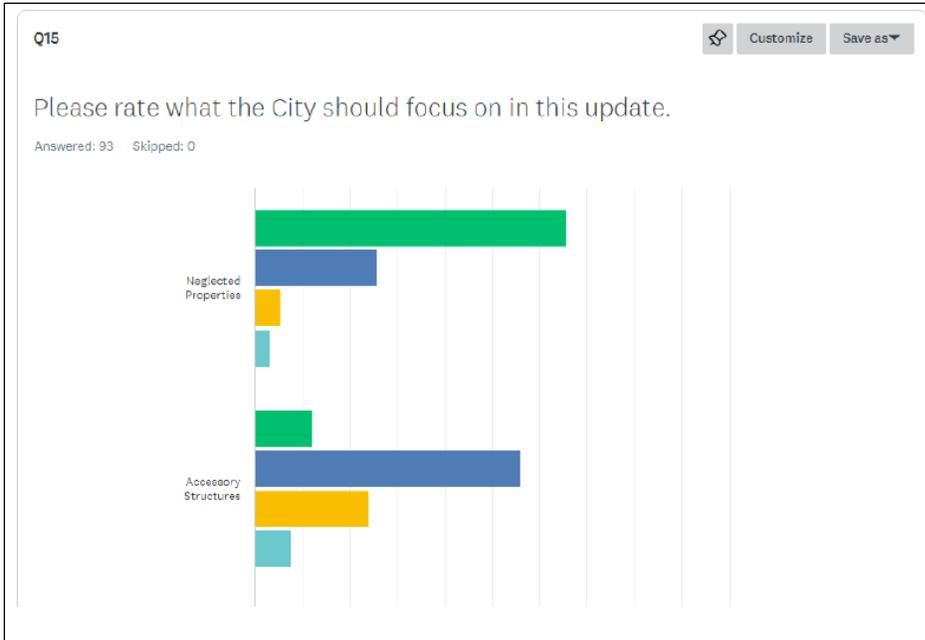
No if that dilutes resources that are already limited but yes if any expansion compliments and improves the existing area.

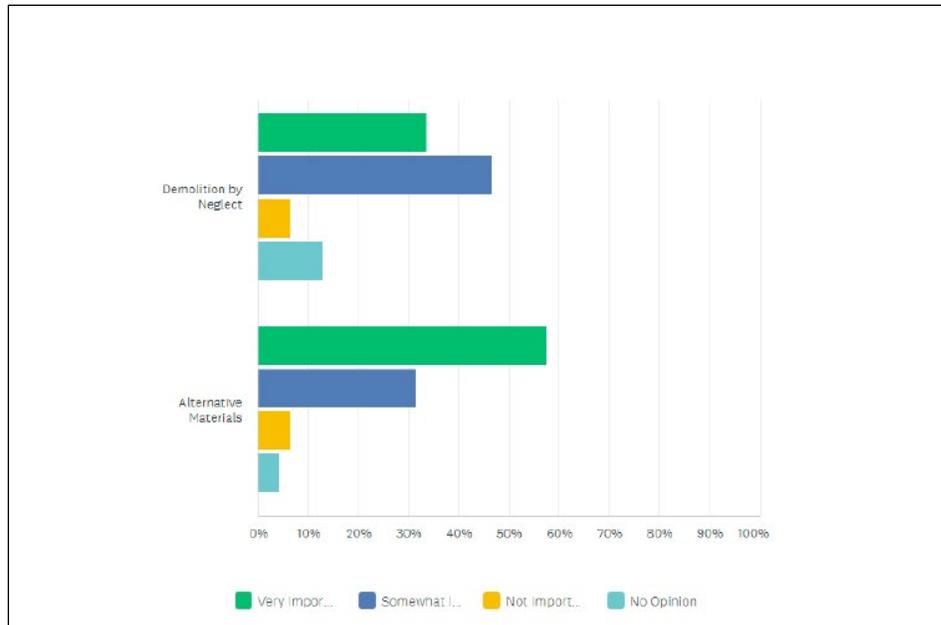
Eliminated, yes. Expanded, no.

Not familiar with the existing districts









We need to allow materials that improve and protect structures while also enabling the historic feel. Wooden windows for example are a very bad idea.

Strengthening existing protections and removing development loopholes

Repave the streets, especially in the Hackleman District (4th, 5th, 6th, Jackson, Railroad, etc). They are in horrendous shape and it is a pain to drive on every day. Bikes and cars swerve to avoid dips and potholes to the extent that it is unsafe. It detracts from the neighborhood, making it seem junky, derelict and uncared for. I have driven on remote unpaved Forest Service roads that are much smoother. This is a primary area that people tour around and it should be a beacon of the city and its historic homes, instead it is an embarrassment that makes it seem like the city doesn't care (so why should homeowners?). It would paint Albany as a whole in a better light if it actually had decent roads indicating that the city cares for and invests resources in its primary historic areas.

Find a way to balance costs of utilities to having the right windows

Modern homes are much more energy efficient than historic homes, being allowed to use materials that can help bridge this gap will make home ownership and home care more affordable

I believe that the main emphasis should be on appearance, not on what materials are used. For example, there seems to be opposition to installing vinyl-framed windows, with preference given to wood. It is very costly to have wood-framed windows restored, and having that done provides no improvement in insulation. Besides, I'm stumped to tell a vinyl-framed window from a painted wooden one. Even so, the best windows, like Anderson's, are prohibitively expensive. I really wanted to replace 4 of my windows with those, but cancelled the contract when the cost of doing that sunk in: \$18,000 for 4 windows!

Assistance for current owners who deeply care about maintaining the property but don't have hundreds of thousands of dollars to complete all deferred maintenance projects necessary

"Demolition by Neglect": City should not tear down contributing buildings because owner won't maintain or restore

Allow them.

If a newer, longer term, technologically advanced material can grant the same appearance. I would like to see them used.

Allowing alternative materials for the exterior of homes. Ones that are affordable, and energy efficient.

Grants

Difficult to replace wood windows

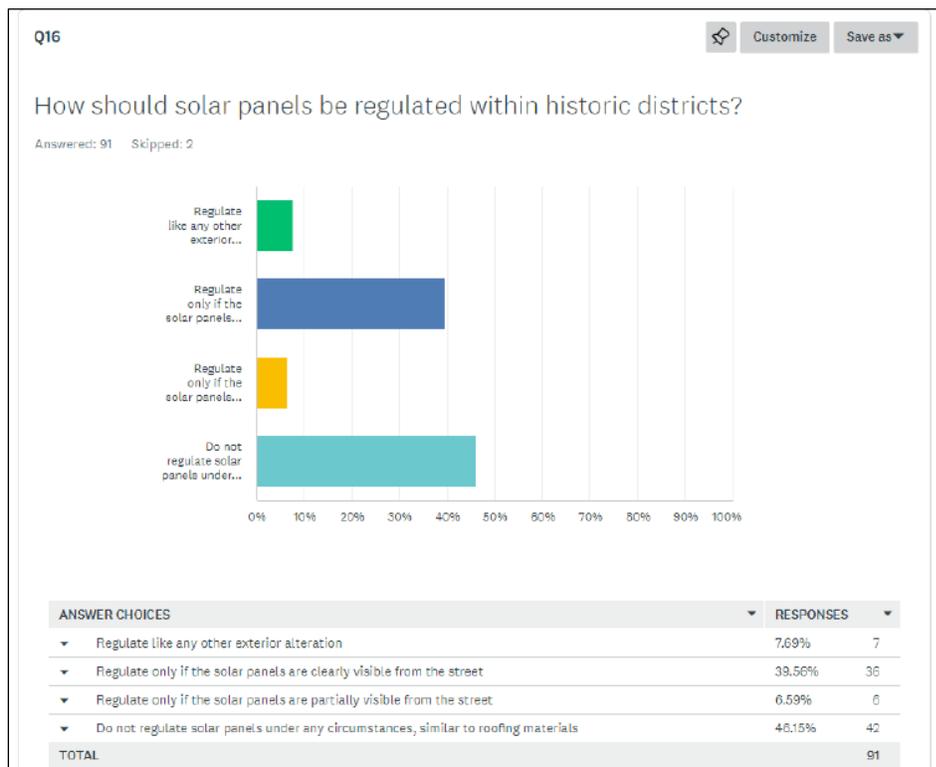
Items like cement board siding that replicates the historic cedar siding should be totally allowed without commission approval. Staff approval only.

See above, rules for decks and garages and sheds should be relaxed or easily waived

No vinyl windows

Vinyl siding and historic windows do not match. Many homes have mixed materials. “Modern” homes in “historic” districts and prevention of upgrades to the historic homes make the historic district useless.

People who buy a historic house are agreeing to become stewards of that property on behalf of the city at their own expense. We should be supporting people willing to maintain and improve their property in a historically appropriate fashion, not put roadblocks in their way



We are experiencing a climate crisis. If a homeowner or business wishes to add solar panels or otherwise alter their home/business to be more energy efficient, they should be allowed and encouraged to do so.

Regulation if visible from street only, even then, as long as they are done in a manner consistent with the existing roofline (flat to roof, not at other raised angle), this should be fine

Encourage large contiguous areas of solar similar in color to roof, but don't require if not feasible. Climate crisis is more important than an install that only lasts a few decades until roof is replaced.

We need to move into clean energy no matter how it looks. We will lose historic areas due to climate change events if we don't start making a change now.

Follow the NPS technical bulletin(s) on Solar Panels as guidance. One shoe does not fit all, but the code could be updated for general guidance.

These are not permanent and do not alter the structure. They are not historic, but are an important tool to fight climate change and reduce energy costs.

Solar panels are beneficial for many reasons and in most cases I do not feel they detract at all from a home's appearance, even a historic one and aren't that noticeable (on the roof at least).

Regulation should be reasonable and looking to uphold "the spirit of the law." Solar panels should not detract from the historical nature of the house but a mere glimpse of a corner of a panel should not be a reason to disallow.

My house is "living". Meaning when it was built it had no indoor plumbing. Later it was insulated. Recently it had more plumbing updates and was completely rewired to new code for ease of life and safety. Solar is one more layer of life I would like to add to this house. It is cosmetic so it does not change the structure of the house and it helps make the house more sustainably livable even though it's 130 years old.

Clearly, we have conflicting government objectives here. On the one hand, solar panels are encouraged and subsidized. On the other, if they are visible in a street view, they clash with the local government's objective of historical authenticity.

I tend to view solar panels like mechanical equipment, roofing materials, storm windows, & screen doors: they're basically temporary & can be easily removed at some future date with minimal effort/damage to the structure. In addition, they can make the structures more sustainable & affordable. If given the option, I would prefer they were not visible to the public faces of the buildings. However, the existence of solar panels on a historic building roof don't particularly bother me.

Only if they stick up in the air or distract

Historic Districts need to evolve with climate goals and make it more affordable for the homeowner to make their home efficient and livable.

With new technological innovations in roofing we will soon see roofs that do not look like solar roofs and we should adopt our rules so that these newer materials, that do not distract, can be used.

Panels for corner houses will be visible no matter where they are.

Guidelines for panels installed on later additions, non-historic garages and installations not easily visible from the street should be approved.

I don't understand how energy efficient windows are not allowed but solar panels are!

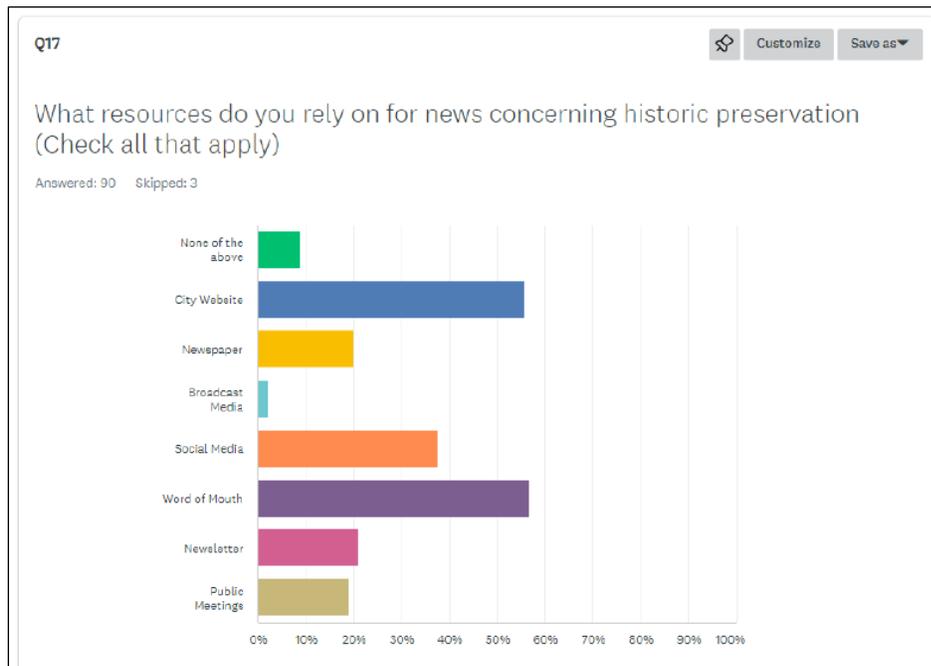
Rooftop panels that blend in with shingles are acceptable

Solar panels do not take away from the historical integrity of a home any more than a roof does.

Solar panels are important in today's world. They should only be regulated when they detract from the aesthetics of the area.

Personal opinion is that solar panels should not be seen on the front of a historic house. It's an eyesore.

Not that familiar with the issues/options



Need newsletters/mailers

Information needs to be paper mailed or E-mailed to us to be sure we see it. Social Media is too scattered to be certain of delivery and many avoid it for good reasons.

Driving around town

Another idea would be to provide realtors with a packet of resources for those who buy a home in a historical district. Also to educate realtors on the exact nature of the regulations so people are not discouraged from buying in historic districts because they are afraid they will be severely restricted on what they can do. When we bought our home, peoples first question was "Aren't you afraid of all the regulations in a historic home?"

I have found the city website referral never got back to me and I have had difficulty knowing where to start if I can't get a response from the city.

Our experiences with restoration has taught us a lot

I was not aware there WAS a newsletter.

Firsthand experience form projects that I might be professionally involved with.

When we preserve a home we use our own experience.

Downtown meetings

Neighbors and local builders

FOHA

City website is too ambiguous.

Friends of Historic Albany, Harrington FB posts and web site.

City Bridges newsletter

Threats from city planning should I do anything they don't approve of. That and the frustration from contractors that refuse to work in the historic district.

Q18 Save as

Additional Comments or Explanation

Answered: 24 Skipped: 69

RESPONSES (24) WORD CLOUD TAGS (0) Sentiments: OFF

Search Responses Filter: by tag

Showing 24 responses

Please help get the cost of working with the city building department down.

I've only lived in the historic district for less than a year so my answers may not be well informed.

I feel downtown building owners should be required to maintain the buildings at a level so at the very least they don't deteriorate more than they already have over the years. Roofing, siding, structural issues, etc.

The biggest focus needs to be strengthening code against development pressure. For example for new construction it needs to be compatible with other historic properties in the district, not vaguely like other properties that aren't even in the district that lead to the destruction of three historic houses on Calapooia.

I'm not aware how the landmarks or the city planning make decisions.

Please consider repaving the streets in the Hackleman District. It would have many benefits, for the residents and city. Also putting powerlines underground would be a huge upgrade. If you make the neighborhoods themselves better through these types of measures, like good maintenance, decent infrastructure, landscaping, better parks, planting trees, safe areas, etc, it will attract good homeowners. Redevelopment like the Riverfront area is good - but even that still could be much improved for walkability and things to do, bring in businesses that attract people and visitors (cafes, food truck areas, etc rather than ugly warehouses, Parr lumber, etc). Make the neighborhoods nicer and more desirable - These are the things that will attract homeowners that would actually care about the houses and want to live here, and in turn they will take care of the houses the way that

they should be. Keep leaving all the areas around the houses in rough shape, and you'll keep having derelict and poorly cared for homes. Regulations and code are secondary.

Again, as I stated above, the roads need to be a priority the city needs to budget money to take care of the elaborated failing roads around the area. Of course the pressures downtown is in perfect shape, but go any blocks in any direction from downtown and the roads are falling apart. Stop coming out the taxpayers to fix a problem that has been neglected for years, which is only ended up costing more money. I should think if all of us have to live on a budget and take care of things. The city should learn how to live on their budget and spend their money wisely.

I need to do more research on the resources available. Thank you to all of you who have worked on historical preservation.

If it user-friendly, people will use it. People I have talked with in my neighborhood speak of the historic code / review as a nebulous program that creates unwanted expense and is best avoided. I personally have not had any one on one experience with anyone other than building inspectors and the planning office. It would be nice to know where to get answers or meet the faces that seem to make the decisions.

This is a great idea. Thanks for getting this feedback, it is very important to preserve the past while understanding and implementing the changes needed to address modern and future problems.

I'm not sure how the downtown business district fits into all this. It does include some interesting buildings, along with some really dreadful ones which deserve to be demolished, but of course not at my expense. Further, it is clearly not suitable for large-scale commercial ventures, only for modest-sized restaurants and for specialty stores which are probably there mainly because the rent is affordable.

Everyone I talk to in the Monteith district (where I live) often states the financial burden as a limiting factor for maintaining their homes at the level they desire. Bring back the matching grant programs for those of us working hard but unable to spend tens of thousands of dollars on our houses every year just to complete necessary maintenance projects.

One of the biggest hurdles to preservation lies in the bureaucratic process that exists. Speaking from experience it is very frustrating, time consuming, and cost prohibitive in many cases.

The swales are a wonderful addition to 9th Ave but the city really isn't properly taking care of them. I do take care of mine. Constantly taking roots from my parking strip out of my grass. Love the idea but if we cannot find it should we be doing it?

I really believe Historic Districts are another form of HOA and can have inequitable consequences if the goals are not evolved to meet current needs and cultural changes

I feel the community should help provide funding for historic properties to be kept historic. The property owner is not the only one benefitting from the historic property and should not be solely responsible for the added cost.

As soon as projects are coming up for review provide to the client the Hist. Dist. guide "This Not This" for reference. Provide a means for the client to ask questions, help them understand the guidelines and expectations.

Life is expensive. We who live in the historic districts love our homes and want to care for them, but are forced to defer important maintenance and repairs due to the strict limitations and costly options available to us.

The survey is somewhat poorly constructed in places, producing a lack of clarity or detail and giving the impression of no good available choices. An example is “No Opinion” which could be supplemented with an additional choice “Insufficient Information” so as not to convey simple indifference.

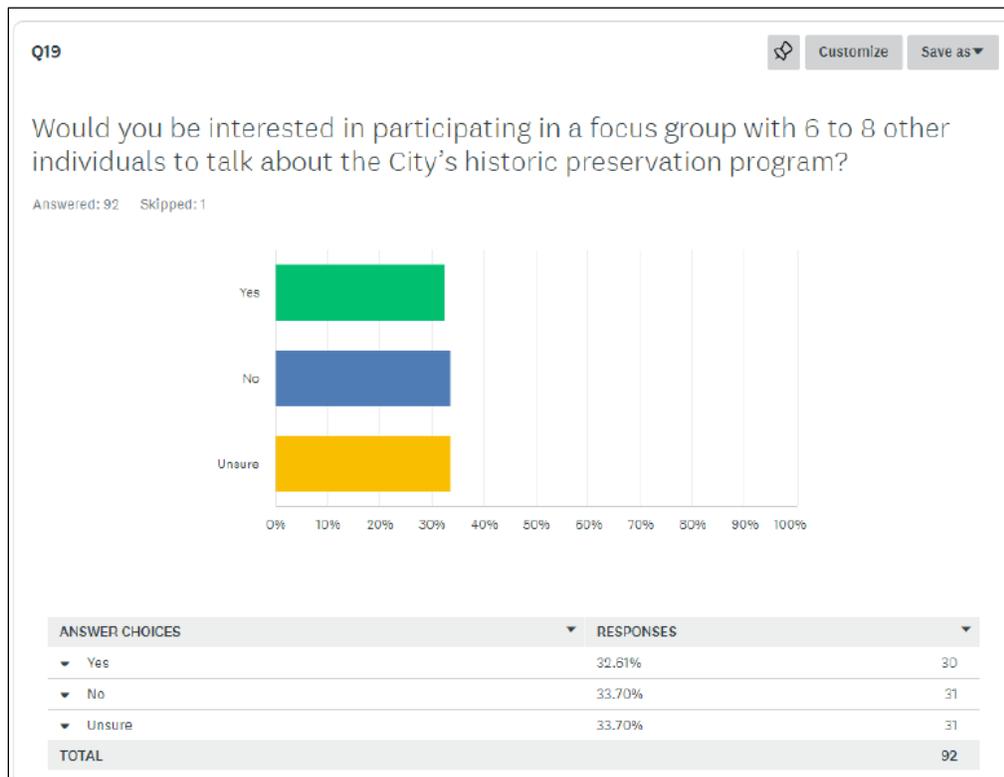
I watched the landmark committee this week spend over an hour on a simple siding application where it was very clear that council members either had no understanding of building materials or the guidelines of the code. There are two individuals in particular that have many years experience being on or involved with commission that try to be correct political politicians instead of handling the issues before them in a straight forward manner. It's so easy to see why homeowners in the districts totally ignore code or avoid dealing with the landmark commission. The commission take the code and act as hard rules in some certain situations and in other situations use it as mere guidelines. Allowing solar panels that are visible from the street is an exact example that is totally against the national code.

Paint colors should also be under consideration for historic buildings.

I am less concerned with updates to the homes as I am with the general anesthetics and history. I encourage the homeowners to invest in solar and other efficiency/sustainable updates.

Spend more focus on things that people actually care about. Fix the streets and sidewalks in these "historic" areas rather than hassling the property owners.

I attended a meeting where the Landmark Committee voted to overlook some major changes from the permitted plans to the outcome. If they are not there to ensure we maintain historic standards, what are they there for? It felt like favors were being done.



Planning Department Final Focus Group Survey Forum - November 14, 2024

- Question 1: What inspired you to purchase a historic property?
 - Investment opportunity
 - Interest in historic properties and renovation
 - Attracted to the sense of community pride.
 - Sense of being custodians not just owners of historic homes.

- Question 2: What changes can we make in the Development Code to better protect historic resources?
 - Some too unfamiliar with specifics of the code to comment.
 - Most felt that the regulations were too onerous for homeowners.
 - Most agreed that expense of renovations was a limiting factor, and strongly suggested the city provide some kind of financial incentive and design assistance to assist homeowners with necessary projects.
 - Request that the city better maintain the streets/sidewalks and trees.
 - The codes seem to work well but the city should have a more supportive role.
 - Homeowner complained about not being able to use substitute cheaper materials on non-visible facades.

- Question 3: What types of review could be staff-level with public notice vs. Landmarks Commission review?
 - Staff level review for non-primary facades and including better definition of primary vs. secondary.
 - Tightening up the issue of 'visibility', too vague.
 - Participants seemed to agree on the positives of Landmarks review in providing advice.
 - Suggested providing samples and more instruction on what needs to be provided for a successful application.
 - The importance of a quick, more streamlined review process.

- Question 4: How do you define "cost-prohibitive"?
 - The role retailers play in subjugating renovation efforts because they are unable to communicate all options to customers.

- Suggestion that window restoration may be the less expensive option rather than relying on new substitute materials.
 - Need for a clearinghouse of contractors familiar with historic structure requirements and materials availability.
 - The cost trade-offs between energy efficient windows versus wood restoration.
 - What is an acceptable burden of proof on costs.
 - Use of free consultations.
- Question 5: Are there substitute materials that could be pre-approved or allowed outright?
 - Look at past applications with similar materials requests that have been routinely approved to determine if further review is really necessary.
 - Timesaving benefits having pre-approvals.
 - Use of professional design consultants in validating materials could be a bigger part of the review process.
 - Issue of lack of availability of matching siding materials. Cost prohibitive considerations leave homeowners unwilling to get projects done.
 - Primary vs. secondary facades determination.
 - Question 6: How should solar panels be regulated?
 - Should primarily be concerned with visibility.
 - Allow compromise but maintain homes integrity.
 - Could be a staff review rather than LC as it is a removable fixture that could change with advances in technology and need not be considered an exterior alteration.

General discussion:

- Providing free design consultation services
- Focus on creating successful applications.
- Establishing a resource directory for contractors.
- Inform the public about the responsibilities of historic homeownership prior to purchase.

Planning Department Final Focus Group Survey Forum - November 21, 2024

- Question 1: What inspired you to purchase a historic property?
 - Passion for older homes/see's the responsibility as a privilege.
 - Investment opportunity.
 - Interest in historic properties and renovation.
 - Location.

- Question 2: What changes can we make in the Development Code to better protect historic resources?
 - The expense of renovations was a limiting factor.
 - Concerns that when repairs must conform to standards the expense results in homes left in disrepair. Why is it better to let homes decay than allow affordable options for repair?
 - Suggestions to educate current and interested buyers in the responsibility of historic preservation and renovation process.
 - Creating available approved materials list/resources/options.
 - EDUCATION important!

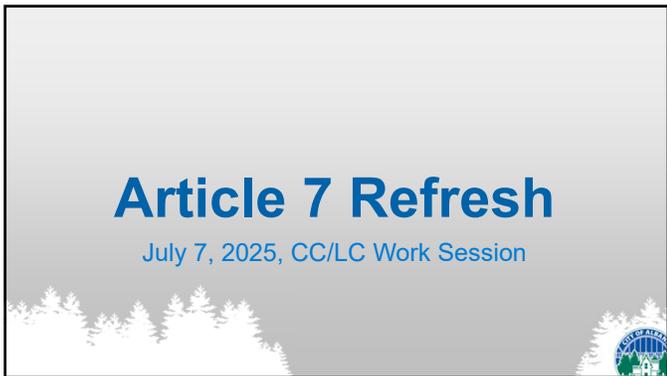
- Question 3: What types of review could be staff-level with public notice vs. Landmarks Commission review?
 - Participants seemed to agree on the positives of Landmarks review in providing advice.
 - They expressed concerns over the length of time on LC reviews.
 - The LC review process seemed too subjective, inconsistent.
 - The required Public Hearing format was intimidating to applicants.
 - Provide resources such as: determining architectural style; determine window/siding appropriate for the time period.
 - Window and siding types and period appropriate design.
 - Re-design application forms with sample applications to facilitate approvals and potentially enough detail for staff-level review.
 - Educate to alleviate homeowners' anxiety about LC review. Re-brand the LC to educate and empower versus adversarial.

- Question 4: How do you define "cost-prohibitive"?

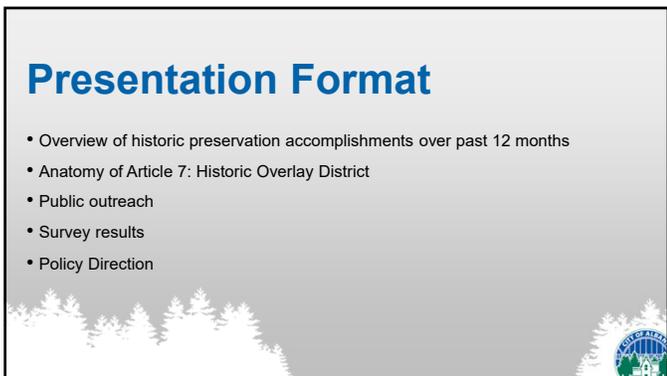
- If a material is historically accurate what % more expensive is it than a substitute material, the higher the % the more cost prohibitive using the best materials is.
 - Resources to help find materials (specialty dealers, etc.)
 - It would also involve a ratio of income level to expense. What is prohibitive to one versus another.
- Question 5: Are there substitute materials that could be pre-approved or allowed outright?
 - Timesaving benefits of having pre-approvals for both the applicant and the staff.
 - Composite windows seemed a good candidate for pre-approval if style is appropriate.
 - Should pass 'casual' inspection, maintaining historic appearance.
 - Provide resources for siding materials and how to determine siding type and style.
 - No permit required, no review?
 - Question 6: How should solar panels be regulated?
 - LC too subjective in determining approval.
 - Temporary, not structural shouldn't be restricted.
 - Should be staff-level review only if not visible with conditions for consistency.

General discussion:

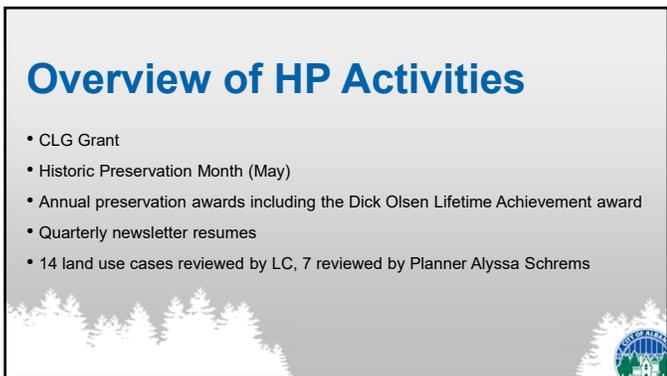
- Provide paint color recommendations?
- Disagreed on the assumption that homeowners wouldn't be interested in window restoration workshops.



1



2



3

Existing Article 7 Anatomy

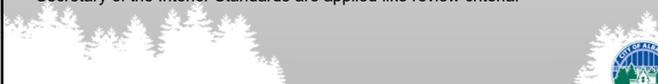
- Historic Review of Exterior Alterations
- Historic Review of Substitute Materials
- Historic Review of New Construction
- Historic Review of Demolitions or Relocations
- Designation, Re-Rating, or Removal of Historic Landmarks & Districts
- Definitions



4

Exterior Alterations

- The Director (staff) will approve a residential exterior alteration request when:
 - No change in the historic character, appearance or material composition, or
 - The alteration materially duplicates original building features, or
 - The proposed alteration is not visible from the street.
- The Landmarks Commission reviews all other requests at a public hearing.
- Secretary of the Interior Standards are applied like review criteria.



5

Substitute Materials

- Substitute materials applications are reviewed by the Landmarks Commission.
- Eligibility:
 - The building or structure is rated historic non-contributing, or
 - Existing siding, windows and trim are so deteriorated that it cannot be repaired.

This requires the applicant to show why finding matching materials is cost-prohibitive.



6

New Construction

- Within the **Monteith and Hackleman Districts:**
 - The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
 - The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
 - Building materials are reflective of and complementary to existing buildings within the district.



7

New Construction

- Within the **Downtown District:**
 - The development maintains the horizontal elements of adjacent buildings.
 - The development maintains other historic patterns.
 - Building materials are reflective of and complementary to existing buildings within the district.
 - Lot coverage, setbacks, and building orientation to the street are consistent with the surrounding development patterns.
 - The development maintains the pedestrian scale and orientation of the downtown district.



8

Demolitions or Relocations

- The purpose of reviewing demolition/relocation requests involving a historic landmark is to explore all possible alternatives for preservation. Demolition of historic landmarks is an extreme and final measure.
- The Landmarks Commission must find that the demolition or relocation request meets applicable review criteria.
- Following a public hearing, the Landmarks Commission may approve, approve with conditions, invoke a stay to the demolition, or deny the application.



9

Designation, Re-Rating, or Removal

- The designation of historic landmarks allows the City to formally recognize, rate, and protect its historic and architectural resources.
- The regulation of designated and rated historic landmarks provides a means to review proposed changes and encourage the preservation of historical or architectural values.
- The process for designating or removing a landmark or historic district may be initiated by the City Council, the Landmarks Commission, or by any other interested person.



10



Monteith Historic District

- Characterized by larger lots (originally).
- Named after the Monteith brothers.
- First frame home (1849)



11



Hackleman Historic District

- Characterized by smaller lot sizes.
- Settled by Abner Hackleman on his Donation Land Claim
- First home (1847) built at Hackleman's Grove



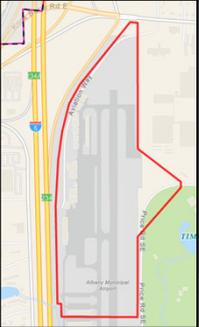
12



Downtown Commercial Historic District

- Characterized by a mix of architectural styles including Italianate, Commercial Brick, and Queen Anne.
- Albany was an early center of trade.

13



Albany Municipal Airport Historic District

- Location of the initial flight of the first aircraft built in the state (1910).
- "Big" hanger of 1929 is one of the oldest still standing and a rare example of lattice trusses.
- Early flying school, including Evelyn Burleson as an instructor.

14

Public Input

- Two surveys in 2024:
 - Direct mailing to owners of historic properties
 - Postcards were sent to about 950 owners of historic properties. At the close of the survey, we received 93 responses, for a return rate of just under 10%.
 - Two focus group sessions with a total of 16 respondents from the first survey together with Landmarks members and Friends of Historic Albany.

15

Analyzing the Data/Policy Direction

- Analyzing the results
- Survey data sorted by Article 7 sections



16

Exterior Alterations

- Exterior alterations - visible, not visible, partially visible
- Exemptions for HVAC, solar, dishes
- Solar panels visible from the street
- Energy efficient upgrades



17

Substitute Materials

- Use of substitute materials - can any be pre-approved, siding, windows, trim?
- Windows range from wood, aluminum, composite, vinyl
- Balancing costs to repair versus potential for blight
- Cost prohibitive, affordability
- Gather samples of substitute materials for review by Landmarks



18

New Construction

- Historic review of new construction of homes
- Exemption for accessory buildings?
- Update design guidelines, "This not that"
- Compatibility of new development



19

Demolitions or Relocations

- Demolition of accessory buildings
- It is hard to get a permit to demolish a terminally dilapidated structure that has been deemed "historic"



20

Designation, Re-Rating, or Removal

- Expand, create new historic districts
- Advantages and disadvantages
- Not much support for district expansion from respondents



21

Feedback on the Process

- Permitting process is onerous and expensive
- Where can people go to find resources
- It took months!
- Financial burden and strict rules are a limiting factor in maintenance and repairs
- More staff-level reviews
- Thank you to all of you who have worked on historical preservation.