



## LANDMARKS COMMISSION

### MINUTES

August 7, 2024

6:00 p.m.

Hybrid – Santiam Room

Approved: September 4, 2024

#### Call to Order

Chair Robinson called the meeting to order at 6:00 p.m.

#### Pledge of Allegiance

#### Roll Call

Members present: Camron Settlemier, Mason Cox, Cathy Winterrowd, Bill Ryals, Richard Engeman, Chad Robinson

Members absent: Rayne Legras (excused)

#### Approval of Minutes

**6:02 p.m.**

Commissioner Settlemier noted corrections to the minutes from July 17, 2024, as presented. He pointed out needing to correct the vote count for the motion taken during the grant review as he had abstained and the vote should have been 6 – 0 not 7 - 0. Staff also mentioned a place tense correction that they will make.

**Motion:** Commissioner Settlemier moved to approve the minutes from July 17, 2024, as amended. Commissioner Ryals seconded the motion which passed 6-0.

#### Business from the Public

**6:02 p.m.**

None.

#### Scheduled Business

#### Public Hearing Type III-Quasi-Judicial Process (Continuance)

File HI-10-24: Historic Review of New Construction for new front stairs at 925 Walnut Street SW.

**Chair Robinson opened the hearing at 6:03 p.m.**

#### Commission Declarations

No members declared a conflict of interest or ex-parte contact.

Commissioners Cox, Robinson and Winterrowd reported site visits.

No members abstained from participation.

There were no challenges to participants in these proceedings.

David Martineau read the hearing procedures.

#### Staff Report

Project Planner Alyssa Schrems noted this was a continuance of the hearing from July 17, 2024. The applicant submitted some additional renderings approximating the planned look of the project.

#### Applicant Testimony

LeeAnn Stevens, homeowner was available for questions but had no additional testimony.

#### Public Testimony

None.

Staff Response/Procedural Questions

None.

**Chair Robinson called the public hearing closed at 6:09 p.m.**

Commission Deliberations

**6:09 p.m.**

Commissioners expressed their thanks for the additional illustrations as it clarified the homeowner's intent. Commissioner Settlemier appreciated the additional examples but still expressed concerns about whether the enclosure of the porch was done prior to 1945 which would put it in a period of significance.

**Motion:** Commissioner Cox motioned to approve the new construction, including the conditions of approval as noted in the staff report for application planning file no. HI-10-24. This motion is based on the findings and conclusions in the July 10, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. Commissioner Engeman seconded the motion which passed 6-0.

Public Hearing Type III-Quasi-Judicial Process

File HI-13-24 and HI-14-24: Historic Review of Exterior Alterations and Historic Review of Substitute Materials for a change in roof slope and new fiber cement siding at 740 4th Avenue SE.

**Chair Robinson called this public hearing to order at 6:14 p.m.**

Commission Declarations

No members declared a conflict of interest or ex-parte contact.

Commissioner Engeman reported having a brief conversation prior to the meeting with the applicant but did not believe the conversation would have influence over his participation.

Commissioners Settlemier, Mason, Winterrowd reported site visits.

Commissioner Settlemier abstained from participating in the hearing.

There were no challenges to participants in these proceedings.

David Martineau read the hearing procedures.

Staff Report

Alyssa Schrems presented the staff report noting that the house currently has T1-11 siding, and vinyl windows and the roof slope had been changed in the past as the steeper roof limited useability of the rooms. She explained that the first application was for the use of substitute materials and the second for the exterior alteration.

Applicant Testimony

Ben Taskinen provided testimony about the poor condition of the house, emphasizing extensive rot. His intention is to restore the historic home correcting the roof angle which was contributing to the rot. He explained having to estimate the correct style and materials by researching other homes in the area. He then answered the Commission's questions on the roof line and window choices.

Public Testimony

Charlotte Pritchard, applicant's next-door neighbor, testified that she has witnessed the home in question having changed hands frequently and previous owners giving up on renovation efforts. She was pleased to have the current owner commit to the restorations and was in favor of approval of the applications.

Staff Response/Procedural Questions

None.

***Chair Robinson closed this public hearing at 6:31 p.m.***

Commission deliberation

**6:31 p.m.**

Commissioners Engeman and Ryals were in agreement that given the circumstances the proposed changes were reasonable although noted that the window choices aren't ideal. Ryals commended the homeowner's intent and wanted to encourage further details such as columns on the porch. Chair Robinson expressed his concern about approving the substitute materials emphasizing that materials purchases made in advance of the application make it difficult to wholeheartedly make a decision. Commissioner Winterrowd recognized the homeowner's intent to restore the historical integrity and did agree on what others remarked about the window style.

**Motion:** Commissioner Robinson moved to re-open the hearing to ask the applicant further questions. Commissioner Engeman seconded the motion. The motion was approved 4-1 with Settlemier abstaining and Ryals opposed.

***Chair Robinson re-opened public hearing at 6:42 p.m.***

Applicant Testimony

Applicant testified he had purchased the windows unaware of the requirements and then identified where the single-hung and double-hung windows would be installed on the front façade and some sliders on the side and second floor. He emphasized that his goal is to match the style of the other historic homes in the area.

Public Testimony

None.

Staff Response/Procedural Questions

None.

***Chair Robison closed the public hearing at 6:48 p.m.***

Commission Deliberation

**6:48 p.m.**

Commissioner Winterrowd began by appreciating the owner's intent to address the historic integrity of the property and was in favor of the application. Commissioner Robinson still expressed issues with the window selection noting the owner should have waited on purchasing the substitute materials until the historic review was completed.

Commissioner Robinson repeated his opposition to approving the substitute window materials preferring only single and double hung windows noting the owner's purchase of the materials prior to the application process should not be a determining factor in the decision. Commissioner Ryals emphasized that his decisions are based on each situation rather than a hard and fast precedent. Commissioner Winterrowd shared her support of the proposal with the vinyl windows because of the lack of historic integrity in this particular case with older vinyl windows she sees benefits to this proposal.

**Motion:** Commissioner Ryals moved to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report for application planning files no. HI-13-24 and HI-14-24. This motion is based upon the findings and conclusions in the July 31, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. Commissioner Cox seconded the motion., which passed 4-1 with Commissioner Robinson voting against and Commissioner Settlemier abstaining.

Grant Review

**6:58 p.m.**

Schrems asked the Commissioners if they wanted to delay review until the September 4, 2024, meeting to review all received applications at the same time. The commission was in favor of waiting until the next meeting for review.

Business from the Commission

**7:02 p.m.**

Commissioner Ryals wanted to state for the record his great respect for each member of the commission and felt it has been the best balanced and most qualified commission that he has ever served on. He wanted to include the staff in his compliment for their professionalism and willingness to help.

Commissioner Winterrowd shared her very positive review of the talk in July by Dr. David Lewis on the Tribal History of the Albany Area that they had set up for Historic Preservation month.

Commissioner Settlemier asked for clarification on the Renovation Matching Grant Program requirement to award grants only to projects for homes contributing to the National Register. Schrems answered that as the funds are federal in nature it explicitly states that they be historic contributing.

Business from Staff

**7:10 p.m.**

David Martineau called attention to the draft focus group survey questions he had compiled relating to the Article 7 update process. Schrems stated the main feedback they received was on solar panels and substitute materials.

Schrems announced that there would be a Certified Local Government meeting in November. She strongly suggested the commissioners attend as those discussions are very informative to their decision-making process. She then added that David Lewis will also be holding a talk in October at Fort Hoskins in Corvallis.

Next Meeting Date

September 4, 2024, in the Council Chambers at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:16 p.m.

Respectfully submitted,

Reviewed by,

*Signature on file*

*Signature on file*

Susan Muniz  
Recorder

David Martineau  
Planning Manager

*\*Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov).*