



LANDMARKS COMMISSION

MINUTES

October 2, 2024

6:00 p.m.

Hybrid – Council Chambers

Approved: November 7, 2024

Call to Order

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

Pledge of Allegiance

6:00 p.m.

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.

Motion: Commissioner Engeman moved to approve the minutes from September 4, 2024, as presented. Commissioner Ryals seconded the motion which passed 6-0.

Business from the Public

Albany Downtown Association Executive Director, Lise Grato provided a summary of the upcoming Downtown Newsletter.

Scheduled Business

Public Hearing Type III-Quasi-Judicial Process

File HI-18-24: Historic Review of Exterior Alterations for exterior lighting, removal of rear stairway, changes to doors, the addition of mechanical units, ADA improvements and historic review of the use of substitute materials for the replacement of exterior windows.

Chair Robinson opened the hearing at 6:07 p.m.

Commissioner Declarations

No commissioners reported a conflict of interest or ex parte contact.

All commissioners visited the site.

Commissioner Ryals reported having familiarity with the building and owner in the past but didn't consider it a conflict in terms of the deliberation.

No members abstained. There were no challenges to the Commission.

David Martineau read the hearing procedures.

Staff Report

Project Planner Alyssa Schrems presented the staff report sharing slides* of the proposed application.

Applicant Testimony

Applicant representative Laura Laroque, of Udell Engineering and Land Surveying detailing out the project plan and answering specific questions based upon different aspects of the renovation. (Doors, windows, lighting, mechanical and ADA changes.) The building is undergoing a total renovation and has undergone review by the state and National Park Service, so the plans have been thoroughly vetted. The first set of approvals is for exterior lighting, lighting that will illuminate the architecture and entrance. Exterior light fixtures attached to the building will not be visible from the street. She then discussed the window

alterations. Aluminum basement level windows will be replaced with a resin/composite material window with metal bars. The main entrance had been updated in 1960s with an aluminum frame they are going to replace with a tempered style window with a darker color. Windows will be added to the more recent modern addition.

Commissioner Settlemier had a question about the top arched full-length window on the back side, whether it was beyond repair. Laroque responded that the window spanned two separate floors and for fire code reasons the window needs to be removed, with the first-floor window section replaced and the second floor infilled. Commissioner Settlemier asked about the basement windows, some blocked and infilled and others looked in pretty good shape. He hadn't seen condition reports for the basement windows. Laroque shared that some of the windows had been blocked in with concrete without weather protection and are deteriorating. The plan is to remove the fill and replace the windows with material more weather resistant with protective bars as required.

Commissioner Winterrowd asked which windows are going to be preserved. Laroque answered that most of the windows will be reconditioned and then specified which windows had been infilled needing to be replaced and the change to the full-length window partly infilled partly restored.

Commissioner Settlemier asked about the placement of the LED lighting on the top of the building. He was assured that the lighting fixture will not be visible.

They shifted the plan review to identifying door changes and placement of mechanical units for modern heating/air on the one-story rear addition and not visible from the street. ADA accessibility requires the ramp be regraded to meet current standards with a new metal railing and overhang over the entrance door. She wanted to add that ventilation screen system is proposed on the rear basement window, not visible to the street. And an electrical box will be installed on the side of the 1960 story addition.

Commissioner Cox asked about the lighting, whether it would complement the historic nature of the building at night. Laroque confirmed it will just subtly highlight the building. The security lighting on the staircase and doorways will be more functional.

Commissioner Ryals commended the plan and was gratified that they are taking on the restoration of the majority of the windows rather than replacing them.

Public Testimony

7:00 p.m.

None.

Staff Response/Rebuttal/Procedural Questions

None.

Chair Robinson called the public hearing closed at 7:01 p.m.

Commission Deliberations

Commissioner Settlemier noted that this building had come to the city's possession in disrepair and his main concern was with the full-length window and partial covering of the second-floor portion. In general, he believed that the positives outweigh the negatives. All commissioners voiced concern and dismay that the full-length window could not be restored intact and had issue with the lack of evidence provided regarding cost prohibitive argument. Ultimately, they agreed that the extensive review of this project probably accommodated the necessity to seal that window space, as they spared no pains to restore most of the building windows wherever possible. Commissioner Robinson reasoned that there are other changes such as earthquake retrofits, etc. that occur and require accommodation and are extenuating circumstances.

Motion: Commissioner Winterrowd motioned to approve the exterior alteration and use of substitute materials including conditions of approval as noted in the staff report for application planning file no. HI-18-24. This motion is based on the findings and conclusions in support of the application made by the Landmarks Commission during deliberations on this matter. The motion was seconded by Commissioner Cox, which passed 6-0.

Business from commission

7:16 p.m.

Commissioner Winterrowd wanted to share that David Lewis, Asst Professor of Anthropology at OSU, author of the Tribal Histories of Western Oregon would be doing a workshop at Chemeketa CC in October on land use and restoration using indigenous knowledge.

Commissioner Robinson reported on NETL Campus and Building 2, he spoke with Keith Lohse from the Albany Regional Museum and sharing sensing some caution with what they could do about placement of any artifacts that may be recovered. Staff added that they are still in the process of environmental assessment and offered there may be some other options for homing any artifacts found.

Business from Staff

7:21 p.m.

Schrems announced the CLG training is scheduled for November 6, 2024. She assumed all members would benefit from those standards discussions and encouraged attendance as she found the training to be helpful. She then reported on the first round of the CLG grants and was informed that the French drain ask couldn't be funded because the state ruled that it has to be part of the actual structure and doesn't meet their guidelines.

Chris Gustaveson had contacted Schrems with a plan for additional window workshops or talks about different aspects of historic window preservation. There was some discussion about sponsoring that. Commissioner Ryals suggested the benefits to local homeowners in preserving their historic homes. They asked staff about the possibility of subsidizing scholarship spots. And noted there could be opportunities to do short lectures on restoration basics as well.

David Martineau shared they are scheduling 3 to 4 focus group meetings in November. Schrems will send out a doodle poll to those interested in participating to establish dates/time. He invited any of the commissioners to attend. They plan on asking a question about cost-effectiveness and financial feasibility as it seems to be a recurring issue in historic review. Commissioner Winterrowd offered that they had to define it in San Diego's code, and it could be a template to consider.

Next Meeting Date

The next meeting is scheduled for November 7, 2024, in the Council Chambers at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Signature on file

Susan Muniz
Recorder

Reviewed by,

Signature on file

David Martineau
Current 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.*