



LANDMARKS COMMISSION

MINUTES

November 7, 2024

6:00 p.m.

Hybrid – Council Chambers

Approved: December 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, Rayne Legras, Cathy Winterrowd, Bill Ryals, Richard Engeman, Chad Robinson

Members absent: Mason Cox (excused)

Approval of Minutes

6:01 p.m.

Motion: Commissioner Settlemier moved to approve the minutes from October 2, 2024, as presented. Commissioner Legras seconded the motion which passed 6-0.

Business from the Public

6:01 p.m.

Staff reported receiving an email from Benton County Historic Resources Commissioner Bob Honneffer nominating an individual for recognition by the Commission. He thought David Larsen's efforts in presenting weekly history classes held through Albany Parks and Recreation was worthy of mention. Staff will keep the nomination on file for next year.

Scheduled Business

6:03 p.m.

Public Hearing Type III-Quasi-Judicial Process

File HI-19-24: Historic Review of Exterior Alterations to install solar panels to an historic home at 622 Walnut Street SW.

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

Commissioner Declarations

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

Commissioners Settlemier, Robinson, Winterrowd and Legras were familiar with or drove by the site.

No members abstained from participation.

There were no challenges to the Commission.

David Martineau, Current Planning Manager read the Hearing Procedures.

Staff Report

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

Applicant Testimony

Applicant Representative, Miles Henderson, with Pure Energy Group testified online. In terms of production there is not a roof facing on the home in other directions that will produce the same amount of energy as the southern exposure. He testified that the panels will be thin and flush mounted and won't significantly be visible.

Public Testimony

6:10 p.m.

None.

Staff Response/Rebuttal/Procedural Questions

None.

Chair Robinson closed the public hearing at 6:11 p.m.

Commission Deliberations

Commissioner Engeman was interested that the applicant considered this a temporary energy upgrade until technology of energy producing shingles are available.

Motion: Commissioner Engeman motioned to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-19-24. 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 Legras, which passed 6-0.

Public Hearing Type III-Quasi-Judicial Process

File HI-22-24 Historic Review of use of substitute materials for replacement of exterior windows with vinyl windows on home located at 230 6th Avenue SE.

Chair Robinson opened the hearing at 6:14 p.m.

Commissioner Declarations

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

Commissioners Settlemier, Robinson, Winterrowd and Engeman were familiar with or drove by the site.

No members abstained from participation.

There were no challenges to the Commission.

David Martineau, Current Planning Manager read the Hearing Procedures.

Staff Report

Schrems presented the staff report sharing slides* summarizing the application. She pointed out that the house is rated historic non-contributing so automatically eligible for substitute material consideration.

Applicant Testimony

Property owner, Al Holman testified that upon purchase of the property there were many broken windows and poor living conditions. Their first order of business was to get the building properly secured from the weather. Their intent was to do work necessary to improve the living conditions for the renters. He admitted that he didn't realize there was an historic review required for replacing windows.

Commissioner Legras asked how the applicant finally came before the Commission. Holman said that separate contracted work also didn't have the required permits, and so subsequent inspections noticed the windows and found them further at fault. The landowner was heavily fined for unpermitted work and inspectors instructed them on the historic review process. He remarked that there were other vinyl windows on the house, so they just replaced the window like for like.

Public Testimony

None.

Staff/Procedural Questions

None.

Chair Robinson called the Public Hearing closed at 6:28 p.m.

Commission Deliberations

Commissioner Legras was shocked with the amount of the fine imposed. But favored approval.

Commissioner Settlemier thought the biggest issue was determining if it met the criteria as there was no good history on the windows. He felt it was more a code enforcement issue.

Commissioner Engeman concurred but saw no good reason to deny the request.

Commissioner Winterrowd agreed that a lack of documentation hampered further debate.

Commissioner Ryals noted in absence of any evidence they had to take the testimony given. But appreciated the applicant's efforts to maintain the structure.

Commissioner Robinson noted with the modifications made to the structure over the years and a lack of maintenance the fact that the applicant was making a concerted effort to make improvements weighed his opinion in their favor.

Motion: Commissioner Legras motioned to approve the use of substitute materials as noted in the staff report for application planning file no. HI-22-24. This motion is based on the findings and conclusions in the October 31, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on the matter. Commissioner Engeman seconded the motion, which passed 5-1 with Commissioner Settlemier voting in opposition.

Business from the Commission

Commissioner Settlemier asked how the City and Commission could facilitate homeowner education on the responsibility of owning historic structures.

Commissioner Engeman suggested that the historic review requirements should be provided during the sale of historic properties. Schrems reported that they tried that, but messaging was not well-received and staff time required to create and deliver messaging hampered the process. She suggested a brochure be created for those in the historic district.

Commissioner Legras recalled talking about collaboration with realtors and providing realtor training to help get the word out on renovation requirements. She noted that there seems to be a lot of miscommunications as to what it means to be in an historic district.

Commissioner Ryals brought up the necessity of updating the Albany's historic survey.

Schrems shared some of the guidelines/qualifications for Certified Local Government (CLG) funds and agreed it would be worthwhile to look at all funding avenues for updating survey of historic districts. Chair Robinson suggested reconvening on this topic at the next meeting to determine available funding resources and next steps. Martineau added the current availability of technology resources in doing the survey and documenting the inventory can greatly streamline the process.

Business from Staff

Schrems wanted some feedback from the Commission on the CLG training held in Dallas on November 6, 2024, Commissioners Engeman, Robinson and Winterrowd shared their experiences at the training. All found the discussions of window restoration interesting, that substitute materials were given some support as they provided more of a benefit to the structure, and it was suggested that review should weigh more on the window design replicating the historic nature of the structure rather than duplicating the original materials.

Commissioner Winterrowd agreed there was quite a bit on window issues but found it interesting that they use CLG money to hire technical design and assistance consultants to be on call. Schrems agreed on the

value of technical advisors for free estimates. She suggested that they may have funding to provide some consultant availability.

Next Meeting Date

The next meeting is scheduled for December 4, 2024.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:19 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.*