



LANDMARKS COMMISSION

MINUTES

October 1, 2025

6:00 p.m.

Hybrid – Council Chambers

Approved: November 12, 2025

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, Chad Robinson, Cathy Winterrowd, Richard Engeman, Rayne Legras, Mason Cox, Jim Jansen

Members absent: None

Approval of Minutes

Commissioner Winterrowd motioned for approval of the September 3, 2025, minutes with a correction to the status of the building in HI-09-25 removing non-contributing language. Commissioner Engeman seconded the motion which passed 7-0.

Business from the Public

6:01 p.m.

None.

Scheduled Business

6:04 p.m.

A. Continuance of HI-10/11-25 Type III Quasi-Judicial Process

Historic Review of Substitute Materials and Historic Review of Exterior Alterations to allow replacement of 95 aluminum-clad windows at St. Francis Hotel and EH Rhodes Building at 420 1st Ave. SW within the Downtown Commercial National Register Historic District.

The Chair directed the Commissioners attention to the letter received from the applicant requesting an extension or stay holding the hearing open to a date certain.

Laura LaRoque on behalf of the applicant reiterated their request for a continuance until next meeting scheduled for November 12, 2025. And additionally requested a 60-day extension to the 120-day decision timeline to accommodate that continuance. Staff explained that the staff already has the extension in hand.

Motion: Commissioner Jansen moved to grant the continuance of HI-10/11-25 for the historic review until November 12, 2025, at 6:00 p.m. Commissioner Engeman seconded the motion. All voted in favor of granting the continuance. (7-0) Motion carried.

B. Public Hearing Planning File HI-12-25 Type III Quasi-Judicial Process

Historic review of Exterior Alterations at 517 9th Avenue. SW for replacement of front porch posts in a different turning style.

Chair Robinson called the public hearing to order at 6:06 p.m.

Commission Declarations

No members declared any Conflict of Interest or Ex-Parte contact.

Commissioners Settlemier, Cox, Engeman, Robinson, Settlemier and Legras drove/walk by the site.

No members abstained from the deliberation.

There were no challenges to participation.

David Martineau read the hearing procedures.

Staff Report

6:08 p.m.

Alyssa Schrems, Planner, provided the staff report for HI-12-25 subject property at 517 9th Street SW. Slides were presented showing a photo of the subject porch columns and drawing of the proposed replacement column design. She noted the structure is Historic Contributing and shared the Decision Criteria and standard proposed Decision Options.

Commission Questions

None.

Applicant Testimony

6:10 p.m.

Greg Nicol didn't have anything to add to the application but was present to answer any of the Commissioner's questions. He was hoping to change the Eastlake style posts to an Italianate Style. He is happy to make alterations to the Eastlake style if necessary to get the project complete and retain historic value.

Commissioner Cox asked about the materials. Nicol answered that there wouldn't be a substitute material. It would remain wood but wants to use Doug fir versus pine for longevity.

Commissioner Engeman asked how many posts would be replaced. Nicol intended to replace all posts if there is a change in style but if like for like style his intent is to only replace damaged posts especially the one most exposed post pictured with weather damage. All other posts seem to be in serviceable condition.

Commissioner Settlemier asked about his willingness to replace like for like. Nicol explained he preferred a change in style that he could turn himself as having to order the more ornate custom turning would require special order and that would happen in pine that is less durable.

The Chair referred to the Letter from Friends of Historic Albany entered into the record which expressed a desire to maintain the turning style. Nicol asked if it would be a different application if the post design was changed. He was advised it would be. To get an exact replica custom-made would be cost prohibitive.

Commissioner Legras suggested the possibility of taking one of the other matched posts from a side not visible from the street to replace the damaged one then constructing a replacement post for that non-visible side.

Commissioner Settlemier asked if the applicant had evidence of the style during the period of significance in 1945. The applicant was unaware of the history but did offer that there was repair done to the bottom of the post since he owned it.

Public Testimony

6:21 p.m.

None.

Staff Response

Schrems noted that if the applicant wanted to submit a new design, they could do a continuance of the hearing to review the new design.

Chair Robinson closed the public hearing at 6:21 p.m.

Commission Deliberation

Commissioner Engeman appreciated the applicant keeping up on the maintenance of the home. He considered it plausible that the current style is intact and worth preserving and the other posts salvageable so fixing what is there and not replace everything just to maintain a uniform appearance.

Commissioner Robinson stated that turned posts are notoriously difficult to replicate as there are molding chops that vary with woodworkers, so it is difficult to match patterns exactly. He noted that a square post

with relief on four edges is common for an Italianate style home and not uncommon for Eastlake style. He continued that porches were usually added after the period of significance, so the proper style is uncertain.

Commissioner Jansen agreed with Commissioner Legras' idea of moving a different post to the front to replace the damaged one. He acknowledged that styles change over time as the house progresses but didn't like having a different style to be visible from the street and if one is different, they all should be changed.

Commissioner Legras shared that she personally liked the submitted style rather than going for a specially ordered post at a huge expense.

Commissioner Winterrowd pointed out that the posts have survived and for this particular house she didn't support a change in the post design but agreed replacing it with one of the other posts or repairing it is preferable and even if all were replaced, they need to be replaced in kind.

Commissioner Settlemier noted based on the information he could find the wraparound porch was added during the time an addition was built. And with the Eastlake styling the survey of the house calls out the turned posts as a character-defining feature of the house. He noted when there is a character-defining feature it should be maintained. And as the other posts have not been determined to be beyond repair, he doesn't support the change.

Commissioner Cox stated his support as the building has been a product of two different styles and so is on the threshold between the Italianate and Eastlake style. He wondered about the condition of the other posts. He believes all posts should be replaced or none. The economic feasibility of requiring posts be replaced in Eastlake style should be a consideration. Commissioner Winterrowd pointed out that there was no economic information provided. Schrems reminded Commissioners that the economic feasibility standard doesn't necessarily apply as there are no substitute material requests and exterior alterations alone are not subject to economic feasibility.

Motion: Commissioner Jansen moved to reopen the hearing on file no. HI-12-25. Commissioner Legras seconded the motion. All voted in favor to reopen the hearing.

Commissioner Jansen asked the applicant how many posts he was planning on replacing. Nicol reiterated if the design was approved, he was looking to replace all 7 posts. If required to replace like for like he would just replace the ones that are deteriorated, but replacing all would be less expensive than one custom turned post.

Commissioner Robinson clarified that the Commission is looking at the possibilities at replacing like for like and so could reject the application or do a continuance giving him time to investigate the options for custom turning one or two posts. If that proposes more posts be replaced, then the applicant would need to provide additional photographic evidence of the damage. Robinson asked what the applicant's preference to a continuation. Nicol stated that he is trying to maintain the historic value without extensive cost so preferred moving a post and remaking one to replace it in the back. His research in the city registry showed the home as an Italianate style and he believed that style was preferable and in keeping with his request and would make replacements out of cedar for longevity.

Commissioner Winterrowd summarized that if he wanted to replace all 7 posts, they would need further evidence of damage, but standards do not allow for guesses on what the style was when the home was designated. She wanted clarification on what the Commission needs from the applicant.

Schrems clarified that they are to use the Secretary of the Interior Standards for their decision. The standard for rehabilitation projects should in a reasonable manner and take into consideration economic and technical feasibility. So economic feasibility isn't required if not for a substitute material but can be considered. Commissioner Robinson suggested they need to know like for like is available, costs and how many posts need to be replaced and provide that evidence.

Commissioner Engeman agreed that the options need to be clear.

Nicol emphasized he really doesn't want to use pine and hasn't found any replacement options that don't use pine. Commissioner Robinson advised that sometimes there can be other resources that could meet the need. He emphasized that the Commission is charged with making decisions based on facts and the code.

Commissioner Legras pointed out contractor names provided by Friends of Historic Albany in their letter as a resource.

Schrems requested the applicant agree on a reasonable timeline to comply with a continuance.

Nicol preferred a December meeting date for a continuance of the hearing. Schrems offered to schedule the continuance in November and if necessary, that could be carried over to December.

Chair Robinson closed the public hearing at 6:54 p.m.

Motion: Commissioner Legras moved to continue the public hearing on HI-12-25 to November 12, 2025. Commissioner Jansen seconded the motion. All voted in favor (7-0). Schrems clarified that the record will remain open for new information.

Business from the Commission

6:55 p.m.

Commissioner Cox asked about the procedure for deliberation when the hearing is reopened for the applicant to answer questions. The Chair suggested that they should confine the discussion to questioning the applicant rather than allowing deliberation during that time. But it can be difficult to completely abstain from discussion when the hearing is reopened.

Staff Updates

Schrems announced that the Main Street Conference is the first week of October and suggested that the CLG Conference, which will be online, would be good for commissioners to attend. Staff will forward the CLG information. She also mentioned that she was working on the next newsletter.

David Martineau announced that the Citizen Advisory Group Annual Appreciation Event is on October 15th. at the Riverfront Community Center at 5:30 to 7:00. He encouraged commissioners to attend.

Next Meeting Date

The next meeting is scheduled for November 12, 2025, at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:02 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.*