



LANDMARKS COMMISSION

MINUTES

January 7, 2026

6:00 p.m.

Hybrid – Council Chambers

Approved: February 4, 2026

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, Richard Engeman, Mason Cox, Rayne Legras

Members absent: Cathy Winterrowd (excused), Jim Jansen

Approval of Minutes for December 3, 2025

Commissioner Settlemier motioned for approval of the December 3, 2025, minutes as presented.

Commissioner Cox seconded the motion, which passed 5-0.

Public Comment

6:01 p.m.

Albany Visitors Association (AVA), Visitor Service/Historic Resources Manager, Lonna Capaci, reported on the success of the various holiday activities detailing the 46th Annual Christmas Parlor Tour, Monteith House tour, and the Holiday Light Contest and Scavenger Hunt.

Scheduled Business

6:05 p.m.

HI-20-25, Type III – Quasi-Judicial Process Historic Review of Exterior Alterations to increase the size of a garage door on the alley-facing side of a building at 212 1st Avenue SE.

Chair called the Public Hearing to Order at 6:06 p.m.

Commission Declarations

No members declared any conflict of interest.

No members declared any ex-parte contact.

Commissioners Settlemier, Robinson, Cox and Engeman walked by the building.

No members abstained from the deliberation.

There were no public challenges to participation.

Reading of Hearing Procedures

Current Planning Manager, David Martineau, read the hearing procedures.

Staff Report

6:09 p.m.

Project Planner, Alyssa Schrems, summarized HI-20-25 application for Historic Review of Exterior Alteration of the Schultz building at 212 1st Avenue SE. The building is on the local historic inventory but not included as a contributing resource in any of the historic districts. She indicated the Criteria for Review and Proposed Conditions and Decision Options. She noted that the request is to change the current garage door from 8 feet to 10 feet.

Applicant Testimony

6:09 p.m.

Property owner, Josh Oare shared his intent regarding the property (brewery/restaurant) and some history on his interest and commitment to its historic restoration. He noted that brewing requires a lot of specialized equipment and increasing the door height improves the overall operation of the business and would not be visible from the street.

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Commission Questions

Commissioner Settlemier asked for details on the door options. Oare indicated which option he was considering.

Public Testimony

None.

Chair Robinson called the public hearing closed at 6:15 p.m.

Commission Deliberation

Commissioner Settlemier believed that the size increase matches the history of the building as a repair shop during the period of significance. The current door isn't historic but believes the alteration does meet the review criteria.

Commissioner Robinson was satisfied with the application. Others concurred.

Motion: Commissioner Legras moved to approve the exterior alterations including conditions of approval as drafted during this meeting for application planning file no. HI-20-25. This motion is based on the findings and conclusions in the December 31, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. A Condition was added that the door be a white, smooth finish with no light. Commissioner Settlemier seconded the motion, which passed 5-0.

Business from the Commission

None.

Business from Staff

Schrems began by announcing that Jim Jansen has stepped down from the Commission. The educational session for commissioners is being planned for February/March. She anticipates getting a new member before that. And elections will be in February.

Schrems announced that the Department of Land Conservation and Development (DLCD) has finalized their Goal 5 rulemaking relating to archeology and tribal resources. Staff approached DLCD asking to craft some sort of pilot program for what they are developing and are anticipating that there may be opportunities for mapping resources. More subsurface mapping, geology and pre-contact historic resources.

Next Meeting Dates

The next meeting is scheduled for February 4, 2026, at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 6:24 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.*