



LANDMARKS COMMISSION

MINUTES

September 2, 2026

6:00 p.m.

Hybrid – Council Chambers

Approved: September 29, 2026

Call to Order

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

Pledge of Allegiance

Roll Call

Members present: Camron Settlemier, Richard Engeman, Vance McDermott, Mason Cox, Henry Ryals, Rayne Legras

Members absent: Chad Robinson (excused)

Approval of Minutes for August 5, 2026

Commissioner Settlemier noted one change to the minutes. Commissioner Engeman motioned for approval of minutes, as amended, for the August 5, 2026, meeting. Commissioner McDermott seconded the motion. All voted and motion passed 6-0.

Comment

Lonna Capaci, Visitor Services/Historic Resources Manager for the Albany Visitors Association (AVA), visited the Albany Regional Museum to take in the new exhibit, focusing on Robert Ferguson. She mentioned the passing of Bill Maddy, a local historian from Albany. Lonna shared that she was invited by Take Root Magazine to write an article on pioneer women. She wrote about two women from the Benton and Linn County area, Sarah Helmick and Letitia Carson. Upcoming events in Albany include Antiques in the Streets on September 12th. The Albany Regional Museum will be closed for the next four months to prepare for new exhibits. History Bites on September 9th at the Albany Public Library, will feature Tai Stith, who will share on the Bureau of Mines. History Sips will be at Calapooia Brewery on September 10th, with a topic of “Looks that kill”, presented by Val Van Alstyne.

Scheduled Business

Quasi-Judicial Public Hearing on Planning File HI-13-26 - Historic Review of Exterior Alterations at the Old Armory.

Chair called the public hearing to order at 6:07 p.m.

Commission Declarations

- Declared any Conflict of Interest – McDermott – potential due to his business
- No members declared any Ex-Parte Contact
- McDermott reported a site visit. Cox and Settlemier did walk/drive by
- No members abstained from the deliberation
- There were no public challenges to participation of commission members

Reading of Hearing Procedures

Planning Manager, David Martineau, read the hearing procedures.

Staff Report

Project Planner, Jennifer Cepello, presented the staff report and slides*. This is for HI-13-26, a historic review of exterior alterations and the use of substitute materials, located at 104 4th Avenue SW. Proposal is to replace four windows on the 2nd floor.

Applicant Testimony

Silia Sequeira, from Varitone Architecture, gave information on the age and condition of the current windows and described the proposed changes. She explained that the windows were not original historic and that the current windows had failed, thus allowing water to penetrate the building. The original masonry surrounding the windows was historic and needed to be preserved. She went into detail on reasoning of the proposed project and the slight visual changes of the new window design as well as the reason for choosing the new type of window. She addressed the concerns of the testimony received and how replacing them will help to preserve the Armory.

Staff questions

McDermott asked about the water intrusion and damage to the building. He also noted that there was the assumption of the windows being original historic. Settlemier asked for a comparison in replacement of historic windows as opposed to using new ones. Sequeira explained that due to the historic masonry being very fragile that the installation of a newer window style will allow them to have a better water seal at the opening and will allow the water to weep to the exterior instead of into the structure. There were also questions as to why they chose the new type of window and the dimensions of the sash and frame. McDermott asked if the wood trim would also be replaced. Sequeira affirmed that the trim would be replaced so there would be no need to replace it, when it also eventually failed.

Public Testimony

None.

Waiver

Vice Chair asked if the applicant wished to waive the 7-day waiting period for submitting additional written arguments. Applicant agreed to waive the waiting period.

Procedural Questions to Staff

McDermott asked on how to evaluate this case since the windows were not completely original. Settlemier noted that this discussion would be part of deliberation.

Vice Chair Settlemier called the public hearing closed at 6:27 p.m.

Commission Deliberation

McDermott spoke on the type and age of windows as well as issues with maintaining the current windows. Legras noted that age of the current windows and their location have contributed to the water intrusion. Cox supported the approval and spoke on how denying the application will further deteriorate the building. Ryals explained what he had viewed of the current window assembly and why he supports the approval. Settlemier agreed that while it wasn't a perfect situation to approve the proposal, he still approved of it and saw the need to protect the masonry. McDermott was torn on the project but also wants to protect the building.

Motion: Commissioner Cox motioned to approve the exterior alterations, including the conditions of approval. Commissioner Legras seconded. The vote passed with 6-0.

Article 7 Discussion

Planning Manager, David Martineau, noted who he still needed feedback from commissioners for Article 7 discussion. He wished to combine all the information before there would be a discussion. He then reminded the group that the date for the next meeting wasn't scheduled until October 14th, due to availability of the Council Chambers. Because of this, he asked if the group would be amiable to moving that meeting to Tuesday, September 29th. They did a poll and all agreed to meet on September 29th, at 6pm. Martineau asked to have everyone submit Article 7 comments to him no later than September 15th.

Business from the Commission

With it being Henry Ryals first meeting with the Landmarks Commission, Ryals took a moment to introduce himself to the group and share a little background of himself. Commission members welcomed the new member.

Business from Staff

Martineau explained how he had met with Planning and Public Works regarding the historic rail tracks and received very positive response from the group. He showed slides* and described the location and potential opportunity to preserve the rails. He encouraged input from the group on some ideas how they would like to move forward with the project. Ideas included: gently remove more of the asphalt to expose more of the tracks, cover with a protective sealant to seal the site, utilize some of the existing grant monies to install interpretive signage calling out the site.

McDermott asked if the CLG grant money could be used to hire an expert on preserving the site. Martineau named a brick restoration person, Larry Preston. He also asked how they felt would be best to use the grant money on this project. Legras noted that just removing the asphalt could damage the underlying brick work, if there wasn't a plan on what to do next. Martineau mentioned that a conversation with Sybaris would be necessary to gauge their level of interest in preserving and restoring the tracks, which might impact the parking on that side of the street. Settlemier made mention of the need to make sure that there are no upgrades to the street that could damage the rails. McDermott asked about the time frame to use the CLG money for signage before starting the preservation process. Martineau noted that keeping it covered with the asphalt would keep it from deterioration until a plan could be made. Cox agreed and mentioned that having one parking spot of exposed tracks along with signage of its historic significance. Engeman agreed with the need to preserve the rails and appreciated that the exposed rails were located alongside the train station. He also noted that showcasing the tracks will add to the significance of trains in Albany's history. Legras shared her thanks to Liz Rapp for bringing this to the Commission's attention and how excited the group was to be part of it. There was discussion on how and if the site should be cordoned off. David asked the group for names of people that may have expertise with historic rails.

Martineau asked for articles and ideas for the upcoming Preservation Post Newsletter that will be coming out late October/early November. Settlemier recommended that they reach out to Liz Rapp to do a write-up about the rails being exposed.

Next Meeting Dates

The next meeting is scheduled for September 29, 2026, at 6:00 p.m.

Adjournment

Vice Chair Settlemier adjourned the meeting at 7:01p.m.

Respectfully submitted,

Talley Richardson
Administrative Assistant

Reviewed by,

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.*