



MINUTES

August 6, 2025

6:00 p.m.

Hybrid – Council Chambers

Approved: September 3, 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, Richard Engeman, Rayne Legras, Jim Jansen

Members absent: Mason Cox (excused), Cathy Winterrowd (excused)

Approval of Minutes for July 2, 2025

Commissioner Settlemier noted a correction to the July 2, 2025, minutes, that Commissioner Engeman seconded the motion for approval of file no. HI-06-25.

Commissioner Settlemier moved to approve the minutes for July 2, 2025, with the above amendment. Commissioner Engeman seconded the motion, which passed 5-0.

Public Comment

6:02 p.m.

Albany Visitors Association, Historic Resources Visitor Services Coordinator, Lonna Capaci gave an overview of the Summer Home Tour.

President of Willamette Association of Realtors and owner of Town and County Realty in Corvallis, Lisa Marie Boyd, presented an opportunity to educate the realtors what needs to happen during Historic Homebuying transactions. Ensuring that both buyers and sellers are aware of requirements. Boyd provided the commission with copy of a historic property addendum form*.

Albany Downtown Association, Executive Director, Lise Grato gave a downtown update and provided the August newsletter*.

Public Hearing Type III Quasi-Judicial Process File No. HI-05-25 (continuance):

Historic Review of Exterior Alterations to enclose a rear area of house and move rear door to align with the rear east wall and historic review of substitute materials for the replacement of three windows and the aluminum siding of the building located at 244 6th Avenue SE.

Chair Robinson called the public hearing to order at 6:13 p.m.

Commission Declarations

No members declared any conflict of interest or ex-parte contact.

Commissioners Engeman, Settlemier, Robinson reported site visits.

No members abstained from the deliberation and there were no challenges to participate.

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

Staff Report

6:15 p.m.

Project Planner, Alyssa Schrems presented the staff report for planning file no. HI-05-25 sharing slides*.

August 6, 2025Applicant Testimony**6:18 p.m.**

Applicant Scott Lepman addressed some of the issues identified during the initial May 7, 2025, public hearing as he was unable to attend that meeting. Lepman ran a cost analysis of the different types of siding providing the commission a handout* and stated that the cost differential provided in the agenda packet was incorrect.

Commission Questions**6:20 p.m.**

Commissioner Settlemier asked about the cost comparisons of the Hardie Plank siding versus the Cedar Siding. Lepman stated that they wanted to provide the commission with the most current numbers.

Settlemier asked about the installation costs between the different siding materials. Lepman was unsure of the cost difference since the work would not be contracted out.

Settlemier inquired about the structural integrity of the building, Lepman provided additional information and insights about the building condition and the steps needed to make repairs.

Commissioner Robinson asked for clarification on the siding reveal. Lepman noted that it would be practical to match the reveal on the garage which is roughly four inches.

Commissioner Legras asked if the entire exterior of the building will still be reframed and resheeted, regardless of whether using Hardie Plank or cedar siding. Lepman stated that he believed this to be correct.

Public Testimony**6:30 p.m.**

Lise Grato, as a homeowner of an Albany Historic District home, shared that she appreciates the dedication of neighbors in restoring historic properties and that she supports the approval of this request.

Rebuttal Testimony**6:31 p.m.**

Lepman added that he would prefer not to reside the whole structure, but that it is the proper way to restore the structural integrity of the building.

Commissioners and Lepman further discussed the reasons for using Hardie Plank siding considering it is not typically used on historic buildings, and any potential alternative uses for the existing wood siding.

Commissioner Settlemier inquired about cedar siding being cost prohibitive to project. Lepman noted that substitute material can be an option due to cost. Lepman additionally shared his concern that the presumption that the cedar siding would be clear nice cedar. This may not be true as it is a rare product in the industry, and it is more expensive.

Staff/Procedural Questions**6:37 p.m.**

None.

Chair Robinson called the public hearing closed at 6:37 p.m.

Commission Deliberations**6:38 p.m.**

Commissioner Jansen asked if the Landmarks Commission is setting a precedence by approving the application that anyone who wants to replace siding with Hardie Plank or something equivalent instead of what was there originally there can do so. Commissioners deliberated and concluded that there are many elements that factor in a decision and that all need to be considered with each application.

Commissioner Engeman said according to inventory sheet the building was originally classified as compatible and changed to historic contributing. Noticed during site visit that the original siding did not appear to be in good condition.

Schrems clarified that the language used by the state has changed, and at the time of the historic inventory it was defined as compatible versus noncompatible then at some point changed to contributing versus noncontributing.

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Settlemier struggles with the application because of the lack of knowledge that the original is beyond repair. He believes that the enclave area is a character defining feature of the house but does not have an issue with composite windows.

Chair Robinson said that if this project did not require the high level of structural repair, then would want more detail of the condition of the original siding, but due to the extent of repair, the siding is unlikely salvageable. He is satisfied with the reveal and will more closely approximate what originally was there and is satisfied with the images provided of the doors and the windows.

Motion: Commissioner Legras moved to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report, as well as a condition that the siding reveal be four to four and a quarter inch, for application no. HI-05-25. This motion is based on the findings and conclusions in the April 30, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. Commissioner Jansen seconded the vote which passed 4-1 with Commissioner Settlemier voting in opposition.

Business from the Commission**6:50 p.m.**

Commissioner Jansen stated that he would be absent from the September Landmarks Commission meeting.

Commissioner Legras discussed the Historic Property Addendum forms provided by Lisa Marie Boyd. The commission supports the effort to collaborate and provide continuing education for realtors, buyers, and sellers of historic homes. Staff and commission will work on putting something together with direction from Boyd to present in winter 2026, the exact date to be determined.

Chair Robinson shared that he attended the Oregon Trail of Tears presentation at the Albany Regional Museum and felt it was interesting, executed well, and encouraged others to attend. He also mentioned attending the cemetery tour and was impressed by the presentations.

Staff Updates**7:01 p.m.**

Schrems said that staff are continuing to work on Albany Development Code updates and aim to bring draft amendments to the Landmarks Commission for review closer to the fall or winter.

Martineau asked commission if they had ideas for next newsletter to email staff.

Next Meeting Date

The next meeting is September 3, 2025

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:04 p.m.

Respectfully submitted,

Reviewed by,

Signature on file

Signature on file

Kaitlin Martin
Administrative Services Coordinator

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.*