



LANDMARKS COMMISSION

MINUTES

February 4, 2026

6:00 p.m.

Hybrid – Council Chambers

Approved: April 1, 2026

Call to Order

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

Pledge of Allegiance

Roll Call

Members present: Camron Settlemier, Chad Robinson, Richard Engeman, Rayne Legras, Cathy Winterrowd

Members excused: Mason Cox (excused)

Election of Chair/Vice Chair for 2026

Commissioner Winterrowd nominated Commissioner Robinson for the position of Chair. Commissioner Legras seconded the nomination. Chair Robinson accepted the nomination. The vote was 5-0 in favor of Commissioner Robinson for the position of Chair.

Commissioner Legras nominated Commissioner Settlemier for Vice Chair. Commissioner Engeman seconded the nomination. Settlemier accepted the nomination. The vote was 5-0 for Commissioner Settlemier as Vice Chair.

Approval of Minutes for January 7, 2026

6:03 p.m.

Commissioner Settlemier noted a correction to the minutes. That it stated that the size increase was a better match historically as the building's history as a truck repair shop during the period of significance. His correction noted striking out the words "actually better" and "truck" in that paragraph.

Commissioner Legras motioned for an approval of the minutes with those corrections. Commissioner Settlemier seconded the motion, which passed 5-0.

Public Comment

6:01 p.m.

Visitor Service/Historic Resources Manager, Lonna Capaci, with the Albany Visitors Association (AVA) reported that the AVA Photography Contest is now open for submissions and runs through March 27, 2026. She reported that the AVA has a free app Albany Explorer with a Pioneering Women's section. She reported other Black History Month activities including Linn-Benton Community College lunchtime lectures on Black History in Oregon. Albany Public Library is also showcasing a traveling exhibit on Oregon Black History.

Scheduled Business

6:05 p.m.

HI-01-25, Type III – Quasi-Judicial Process Historic Review of Substitute Materials to replace existing wood siding with Hardie Plank at 230 6th Avenue SE.

Chair called the public hearing to order at 6:11 p.m.

Commission Declarations

No members declared any conflict of interest

No members declared any ex-parte contact

Commissioners Settlemier, Robinson, and Engeman walked/drove by the home.

No members abstained from the deliberation.

There were no public challenges to participation.

Alyssa Schrems read the hearing procedures.

Staff Report

6:12 p.m.

Project Planner, Jennifer Cepello, presented the staff report sharing slides*. She noted that staff has prepared some possible conditions for approval. They received a clarifying comment from the Friends of Historic Albany (FOHA) regarding some inconsistencies. FOHA wanted the Commission to consider specifying the style of Hardie Plank.

Commissioner Winterrowd asked if the applicant was aware of the conditions added in the staff report. Cepello noted it was posted in the staff report, but she couldn't verify their awareness of the condition that the siding should be smooth wood and not wood grain.

Commissioner Robinson wanted clarification that the condition of the siding being smooth rather than wood grain would pertain to the siding and the proposed siding trim as well. Staff responded that it does.

Applicant Testimony

6:18 p.m.

Property owner, Al Holman, stated they are just looking to upgrade the building with materials that would have longevity. He noted that they hadn't considered the trim, but replacement would be consistent.

Commissioner Questions

Commissioner Legras asked if they had planned to replace the trim. Holman shared that the trim wasn't in bad shape but they would update it as well in a smooth finish.

Commissioner Settlemier asked what condition the trim is in. Holman reported it was aged but not as badly as the siding. He asked about replacing the stone siding on the basement level. Holman agreed that he would replace it for a consistent look.

Public Testimony

None.

Rebuttal Testimony

None.

Chair Robinson asked the applicant if they wanted to waive the seven-day waiting period to submit additional written arguments. Holman agreed to waive the waiting period.

Chair Robinson called the public hearing to close at 6:25 p.m.

Commission Deliberation

Commissioner Settlemier commented that he had an issue with Criteria 4 regarding affecting the character-defining features of the building. He agreed that there had been a lot of remodeling over the years and the one defining characteristic is the wood siding. If replaced it could be considered destruction of a character-defining feature. Next, he voiced concern about replacing trim should not be allowed if it can be reasonably repaired. Older doesn't mean beyond repair. He agreed on them changing out the stone front, which was not historical.

Commissioner Winterrowd didn't have concerns about the proposal.

Commissioner Robinson witnessed the condition of the siding and with the extensive renovations done over the years, almost ensuring the siding/trim was not original so not character-defining but agreed on the condition that the siding/trim is smooth and not wood-grained.

Commissioner Legras wanted to ensure that the siding would have a five-inch reveal to keep it consistent with the rest of the siding and to keep it smooth with a five-inch reveal.

Motion: Commissioner Winterrowd motioned to approve the application for use of substitute siding and trim materials including conditions of approval as noted in the staff report with the condition requiring the siding material have a five-inch reveal with smooth texture for application planning file HI-01-26. This motion is based upon the findings and conclusions in the January 28, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter including deliberations on the additional conditions. Commissioner Engeman seconded the motion with conditions, which passed 4-1 with Commissioner Settlemier voting against.

Business from the Commission

6:32 p.m.

Commissioner Legras offered that she has walked past the building they had an application for replacing the transom window but saw that despite their discussion on the window style it was being replicated in the same style. Schrems replied that was discussed but not part of the conditions for approval.

Commissioner Robinson mentioned the training coming up and the joint work session.

Business from Staff

Schrems announced the February 26, 2026, training for Citizen Advisory Group members with two opportunities to attend. The joint work session scheduling is waiting for the new member to be onboarded. She also reported that they are eligible for the Certified Local Government (CLG) grant for training. They are in the stage of getting an agreement signed for the speaker.

The Chair asked for any ideas for May Historic Preservation Month. Commissioner Winterrowd suggested reaching out to the Black Pioneers Association to promote that aspect of Albany's history. Staff will reach out to get a representative to share with the Commission.

Schrems reminded them about Goal 5 changes and Albany archeology. They currently are scoping out what the pilot project will look like as an opportunity for Albany. What kind of technical assistance the State will provide instead of hiring a position to do that. They will start sending notice to the tribes, but that comes from the City Council. She noted that Oregon is very restrictive on archeology data and the city doesn't have access to it. It would take a certified archeologist to review the data and provide mitigation measures. Staff will keep the commission updated.

Next Meeting Dates

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

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 6:42 p.m.

Respectfully submitted,

Signature on file

Susan Muniz
Recorder

Reviewed by,

Signature on file

Alyssa Schrems
Planner II

**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.*