



LANDMARKS COMMISSION AGENDA

Wednesday, February 1, 2023

6:00 p.m.

This meeting includes in-person and virtual participation.

Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.cityofalbany.net/groups/lac/zoom>

You can use your microphone or dial in using your phone.

Call: +1 (253) 215-8782 (long distance charges may apply)

Meeting Id: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes:
 - January 04, 2023
4. Business from the Public

Persons wanting to provide comments may:

- 1- *Email written comments to cdaa@cityofalbany.net, including your name, before **noon on the day of the meeting.***
- 2- *To comment virtually during the meeting, register by emailing cdaa@cityofalbany.net before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.*
- 3- *Appear in person at the meeting and register to speak.*

5. Business from Staff
 - Conversation with City Attorney Sean Kidd
6. Business from the Commission
 - Election of 2023 Chair and Vice Chair positions
 - Preservation Month Award Discussion
 - Solar Panel Discussion

7. Business from Staff
8. Next Meeting Date: Wednesday, March 01, 2023
9. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@cityofalbany.net or call 541-917-7550

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



LANDMARKS COMMISSION

MINUTES

January 04, 2023

6:00 p.m.

Hybrid – Santiam Room

Draft

Call to Order

Commission Vice Chair Jim Jansen called the meeting to order at 6:00 p.m.

Pledge of Allegiance

6:00 p.m.

Roll Call

Members present: Jim Jansen, Chad Robinson, Rayne Legras, Oscar Hult, Dave Smith, Bill Ryals

Members absent: Jolene Thomson (excused)

Approval of Minutes

6:01 p.m.

Motion: Commissioner Robinson moved to approve the meeting minutes from December 7, 2022, as submitted. Commissioner Hult seconded the motion which passed 5-0, with Commissioner Jansen abstaining as he was not present at the meeting.

Business from the Public

6:02 p.m.

Pilots Debbie Origer from Albany and Mark Baxter from Corvallis addressed the commission presenting "Wings Over Willamette Museum" a proposed working museum at the 1929 hanger at the Albany Municipal Airport S12. Origer and Baxter shared a PowerPoint* presentation which gave an overview of the history of the airport and showed historic pictures as well as current photos of the building. Origer and Baxter shared their ideas and visions for the project.

Commissioner Hult questioned if it was on the National Historic registry which Origer and Baxter confirmed.

Commissioner Hult asked about a timeline, which Origer responded that they are aiming for completion in 2029 to celebrate 100 years. Additional discussion followed.

Public Hearing-Type III-Quasi-Judicial Process:

6:23 p.m.

File HI-16-22: Historic Review of Exterior Alterations and Use of Substitute Materials at 411 2nd Ave SW.

Vice Chair Jansen opened the public hearing at 6:24 p.m.

Declarations by the Commission

6:24 p.m.

No commissioners had a conflict of interest or ex parte contact.

Members Hult and Jansen reported a site visit.

No members abstained from participating.

No one challenged the commission.

Commissioner Hult declared that his personal business does a lot of business with First Hands Seconds (applicant). Project Planner Alyssa Schrems asked if he thought he could remain unbiased, which Hult replied he could.

Staff Report

6:28 p.m.

Meeting procedures were read by Current Planning Manager David Martineau. Schrems delivered the Staff Report and discussed the review criteria.

Commissioner Hult inquired about the conditions of approval, which Schrems answered were located on page nine of the Staff Report.

Commissioner Smith stated that he did not receive comments from Friends of Historic Albany until 5:22 p.m. and did not have adequate time to review.

Testimony from the Applicant

6:33 p.m.

Taylor Roosa, applicant gave a brief overview of the proposed exterior renovations. Roosa also shared some of the building's history.

Commissioner Hult inquired how it was determined that the windows were unrepairable. Roosa stated that her contractor Matt Pyburn had inspected them, and it was determined that it would be very costly and virtually impossible to repair. Pyburn gave additional information regarding status of window conditions.

Commissioner Robinson questioned if a window contractor/vendor had been locked down. Pyburn said that they hadn't yet and provided additional insight into the window options that they had investigated.

Additional Commissioner/applicant discussions regarding window options followed.

Commissioner Robinson inquired if the only substitute materials being used on the renovation were for the window repair, which the applicant replied that they were.

Coleen Anderson, CEO of Mercy House International (operators of First Hands Seconds) introduced herself and expressed her excitement to be able to improve another downtown building.

Testimony from the Public

6:50 p.m.

Schrems read a letter from Joel Orton, with Friends of Historic Albany thanking the applicant for their work and stated that they were in favor of the project with the conditions of approval described in the staff report.

Applicant Rebuttal Testimony

6:50 p.m.

None.

Staff Response

6:50 p.m.

None

Procedural Questions

6:50 p.m.

None.

Vice Chair Jansen closed the Public Hearing at 6:53 p.m.

Commission Deliberation

6:53 p.m.

Commissioner Hult stated that the preservation sounds great and believes that it follows the Secretary of the Interior Standards and is satisfied with use of substitute materials.

Motion: Commissioner Hult moved to approve the request as submitted with conditions of approval that are stated in the staff report. Commissioner Ryals seconded the motion, which passed 6-0.

Public Hearing-Type III-Quasi-Judicial Process:

6:57 p.m.

File HI-15-22: Historic Review of Exterior Alterations at 717 Calapooia St SW.

Vice Chair Jansen opened the public hearing at 6:58 p.m.

Declarations by the Commission

6:58 p.m.

No commissioners had a conflict of interest or ex parte contact.

Members Robinson and Jansen reported a site visit.

No members abstained from participating.

No one challenged the commission.

Staff Report

7:00 p.m.

Meeting procedures were read by Current Planning Manager David Martineau. Project Planner Alyssa Schrems delivered the staff report.

Commissioner Hult questioned how staff could say that this application meets the criteria of Secretary of the Interior's Standards, which Schrems addressed.

Testimony from the Public

7:02 p.m.

Schrems read comments from Joel Orton, with Friends of Historic Albany, who asked that the Landmarks Commission deny the applicants request to add solar panels the roof which would be clearly visible from the street.

Schrems also read email comments received by three neighbors of the applicants who were all in support of the installation of the solar panels.

Commissioner Legras asked why this application had come to the commission, which Schrems clarified was because they are being mounted on the front of the house and visible from the street.

Testimony from the Applicant

7:09 p.m.

Homeowners Kim and Michael Riccitelli addressed the commission and explained the need for the solar panels as a necessary utility upgrade as well as the reason that they cannot be mounted to the back of the house.

Additional Public Testimony

Cameron Settlemier, representing Friends of Historic Albany shared concerns regarding the proposed project application.

Applicant Rebuttal Testimony

7:14 p.m.

Applicants shared information about the solar study completed, and shared reasons why solar panels would be on front of home instead of rear, which was not what they wanted but what would be needed to provide the alternate power source.

Staff Response

7:15 p.m.

Schrems provided additional clarification into the two options for exterior alteration criteria.

Procedural Questions

7:15 p.m.

None.

Vice Chair Jansen closed the Public Hearing at 7:15 p.m.

Commission Deliberation

7:16 p.m.

Commissioner Robinson addressed the commission regarding how solar panel additions with street visibility are inconsistently approached. Additional concerns expressed.

Motion: Commissioner Legras moved to approve the request with conditions of approval as noted in the staff report. Commissioner Jansen seconded the motion, which passed 4-2 with commissioners Hult and Smith voting against.

Business from Commission

7:20 p.m.

Commissioner Ryals gave a brief update regarding windows for the old Albany High School which was addressed at the December meeting and will continue to explore possible options/solutions and carry over to the February Landmarks commission meeting.

Commissioner Smith shared his support for commissioner Robinson's comments regarding inconsistency with solar panels. Commissioner Ryals concurred, and additional solar panel discussions followed.

Commissioner Robinson questioned if there had been any applicants for grants, which Schrems addressed.

January 4, 2023

Various commissioner/staff conversations followed regarding upcoming meetings/workshops as well as awards and other happenings.

Discussion including mid-century modern buildings and potential local districts among commissioners and staff followed.

Business from Staff

7:54 p.m.

Schrems asked if commissioners were interested in doing workshops and will begin coordinating this once availability is gathered.

Lise Grato with the Albany Downtown Association addressed the commission sharing that the Revitalization Grant opportunity has returned, and they are accepting preapplications for buildings and businesses within the downtown districts.

Next Meeting Date

The next regularly scheduled meeting is on Wednesday, February 01, 2023

Adjournment

Hearing no further business, Jansen adjourned the meeting at 7:57 p.m.

Respectfully submitted,

Reviewed by,

Kaitlin Martin
Administrative Assistant I

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@cityofalbany.net.*