



LANDMARKS COMMISSION

MINUTES

Wednesday, April 3, 2024
Meeting
Council Chambers, City Hall
Approved: May 1, 2024

Call to Order

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

Pledge of Allegiance

6:00 p.m.

Roll Call

Members present: Chad Robinson, Camron Settlemier, Mason Cox, Cathy Winterrowd

Members absent: Bill Ryals (excused) Richard Engeman (excused), Rayne Legras

Approval of Minutes

6:02 p.m.

Motion: Commissioner Settlemier moved to approve the minutes from March 6, 2024, with a correction to the date of the restored fire truck to 1925. Commissioner Cox seconded the motion, which passed 4-0.

Business from the Public

6:03 p.m.

Executive Director of the Albany Downtown Association, Lise Grato announced the upcoming community events for April.

Public Hearing-Type III – Quasi-Judicial Process

6:06 p.m.

File HI-02-24: Historic Review of Exterior Alterations to add solar panels at 538 4th Avenue SW.

Chair Robinson opened the public hearing at 6:06 p.m.

Declarations by the Commission

6:07 p.m.

No members declared a Conflict of Interest or any Ex-parte contact.

Commissioners Settlemier, Winterrowd and Cox reported a site visit.

No members abstained from participation. There were no challenges to participants in these proceedings.

Meeting Procedures were read by Current Planning Manager David Martineau.

Staff Report

6:08 p.m.

Project Planner II Alyssa Schrems presented the staff report and discussed the review criteria related to the decision are 7.120 – 7.165 for exterior alterations.

Staff recommended approving the request with conditions of approval.

Applicant Testimony

Louis and Karen Hans, property owners, provided testimony. The applicant (contractor), Benjamin Steffen was unavailable.

Commissioner Settlemier asked about the pitch of the roof where the large central solar panel would be installed. Karen Hans replied that that specific portion of the roof was flat. Hans testified that in their planning for the array the objective was to limit any visibility from 4th Avenue and Calapooia and still achieve the greatest solar return.

Commissioner Settlemier wanted to verify that the largest panel would be on the flat portion of the roof. Karen Hans added that the central panel would have a slight 26-degree tilt from the flat roof to face south

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and maximize solar potential, but they wouldn't be visible from 4th Avenue or Calapooia Street. The structure of the house with the height of the first floor and peaks of the roof it would be difficult to see the panels from the street. The only panels visible would be towards the alley.

Public Testimony

None

Applicant Rebuttal

None

Staff Clarification

Schrems added she did a site visit and that the flat part of the roof is hidden, aside from some visibility in the alley, the pitch of the roof will mask it from view.

Procedural Questions

None

Chair Robinson closed the public hearing at 6:21 p.m.Commission Deliberations

Commissioner Settlemier expressed concerns about the slight tilt on the flat portion of the roof. The panels over the kitchen are not visible from the street sides. The Commissioner noted his hesitation with the 26-degree tilt and without the applicant being present to adequately answer he found it disconcerting to know exactly how it would affect the visibility. He expressed that a condition should include the panels being parallel to the roof.

Commissioner Winterrowd appreciated the concern but in reviewing the standards and findings she didn't find there to be a prohibition to some visibility as it is temporary and can be removed, with no impact to historic materials or features. She appreciated the owners' efforts designing the panel array in the least visible portion of the roof. Commissioner Robinson did note that there was a change in language for criteria from prohibited to not recommended. Commissioner Settlemier noted there was a technical bulletin from the Secretary of the Interior recommending that solar panels while they may be visible on the side should not be visible from the front façade.

Motion: Commissioner Winterrowd moved to approve the exterior alterations for solar panels as described in planning file no. HI-02-24 with the conditions as described in the staff report. This motion is based on the findings and conclusions in the March 26, 2024, staff report and findings made by the Landmarks Commission during deliberations on this matter. Commissioner Cox seconded the motion, which passed 3-1, with Commissioner Settlemier voting against.

Historic Preservation Awards**6:30 p.m.**

Alyssa Schrems reviewed the award nominations from the last meeting and provided photos of the nominations. She put it to the Commission whether they wanted to award all four nominations as they are different categories rather than just choosing one. The Commissioners agreed that all nominations were distinctive and deserving. Schrems suggested presenting the awards at the Landmarks meeting rather than at the City Council. Since Landmarks meetings generally doesn't have many from the public attending, other avenues were discussed, and Schrems will follow up with ideas.

Business from the Commission**6:46 p.m.**

None.

Staff Updates

Schrems reported that the city received their grant from the State of Oregon for \$16,500. These grants would be a one-to-one match for applicants. Half of the budget will go to pass-through grants for historic restoration. She encouraged members to help promote those projects.

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Schrems reported that they are set for the apple orchard tour in July. She is working with the City Forester to lead the interpretive tour.

Martineau reported that they are finishing the design of the postcard survey.

Next Meeting Date

Wednesday, May 1, 2024, at 6:00 p.m. in the Council Chambers.

Adjournment

Hearing no further business, Chair Robinson adjourned the meeting at 6:53 p.m.

Respectfully submitted,

Reviewed by,

Signature on file

Signature on file

Susan Muniz
Recorder

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.*