



LANDMARKS COMMISSION AGENDA

Wednesday, January 7, 2026

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.albanyoregon.gov/groups/lac/zoom>

Phone: 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

- December 3, 2025 [Pages 3-5]

4. Public Comment

5. Scheduled Business

A. HI-20-25, Type III – Quasi-Judicial Process [Pages 6-30]

Summary: Historic Review of Exterior Alterations to increase the size of a garage door on the alley-facing side of a building (212 1st Avenue SE). (Project Planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)

Persons wanting to provide testimony may:

- 1- *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***
- 2- *To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov 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.*

6. Business from the Commission

7. Staff Updates

8. Next Meeting Date: February 4, 2026

9. Adjournment

albanyoregon.gov/cd



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@albanyoregon.gov 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

December 3, 2025

6:00 p.m.

Hybrid – Council Chambers

Approved: Draft

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, Cathy Winterrowd, Mason Cox

Members absent: Jim Jansen, Richard Engeman, Rayne Legras (excused)

Approval of Minutes for November 12, 2025

Commissioner Settlemier motioned for approval of the November 12, 2025, minutes as presented.

Commissioner Cox seconded the motion, which passed 4-0.

Public Comment

6:01 p.m.

Albany Visitors Association (AVA), Visitor Service/Historic Resources Manager, Lonna Capaci, was unable to attend but sent a request to the Chair with her report asking if he would share it for the record.

Chair Robinson shared AVA's report that the Annual Christmas Parlor Tour is scheduled for Sunday, December 14, 2:00 pm to 7:00 pm. Also, the AVA Annual Nighttime Magic Holiday Light Contest is underway, and homeowners are invited to enter their holiday displays to be included on a map of participating homes encouraging residents and visitors to explore the lights.

Scheduled Business

6:02 p.m.

A. (Continuance) HI-10/11-25, Type III – Quasi-Judicial Process Summary

Historic Review of Substitute Materials and Historic Review of Exterior Alterations to allow the replacement of 95 windows with aluminum-clad windows at the St Francis Hotel and EH Rhodes Building at 420 1st Avenue.

Chair noted a memo* that was received by Commissioners from Scott Lepman Co. and Sable Drive LLC requesting an extension. He verified that staff was in agreement with the 60-day extension.

Chair called for a vote. All voted in favor of granting the 60-day extension (4-0).

B. HI-16-25, Type III – Quasi-Judicial Public Hearing

Historic Review of Exterior Alterations to allow adding a vented polycarbonate sheet for window protection to windows on the north façade 1892 restored colored flash glass on building at 400 Santiam Road SE.

Chair Robinson called the public hearing to order at 6:04 p.m.

Commission Declarations

No members declared any Conflict of Interest.

Ex-Parte Contact-Commissioner Settlemier disclosed that he was a board member of the Cumberland Community Event Center and during that time there was discussion about potentially using some kind of plastic protection for the windows although he hadn't any recent conversations about it or seen the detailed proposal until given the agenda packet. His decision will be based strictly on the ADC Chapter 7 and evidence presented. Commissioner Cox disclosed he had also been a member of that board but resigned over a year ago and noted he could make a fully impartial decision.

The Chair stated his confidence in the Commissioners ability to remain unbiased.

Commissioners Settlemier, Robinson, Cox, had passed by frequently.

No members abstained from the deliberation.

There were no public challenges to participation.

Reading of Hearing Procedures

Project Planner Jennifer Cepello read the hearing procedures.

Staff Report

6:09 p.m.

Cepello summarized HI-16-25 for Historic Review of building at 1400 Santiam Rd SE., a restored, relocated Cumberland Church currently under restoration. She reviewed the Criteria for Review and Proposed Conditions Exterior Alterations/Substitute Materials. This application is for alterations providing protection for the recently restored windows with polycarbonate vented covers. The applicant has submitted examples of this material used in other applications.

Commissioner Winterrowd asked for clarification on the status of the structure as listed individually on the national register. Cepello answered that the location of the property is not within a historic district but is individually listed.

Applicant Testimony

6:12 p.m.

Joel Orton spoke representing the Cumberland Community Event Center. He reported that they have completed all the window restoration on the building. The north façade has the most windows and they are focusing protection efforts on that side. Orton added that December 14th during the Parlor Tour the Church will be open as well for tours.

Commission Questions

Commissioner Settlemier asked how the polycarbonate would be attached or held in place. Orton replied referencing the details in the application that clips will be employed to attach the polycarbonate to the wood frame to minimize any damage as well as adding foam strips to cushion the frame from the window sash.

Public Testimony

None.

Staff Response

None.

The Chair called the public hearing closed at 6:15 p.m.

Commission Deliberation

Commissioner Robinson commented that this was a good thorough application and understands the necessity of the alteration in protecting the restoration effort.

Motion: Commissioner Winterrowd moved to approve the exterior alteration including conditions of approval as noted in the staff report for application planning file number HI-16-25 this motion is based on the findings and conclusion in the November 26, 2025, staff report and findings in support of the application made by the Landmarks Commission during the deliberations. Commissioner Cox seconded the motion, which passed 4-0.

Business from the Commission

None.

Business from Staff

Planner II Alyssa Schrems noted that Jennifer Cepello was present for cross-training. Schrems provided some background on Cepello's tenure with the Planning Department and her current position as Planner III and the Floodplain Manager.

Schrems then shared that although no one made it to the Certified Local Governments training, she noted that they are really pushing for multiple property listings for National Register properties and on Goal 5 Tribal Protections and Archeology updates.

Next Meeting Dates

The next meeting is scheduled for January 7, 2026, at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 6:21 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

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.*



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Staff Report

Historic Review of Exterior Alterations

HI-20-25

December 31, 2025

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a commercial structure on a developed lot listed on the Local Historic Inventory (Attachment A). The applicant proposes to increase the height of the garage door opening on the back of the structure.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Josh & Tiesha Oare, 2040 Crittendon Loop NW, Albany, OR 97321
Address/Location:	212 1st Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CD; Tax Lot 04900
Zoning:	Central Business (CB) (Local Historic Inventory)
Total Land Area:	3,065 square feet
Existing Land Use:	Commercial- Restaurant
Neighborhood:	Central Albany
Surrounding Zoning:	North: Central Business (CB) East: Central Business (CB) South: Central Business (CB) West: Historic Downtown (HD)
Surrounding Uses:	North: Commercial, Retail East: Residential, Multiple Unit, Parking Lot South: Commercial, Retail West: Commercial, Retail
Prior History:	HI-03-05: Historic Review of New Construction to restore windows in openings that were covered and add a marquis-style awning.

Notice Information

On December 10, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On December 29, 2025, notice of public hearing was posted on the subject site. As of December 29, 2025, no public testimony has been received.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

- 1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR**
- 2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 212 1st Avenue SE in the Central Business (CB) district. The surrounding properties are in the Central Business (CB) and Historic Downtown (HD) zoning district. Surrounding properties are developed with retail commercial businesses.
- 1.2 Historic Rating. The subject building is individually listed on the Local Historic Inventory.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Commercial Brick (Attachment B).
- 1.4 Prior Alterations. The nomination form notes that windows on the front façade were changed around 1965 and a rear addition was added to the building around 1940. In 2005, a review was completed to restore windows in openings that were covered and add a marquis-style awning.
- 1.5 Proposed Exterior Alterations. The applicant proposes to increase the size of the garage door opening on the rear of the structure from seven feet to ten feet (Attachment C). This change is proposed in order to support the future commercial use of the building.

Based on the facts provided, the applicant is proposing to increase the size of the garage door opening on the rear of the structure, with no proposed increase in height of the structure. Based on these facts, ADC 7.150(2) appears to be met.

- 1.6 Building Use (ADC 7.160(1)). The building's original use was as a commercial building. The 1911-1912 City Directory lists Metzger & Sons Heating and Ventilating as tenants of the building. The building is still used as a commercial space and has housed a variety of uses, most recently a restaurant. The applicant intends to continue using the building for commercial use, with the proposed changes intended to support a future brewery.

Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

- 1.7 Historic Character (ADC 7.160(2)). The structure was constructed in 1910 in the Commercial Brick style. Distinctive features of the building include simple pilasters, panels, lintel molding in raised brick, and a panel that says Schultz 1910 on the center of the front façade.

The applicant does not propose any changes to the distinctive features that are present on the front and side facades of the structure. Based on these facts, the proposal appears consistent with ADC 7.160(2).

- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The structure is designed in the Commercial Brick style, with a rear garage addition that is dated around 1940. The applicant is proposing to increase the size of the garage door opening facing the alleyway in order to accommodate equipment and materials in a safer manner. The applicant is proposing a roll-up style garage door (Attachment D). Based on the design, the proposed garage door will not create a false sense of historic development. Based on these facts, the proposal appears consistent with ADC 7.160(3 and 4).
- 1.9 Distinctive Characteristics (ADC 7.160(5)). The applicant does not propose any work that would affect the distinctive features of the building. All proposed work is on the rear façade of the structure.
- Based on these facts, criterion ADC 7.160(5) appears to be met.
- 1.10 Deteriorated Features (ADC 7.160(6)). No distinctive features are noted as being deteriorated and no work is proposed on historic features.
- Based on these facts, criterion ADC 7.160(6) appears to be met.
- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in association with the enlargement of the garage door opening. Based on these facts, criterion ADC 7.160(7) is met.
- 1.12 Significant Archaeological Resources (ADC 7.160(8)). No ground disturbing work is proposed with this application. As no groundwork is proposed, no disturbance of any archaeological resources is anticipated. Based on these facts, this criterion appears to be met.
- 1.13 Historic Materials (ADC 7.160(9)). The applicant proposes to enlarge the garage door opening on the rear façade of the structure. The applicant states that the alteration will only affect the building's T1-11 siding, whereas the property's historic significance is characterized by its brick exterior. The work is not anticipated to affect any of the brick exterior.
- Based on these facts, criterion ADC 7.160(9) appears to be met.
- 1.14 New Additions (ADC 7.160(10)). The applicant states they are not proposing any new additions or adjacent or related new construction. Based on these facts, the criterion in ADC 7.160(10) is met.

Conclusions

- 1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.
- 1.2 The Commission may determine if the proposal is consistent with the Secretary of the Interior's Standards in ADC 7.160.

Overall Conclusions

This proposal seeks to increase the height of the garage door opening on the back of the structure.

Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

Option 1: Approve the request as proposed;

Option 2: Approve the request with conditions of approval;

Option 3: Deny the request.

Motions

Approval: *I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-20-25. This motion is based on the findings and conclusions in the December 31, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Approval with new conditions of approval: *I move to approve the exterior alterations including conditions of approval as **drafted during this meeting** for application planning file no. HI-20-25. This motion is based on the findings and conclusions in the December 31, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Denial: *I move to deny the exterior alterations as detailed in planning file no. HI-20-25. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.*

Conditions of Approval

- Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.
- Condition 2 **Historic Review**– A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

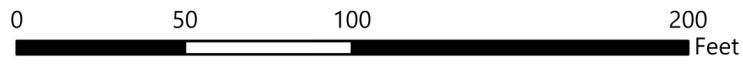
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal
- D. Additional Info-Garage Door

Acronyms

ADC	Albany Development Code
CB	Central Business District
HD	Historic Downtown District



G:\Users\alabass\OneDrive - City of Albany\Desktop\Notice Map Templates\Notice Map Templates.aprx



Date: 12/9/2025 Map Source:

212 1st Ave SE

Location Map

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN**

FIELD NO.: 4

HISTORIC NAME: Schultz Building

COMMON NAME: Schultz Building

ADDRESS: 212 First Avenue SE

CITY: Albany

OWNER: Julian H. Burroughs, P. O. Box 12865, Salem, OR 97309

BUILDER: Unknown

T/R/S: 11S, 3W, 6

TAX LOT: 4900

ADDITION: Eastern Addition

BLOCK: 15

MAP NO: 11-3W-6CD

LOT: N/A QUAD: Albany

DATE OF CONSTRUCTION: c. 1910

ORIGINAL USE: Store

PRESENT USE: Books and video store (1500 sq ft)

ARCHITECT: Unknown

THEME: 20th Century architecture/commerce

STYLE: Commercial brick

BLDG. XXX

STRUC.

DIST.

SITE OBJ.

PLAN TYPE/SHAPE: Rectangle

FOUNDATION MATERIAL: Brick

ROOF FORM & MATERIALS: Flat, decreases to one-story in back

WALL CONSTRUCTION: Brick

PRIMARY WINDOW TYPE: Rectangle

EXTERIOR SURFACING MATERIALS: Brick, common bond pattern

DECORATIVE FEATURES: Simple pilasters, panels, lintel molding in raised brick, panel that says Schultz 1910 on center front facade

OTHER: None

CONDITION:

GOOD

FAIR XXX

POOR

MOVED

DATE:

NO. OF STORIES: 2

BASEMENT (Y/N): Y

STRUCTURAL FRAME: Brick

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Windows on front facade c. 1965, rear addition c. 1940

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing commercial building on the east side, west of the building is parking lot

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): Important as a buffer for the downtown commercial district. One of the few commercial buildings built on the east side (Hackleman Addition). Largest surviving brick commercial building on the east side of the downtown.

Mr. Schultz was the manager of the Albany Opera House in 1913 which was located next door. 1911-12 City Directory lists Metzger & Sons, Heating and Ventilating.

SOURCES: Sanborn Fire Map 1912, City Directory 1911-12

NEGATIVE NO.: 0-2

SLIDE NO.: 4

ASSIGNED RATING: Secondary

DATE: 07-91

RECORDED BY: R. Keeney

DATE: 03-07-90

H1-03-05

SHPO INVENTORY NO: _____

THE OFFICE OF
ROBERT DORTIGNACQ, AIA
ARCHITECTURE • HISTORIC PRESERVATION

MEMORANDUM

FILE: Albany CARA
 DATE: November 3, 2008
 REPORT BY: Robert Dortignacq
 TO: Kate Porsche, Anne Catlin, Jay, Janice Annun
 PRESENT: Above, Gary Stutzman, Rob Dortignacq
 RE: Site Meeting at the building, the historic Schultz Building, to review proposed second floor rehabilitation, possible revision for fire life safety code improvements, and CARA considerations

The building, interior sited on the south side of East First, occupies most of its full CB zoned site with two stories. A rear addition occupies the back 38 feet to the alley. It is approximately 102 feet long and 24 feet wide at the front, widening to 28 feet at the rear addition area [this portion has only the lower floor level]. The building is constructed of brick walls, [some clay tile infill at the rear addition]. Interior floor is concrete. The roof framing is wood joists framed into heavy timber cross beams approximately sixteen feet apart. The second floor has a relatively new side entry stair, but is otherwise open space. On the east side there is a detached apartment building and side yard. On the west there is an open parking lot (same ownership).

The 1910 c. Schultz building is not located in an historic district, but is listed as a local historic resource. It would not qualify for Special Assessment or federal tax credits.

The building is used for retailing (an M occupancy) at the main level. Jay and Janice are contemplating a single residential unit at the second floor. There was residential use from 1962-72. For that use, the three existing infilled windows are desired to be opened up on the west wall. The general interior layout could be living space on the north, kitchen in the middle, and bedroom at the south. They desire a soaking tub, possibly at the southeast corner of the space. Jay to fax Rob his sketch for comments.

Gary Stutzman, identified some possible code upgrades that may be required. Use of the second floor for dwelling would require fire sprinklers (water service is on the south side of 1st); with a standard type 13 commercial rating at the first and 13R rating at the second floor. Gary thought a connection vault would be necessary, but Jay shall confirm with the sprinkler company. Gary also felt that the parking lot would need to be tied to the building parcel in order to allow opening of the windows on the property line.

The second floor is uninsulated [exposed brick walls, open wood joists and no attic, single pane wood double hung windows]. Energy upgrades, and moisture control will be issues to resolve for the dwelling design; [code values are: walls R21, ceiling R38]; partial upgrade with appeal due to historic nature may be possible. The existing first floor furnace that is located mid way on the west side wall shall be retained and enclosed.

OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 4

NAME: Julian H. Burroughs

ADDRESS: 212 First Avenue SE

QUADRANGLE: Albany

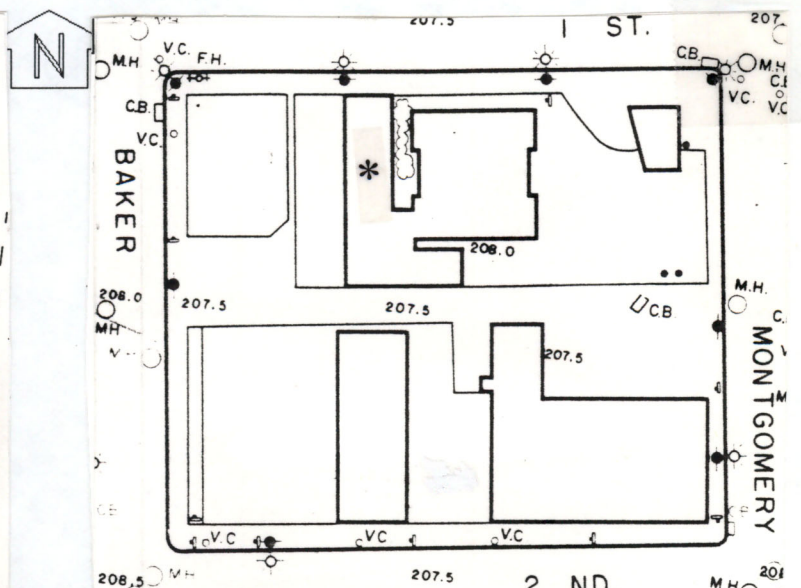
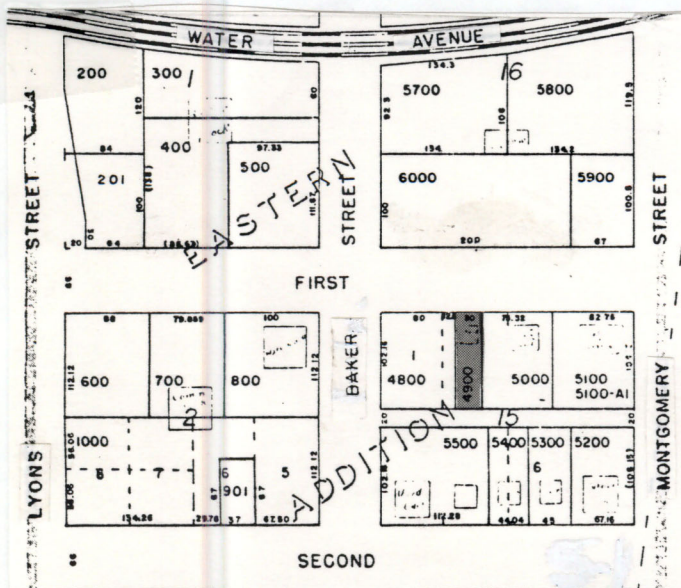
T/R/S: 11S, 3W, 6

MAP NO.: 11-3W-6CD TAX LOT: 4900



NEGATIVE NO.: 0-2

SLIDE NO.: 4



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & R. Keeney

SHPO INVENTORY NO: _____



City of Albany – Historic Review of Exterior Alteration, Review Criteria Responses, and Project Pictures and Drawings

Project: Titan Valley Brewing Tenant Improvement Plan

Address: Schultz Building
212 1st Avenue SE
Albany, Oregon 97321

Applicant: Josh Oare, Business and Building Owner
JTHO LLC (DBA Titan Valley Brewing)
2040 Crittenden Loop NW
Albany, Oregon 97321
PH: 541-979-4422

Contractor: White Buffalo Construction LLC
CCB# 253053
35146 Oakville Road SW
Albany, Oregon 97321
Contact: Tyler Brinson
PH: 541-971-1135

Architect: Varitone Architecture, LLC
231 2nd Avenue SW
PO Box 3420
Albany, Oregon 97321
Architect: Christina Larson, AIA, NCIDQ, LEED AP
PH: 541-497-2954

1. Proposal of Exterior Change

The proposed exterior changes are located at the back of the building where the existing garage door is located. The current garage opening is roughly seven feet tall; this served a purpose when it was used as a car repair garage in the past. However, for the safety of moving taller equipment and improved transportation of raw materials needed for brewing it would be better suited to be ten feet tall. This change, if approved, would be part of the overall tenant improvement plan (BLD-0191-25) to support the future brewery of Titan Valley Brewing. Please see the associated pictures and drawings for the changes ([4. Pictures and Drawings](#)).

2. Historic Review of the Schultz Building

Name Origin: The building takes its name from H.R. Schultz, who managed the Albany Opera House—an iconic cultural venue in the early 20th century. The Opera House, located just east of the Schultz Building, now serves as an apartment complex, but its legacy as a center for arts and entertainment remains significant.

2.1. *Historic Significance*

The Schultz Building is considered a historic contributing structure due to:

- Its construction period, which aligns with Albany’s downtown development boom.
- Its proximity to the historic core of the city.
- Its distinctive front façade, which reflects architectural trends of its era.

The most recent historic alteration occurred in 2005 (HI-0003-05), when a marquee-style awning was added to the front, enhancing its visual presence while respecting its historic character.

2.2. *Chronology of Uses*

The building’s varied uses over the decades tell a story of Albany’s evolving economy and culture:

- Up to 1939: Horskey’s Top & Harness Shop – serving the needs of a horse-powered era.
- 1939–1941: Albany Paint and Body Shop – marking the rise of automobile culture.
- 1948: Miller & Sheppard Welding & Repair Shop – reflecting post-war industrial growth.
- 1950: Jack’s Radiator Service – catering to the automotive boom.
- 1952: Arnold’s Garage – continuing its role in vehicle maintenance.
- 1957–1968: Albany Neon Signs Inc. – a nod to mid-century advertising and design trends.
- 1972–2002: The Adult Shop – a controversial yet notable chapter in its history.

- 2004: Full House Furniture Consignment – signaling a shift toward retail and home goods.
- 2019–2024: Home Grown Oregon Foods – embracing the modern farm-to-table movement.

2.3. Cultural Context

From its early days tied to the Opera House to its later role in automotive services, signage production, and even niche retail, the Schultz Building mirrors Albany’s transformation from a horse-and-buggy town to a modern community. Each tenant reflects broader social and economic trends, from industrialization and car culture to contemporary dining and sustainability. Now, a milestone in the building’s history, as the building will be home to a new brewery in the downtown area.

2. Review Criteria Responses

The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

- a. Fact: The renovation to the back of the building will only minorly affect the wood framed part of the building; no existing brick will be removed or affected in this process.
- b. Fact: The finished panels that will be affected are T1-11 which was put in place after 1945. T1-11 was not invented until the 1960s.

3. The Secretary of the Interior’s Standards for Rehabilitation Responses

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - a. Fact: The property has been in multiple uses over the years. Recently, there was a restaurant.
 - b. Fact: Current plans do not change any existing brick or material that may have been in place before 1946.
 - c. Findings: The current planned and city approved use is for the building to serve as a brewpub which falls within the use criteria for Central Business in Article 5.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

- a. Fact: No removal of historic materials is needed for this alteration. Only alterations to the back of the building will be made, and materials like T1-11 will be removed to expand the height of the garage door.
- b. Findings: Based on the above fact, materials added post-1945 have no historical significance according to Article 7 of the Albany Development Code.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- a. Fact: The original building and its brick exterior will not be impacted by the proposed change.
- b. Findings: No additions are being proposed that would create a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- a. Fact: The back of the building was renovated after 1945 as evident by the materials used like T1-11 because of a fire based on a visual examination of scorched wood and brick on the interior in the back of the building ([Appendix A](#)).
- b. Findings: Structures and materials added post-1945 have no historical significance according to Article 7 of the Albany Development Code and thus the removal proposed of post-1945 materials are not in conflict with Standard #4.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- a. Fact: No change will be made to distinctive features or finishes that were in place prior to 1945.
- b. Findings: The proposed renovations have no impact on the historic property's features and finishes.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- a. Findings: Not applicable for the proposed changes.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- a. Findings: Not applicable for the proposed changes.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- a. Findings: Not applicable for this location.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old, and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- a. Fact: Exterior alteration will be on the back of the building's T1-11 siding whereas the property and its historical significance are characterized by its brick exterior.
- b. Findings: Based on the facts above, there is nothing to differentiate the old from the proposed changes, so it is not applicable.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- a. Findings: Not applicable; no new additions, adjacent, or related new construction are being proposed.

4. Pictures and Drawings

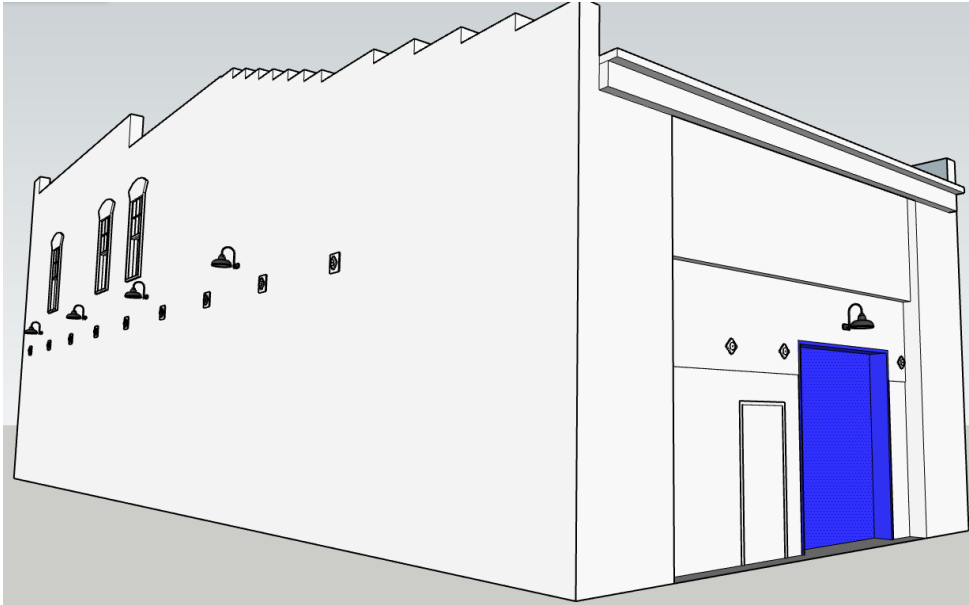
4.1. *Picture – West wall and back of building angle*



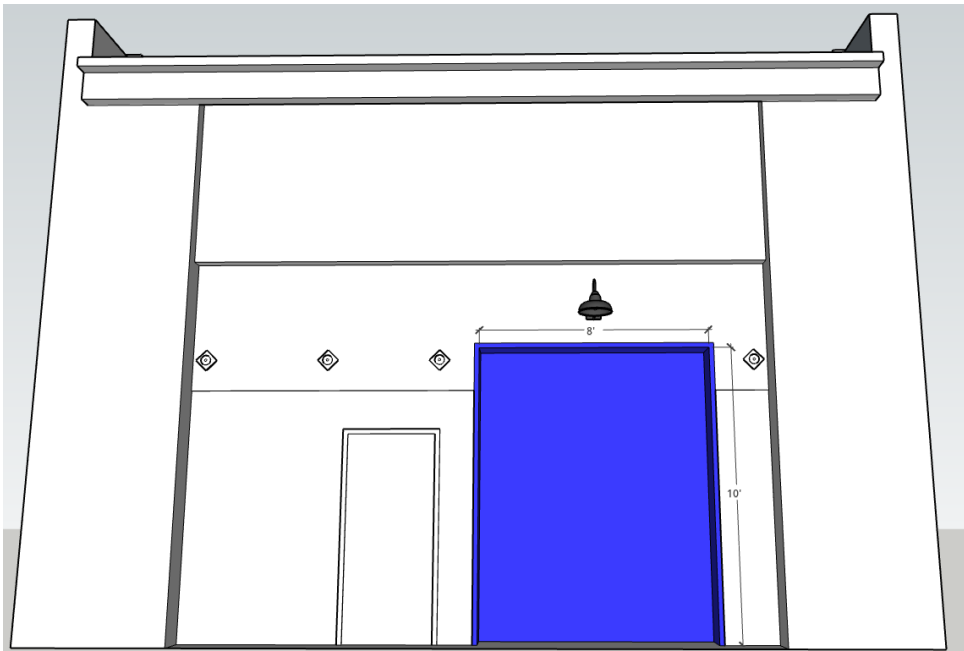
4.2. *Picture – Back of building*



4.3. Drawing – West wall and back of building (proposed change highlighted blue)



4.4. Drawing – Back of building (proposed change highlighted blue)



5. Appendix A

Evidence of fire from the past, ceiling above garage door.



From: [Josh Oare](#)
To: [Schrems, Alyssa](#)
Subject: Re: Additional Information RE garage door
Date: Monday, December 29, 2025 9:27:44 AM
Attachments: [image001.png](#)
[sectional-steel-door-c2400-brochure.pdf](#)
[W1025089.pdf](#)

[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]

Hi Alyssa,

Here is a brochure I got from the garage door guy when I originally started look at it, its not a roll up, its still an internal track door that will allow for the use of the vertical space on the interior more so than a traditional track garage door you see in a house's garage.

Let me know if this is what you're looking for. Sorry for the delayed response.

P.S. I also attached the technical drawings, but that was for an 8-foot door. I was originally pulling quotes before I thought about increasing the so that is why the technical drawing is only 8-foot.

Thanks,

-Josh

From: Schrems, Alyssa <Alyssa.Schrems@albanyoregon.gov>
Sent: Wednesday, December 24, 2025 8:33 AM
To: Josh Oare <Josh.Oare@titanvalleybrewing.com>
Subject: Additional Information RE garage door

Hi Josh,

I started working through writing up the staff report for the Schultz building and I realized there weren't any drawings of what the new garage door(s) would look like. Are you planning on doing a roll-up garage door or would it be a larger version of the opening garage doors on the current structure? Sorry to bother you right before Christmas! If you could get back to me by December 30 that would be great, no need to rush.

Thanks!

Alyssa Schrems
 Planner II / Historic Planner
Community Development



City of Albany, Oregon
333 Broadalbin St SW, Albany, Oregon 97321
www.albanyoregon.gov
she, her, hers

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MODEL C-2400

SECTIONAL STEEL DOORS



Model C-2400, White finish

STRONG, VISUAL APPEALING DOORS FOR MEDIUM DUTY COMMERCIAL APPLICATIONS

The Wayne Dalton C-2400 Sectional Steel Door is an excellent value and is available in a variety of sizes.

Featuring nominal 24-gauge ribbed steel sections, the C-2400 is available with a number of lite and insulation options.

- » NOMINAL 24-GAUGE STEEL CONSTRUCTION
- » STANDARD SIZES UP TO 16'1" HIGH AND 20'2" WIDE
- » DESIGNED FOR MEDIUM DUTY COMMERCIAL APPLICATIONS
- » TONGUE-AND-GROOVE JOINT PROFILE

MODEL C-2400

STANDARD FEATURES OVERVIEW

THERMAL EFFICIENCY

R-VALUE*	7.64 (with optional insulation)
U-VALUE*	0.13 (with optional insulation)

CONSTRUCTION

MAX HEIGHT	16'1" (4,907 mm)
MAX WIDTH	20'2" (6,157 mm)
EXTERIOR STEEL	Nominal 24-gauge
EXTERIOR SURFACE	Smooth or stucco-embossed (both ribbed)
STANDARD SPRINGS	10,000 cycles
EXTERIOR COLOR	White, Brown
JOINT PROFILE	Tongue-and-groove

WARRANTY

TERMS	Twelve (12) month limited
-------	---------------------------

OPTIONS

- Vision lites
- Aluminum full-view sections
- Chain hoist operation
- Motor operation
- Sensing edges
- Photo eyes
- High cycle spring (25k, 50k, 100k)
- 3" track option
- Solid shafts
- Perimeter weatherseal
- Special track designs
- Mullions

ADDITIONAL OPTIONS FOR COMMERCIAL SECTIONAL DOORS

Simple Install System - Wayne Dalton's track and hardware system provides for easy, one person installation. Components include: one-piece vertical lift track and simplified hardware.

Impact Section - Wayne Dalton's Impact Section is the perfect solution for doors exposed to damage from fork lifts and other warehouse traffic. Impact resistant composite skins surround an expanded polystyrene core. The Impact Section is adjustable to multiple door thicknesses.

*Wayne Dalton uses a calculated door section R-value and U-value for our insulated doors

The Wayne Dalton C-2400 Sectional Steel Door is designed and built to ensure an economical, low maintenance long life for moderate commercial use.

Available with a smooth or stucco-embossed finish in white or brown, the exterior of the C-2400 features a ribbed surface for increased strength and added visual appeal. The door's unique box-stile design, with a full, 2" thickness and 3" width, plus tongue-and-groove construction, adds vertical stability and strength. The stiles are bonded to the skin surface with high strength adhesive, resulting in the strongest possible unit.

MATERIALS AND CONSTRUCTION

Wayne Dalton's C-2400 Sectional Steel Doors feature pre-finished interior and exterior skins on nominal 24-gauge hot-dipped galvanized steel sections roll-formed for ultimate strength and durability. Fully-fitted 3" wide boxed stiles are adhered with adhesive, preventing rust and leakage associated with rivets.

The standard bottom door seal, along with optional seals on the perimeter and between sections, greatly reduce air leakage, adding to the thermal efficiency of the building.

Additional options include insulation and weather stripping that provide a U-value of 0.13 and an R-value* of 7.64; factory-installed vision lites or aluminum full-view sections; electric operator; and special engineering to meet wind load requirements.

Contact Wayne Dalton for additional sizes and colors.

Wind load options available



SECTIONAL STEEL DOORS



Model C-2400, White finish

LITE OPTIONS

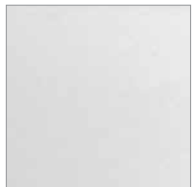


Vision lites



Full-view lites

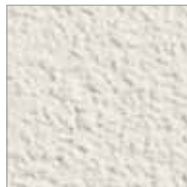
FINISH OPTIONS



White Smooth Finish



Brown Smooth Finish



White Stucco-Embossed Finish



Brown Stucco-Embossed Finish

GENERAL OPERATING CLEARANCES

TYPE	HEADROOM		SIDEROOM		DEPTH INTO ROOM	CENTER LINE OF SPRINGS	
	2" TRACK	3" TRACK	2" TRACK	3" TRACK	2" AND 3" TRACK	2" TRACK	3" TRACK
Standard Lift Manual 12" R	13"-17"	NA	4.5"	5.5"	Opening Height +18"	Opening Height +12"	N/A
Standard Lift Manual 15" R	15"-20"	16"-21"				Opening Height +13"	Opening Height +14"
Standard Lift Motor Oper. 12" R	15"-20"	NA			Opening Height +66"	Opening Height +12"	N/A
Standard Lift Motor Oper. 15" R	15"-20"	18"-24"				Opening Height +13"	Opening Height +14"
High Lift Manual	High Lift +12"		24" One Side		Opening Height -Lift +30"	Opening Height +Lift +6.5"	Opening Height +Lift +7.5"
High Lift Motor Oper.							
Vertical Lift Manual	Door Height +20"		4.5"	5.5"	18"	Double Door Height +13"	
Vertical Lift Motor Oper.			24" One Side				
Low Headroom Manual*	6"-15"	6"-15"	6"	9"	Opening Height +20" to -26"	N/A	
Low Headroom Motor Oper.*	9"-17"	9"-17"			Opening Height +66"		

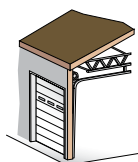
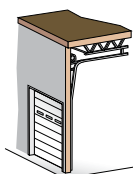
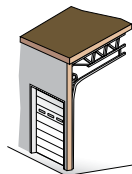
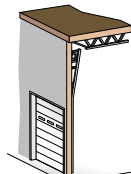
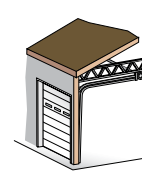
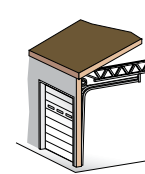
NOTES:

1. For low headroom, springs must be rear mount to achieve minimum headroom listed. Front mount torsion headroom depends on drum size, and varies over the range listed. See approval drawing.
2. Side-room of 8" required, one side, for doors with chain hoist.
3. Headroom depends on drum size, and varies over the range listed. See approval drawing.

PANEL/SECTION SELECTION GUIDE

DOOR WIDTH	NUMBER OF PANELS	MAXIMUM NUMBER OF LITES	DOOR HEIGHT	NUMBER OF SECTIONS
Up to 8'3"	2	2	Up to 8'1"	4
8'4" to 12'3"	3	3	8'4" to 10'1"	5
12'4" to 16'3"	4	4	10'4" to 12'1"	6
16'4" to 20'3"	5	5	12'4" to 14'1"	7
For Larger Sizes – See C-24			14'4" to 16'1"	8

TRACK SELECTION GUIDE

STANDARD
LIFTHIGH LIFT
break-away is
standard, straight
incline is availableROOF PITCH
standard or high liftVERTICAL LIFT
break-away is
standard, straight
incline is availableLOW HEADROOM
rear mount torsionLOW HEADROOM
front mount torsion

Architect Resource Center

Visit wayne-dalton.com/architect-resource-center to find our Architect Resource Center. In this tool, you will quickly find all of the specifications, drawings and documents you need to complete your project.

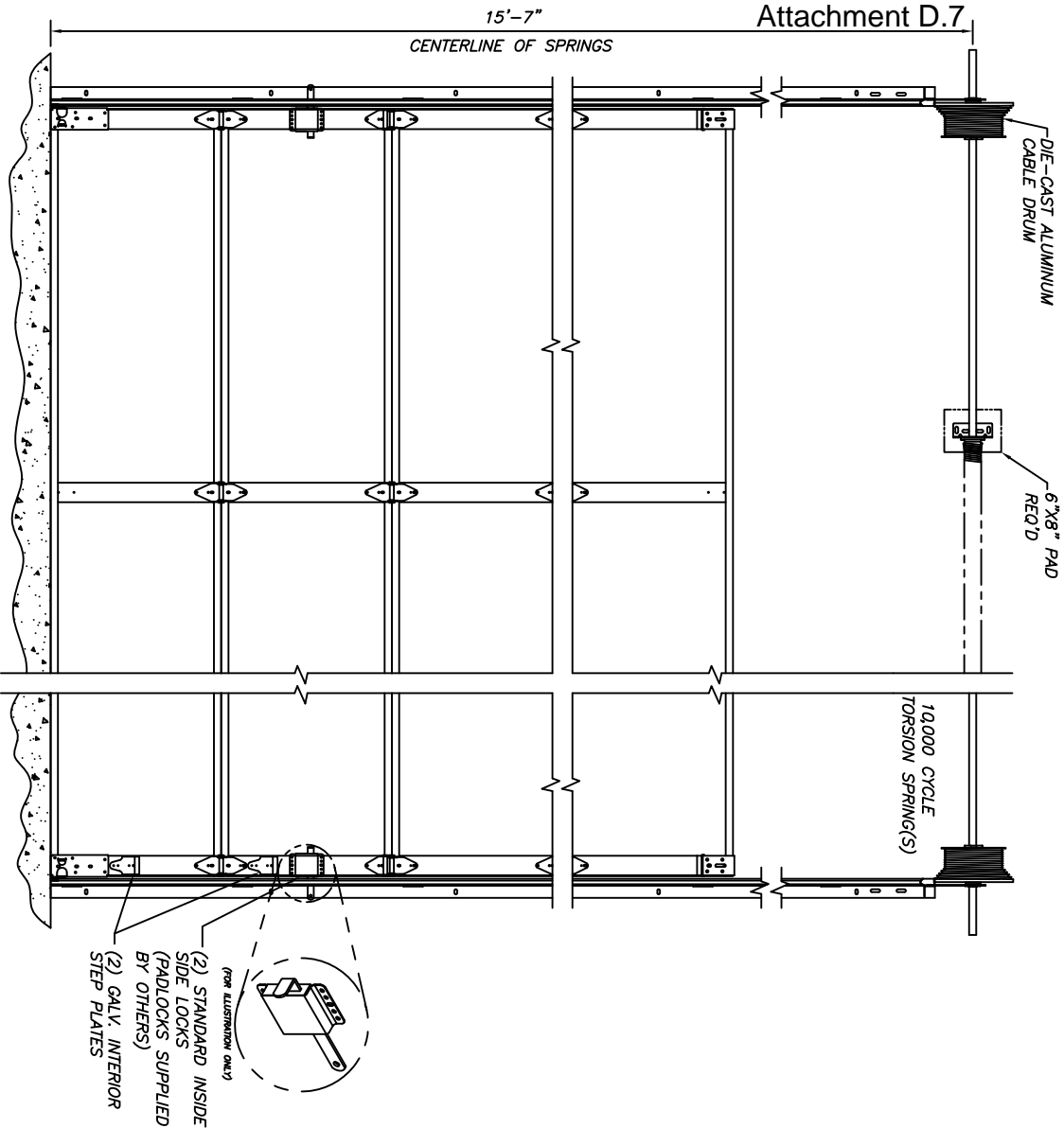
Wayne Dalton
COMMERCIAL DOORS

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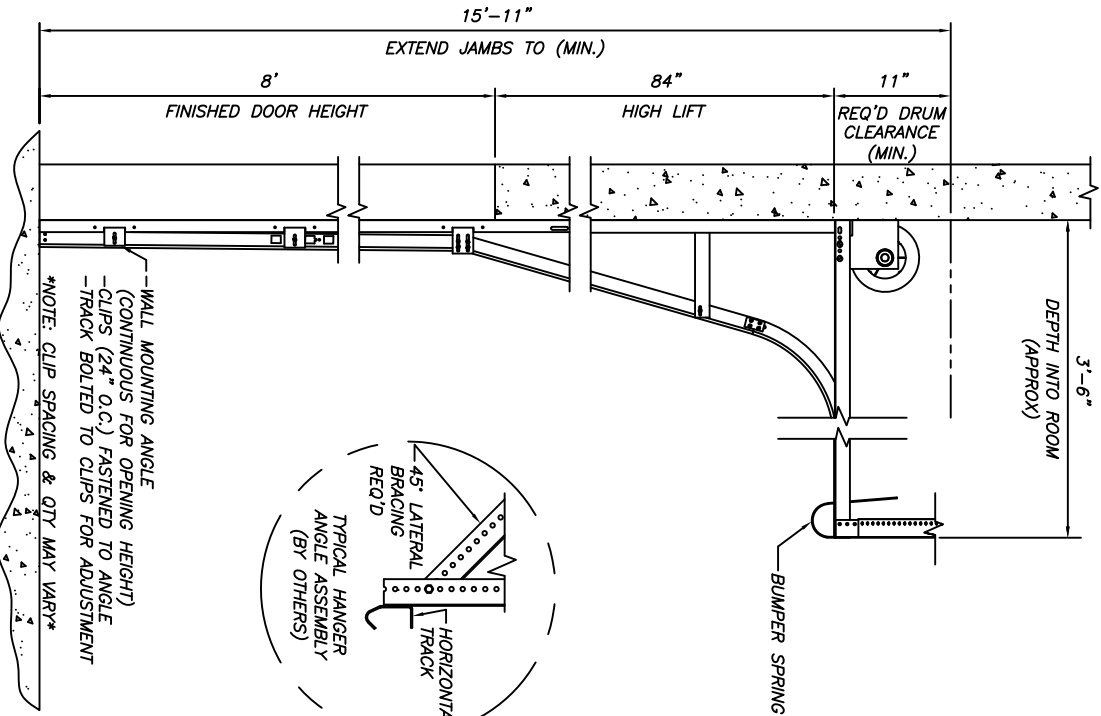
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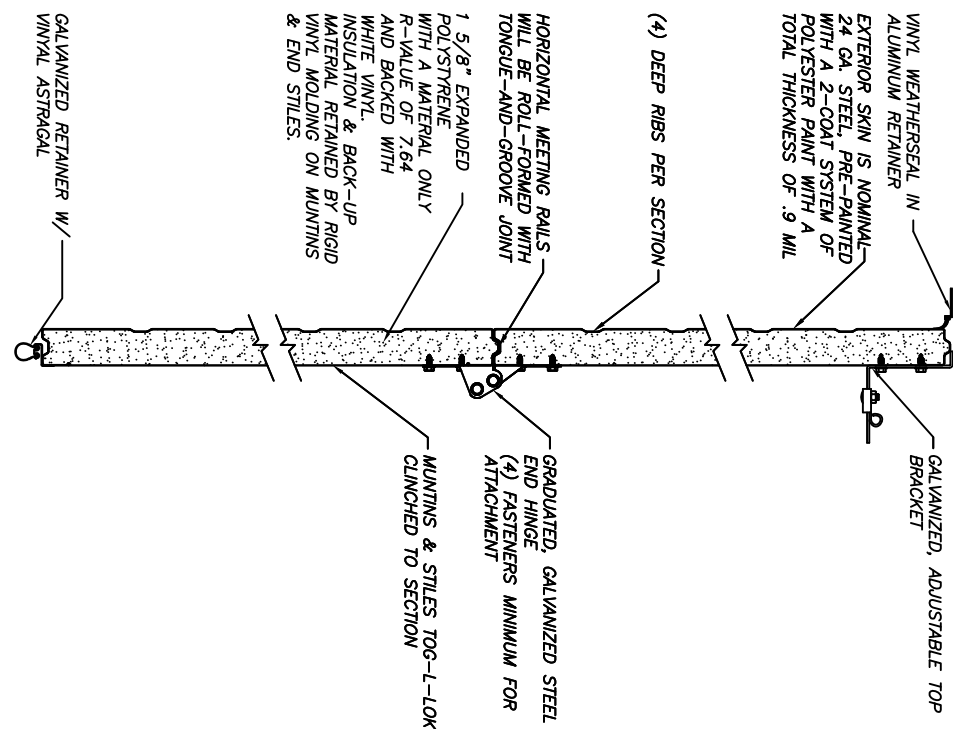




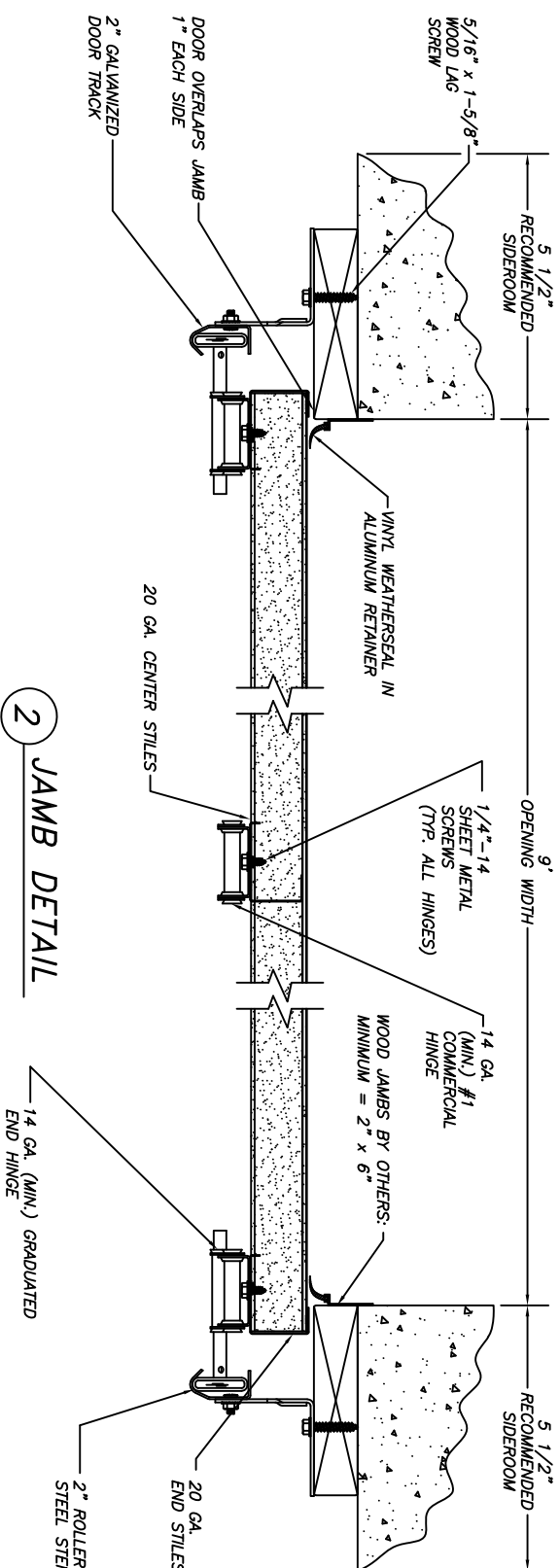
1 INTERIOR ELEVATION




3 HIGH LIFT - BREAKAWAY



4 SECTION CONSTRUCTION



2 JAMB DETAIL

 Wayne Dalton COMMERCIAL DOORS	DOOR NUMBER (DOOR MARKS)	QTY.	NET OPENING SIZE	FINISHED DOOR SIZE	TYPE OF LIFT	TYPE OF OPERATION	SECT'S. GLAZED	LITES PER SECT.	PANELS WIDE	SECTIONS HIGH			PROJECT:	DRAWN BY:	QUOTE/SALES ORDER NO.
		1	9' X 8'	9'-2" X 8'-1"	HIGH	MANUAL	0	0	2	24"	21"	19"	ARCHITECT:	DATE:	4174853-1
									4				CONTRACTOR:		
													DISTRIBUTOR:		
													THOMAS GARAGE DOORS	SHEET:	1 OF 1

<div>30</div> <div>ARCHITECTURAL STAMP</div>	<div>ARCHITECTURAL NOTES</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>
	<div>CONTRACTOR STAMP</div> <div></div>
<div>REVISIONS</div> <div></div>	