



LANDMARKS COMMISSION AGENDA

Wednesday, August 5, 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
 - July 1, 2026 [Pages 3-5]
 - July 15, 2026 – Work Session [Pages 6-7]
4. Public Comment
 - Request for Historic Resource Protection – 1912 Oregon Electric Railroad Tracks in 5th Avenue SE Right-of-Way [Pages 8-10]
5. Scheduled Business
 - A. HI-10-26, Type III – Quasi-Judicial Process [Pages 11-47]
Summary: Historic Review of Exterior Alterations to replace the existing handrails and install new handrails upon the Old City Hall/Federal Building. The structure is located at 240 2nd Avenue SW. (Project Planner – Jennifer Cepello jennifer.cepello@albanyoregon.gov)
 - B. HI-12-26, Type III- Quasi-Judicial Process [Pages 48-94]
Summary: Historic Review for Exterior Alterations to restore the front entrance to 426 1st Avenue SW. The structure is located at 424/426 1st Avenue SW. Project Planner – David Martineau david.martineau@albanyoregon.gov)
Persons wanting to provide testimony may:

albanyoregon.gov/cd



- 1- Email written comments to cd.testimony@albanyoregon.gov, including your name, before **noon on the day of the meeting**.
 - 2- To comment virtually during the meeting, register by emailing cd.testimony@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. Article 7 Discussion
 7. Business from the Commission
 8. Staff Updates
 9. Next Meeting Date: September 2, 2026
 10. 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@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.



MINUTES

July 1, 2026

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

Roll Call

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

Members absent: Mason Cox

Approval of Minutes for June 3, 2026

Commissioner Settlemier motioned for approval of the June 3, 2026 meeting, as presented. Commissioner McDermott seconded the motion. All voted and motion passed.

Public Comment

Lonna Capaci, Visitor Service/Historic Resources Manager for the Albany Visitors Association (AVA) reported that the 19th annual Summer Passport program just kicked off and has had more entries than any previous year. Albany Crazy Days begins this next Thursday. This has been an Albany tradition since 1898, when it was known as Bargain Days. The name evolved to Crazy Days after WWII. At the end of July, the 47th annual Interior Home Tour will be happening. On Saturday, July 4th, the Farmers Market will be happening. Free ice cream will be served from 9-noon or until they run out.

Scheduled Business

Quasi-Judicial Public Hearing on Planning File HI-03-26 - Historic Review of Exterior Alterations to replace the style of garage door on the accessory structure at 737 10th Avenue SW.

Chair called the public hearing to order at 6:05 p.m.

Commission Declarations

- No members declared any Conflict of Interest
- No members declared any Ex-Parte Contact
- Settlemier, McDermott, Engeman, Robinson and Legras reported a drive/walk by of the home
- No members abstained from the deliberation.
- There were no public challenges to participation of commission members.

Reading of Hearing Procedures

Planning Manager, David Martineau, read the hearing procedures.

Staff Report

Project Planner, Alyssa Schrems presented the staff report and slides*. This is a continuance of HI-03-26. Located at 737 10th Avenue SW. The proposed work is to change the style of garage door to carriage style doors.

Applicant Testimony

Jeff Sitton, the contractor for the project, attended virtually and provided information about the proposed project. Settlemier asked questions about details of the proposal on style, materials to be used. Legras asked clarifying questions on the scope. McDermott asked if there was to be other work done to the structure. Engeman asked how long the structure was without a door. Sitton responded that it had been removed last fall. Robinson noted that typically there was more information provided, rather than a represented image and he had a discussion with Sitton that the group could be making decisions based on the information and this could limit the final decision of the project.

Public Testimony

None.

Waiver

Chair asked if the applicant wished to waive the 7-day waiting period for submitting additional written arguments. agreed to waive the waiting period.

Chair Robinson called the public hearing closed at 6:20 p.m.

Commission Deliberation

Main discussion by Commissioners was about dislike of the blacked out windows and heavy hardware. Engeman agreed, but noted that there was much speculation on the original door. Robinson agreed. He explained how garages of that era had windows since there was rarely electricity in garages. He didn't have issue with the windows and mentioned that the house and garage were from two separate time periods. He reiterated that the door would be made of wood construction and that would need to reflect the photo provided. There was discussion over the details of the proposed door.

Motion: Commissioner Winterrowd made a motion to approve the exterior alterations. Settlemire asked to amend the motion to include the condition that it be constructed of wood. Settlemire seconded and all approved the motion.

Quasi-Judicial Public Hearing on Planning File HI-08-26 - Historic Review of Exterior Alterations to install wood siding that is more appropriate for the style of the house at 615 6th Ave SE.

Commission Declarations

- No members declared any Conflict of Interest
- No members declared any Ex-Parte Contact
- Members that did a drive/walk by of the home – Engeman, Settlemier, Robinson, Legras
- No members abstained from the deliberation.
- There were no public challenges to participation of commission members.

Reading of Hearing Procedures

Planning Manager, David Martineau, read the hearing procedures.

Staff Report

Planner II, Alyssa Schrems presented Staff Report. Explained the proposed scope of work and provided slides*.

Questions for Staff

Settlemier asked Staff about the differing style that the house is listed with SHIPO.

Chair called the public hearing to order at 6:41 p.m.

Applicant Testimony

Stephanie Martinenko-Ray, owner of property. She explained the needs of the home and the scope of work. Settlemier asked about the condition of the siding on the house. She noted the many different types of siding material used on the house. Larry Preston, contractor consultant, provided testimony on the materials currently on the home. He noted that the style of house had evolved over the years and that there are seven different types of materials on the home, several not appropriate to be used as siding. The proposal is to cover the current siding that will provide longevity to the home. He also noted the proposed changes to the roof to tie trim in and the correct angles and seal it better. The siding will be smooth cedar siding that is appropriate for the timeframe and this area. Questions from the group was focused on the siding currently in place, the evolution of the house, trim proposals, dormers as they currently are and proposed new materials.

Public Testimony

None in person or on line. They noted the receipt of the testimony letter.

Waiver

Chair asked if the applicant wished to waive the 7-day waiting period for submitting additional written arguments. agreed to waive the waiting period.

Chair Robinson called the public hearing closed at 6:57 p.m.

Commission Deliberation

Commission Settlemier focused on the style of home that it was listed as and how it resembles something different. Robinson agreed that it isn't tied to any one style of home. Winterrowd was unsure of how to identify the style of the home, given the number of updates made it difficult to give it one style. Engeman noted how the extensive evolution of the home has made it difficult to focus on one style and how the different owners that have made updates to the home has changed the style of the home.

Motion: Commissioner Legras made a motion to approve the alterations including conditions of approval, including smooth, cedar shakes for all areas proposed. Commissioners asked for clarification. Engeman seconded motion. Roll call vote. Yes votes: Robinson, Engeman, Legras No votes: Settlemier, McDermott, Winterrowd. Motion fails.

Commission Deliberation

Discussion focused on siding issues and how to resolve the numerous types and which to pick as original. Robinson reiterated what Engeman had noted about the changes to the home. Winterrowd didn't like the idea of changing the siding without historic reference. The group looked for ways to come to a consensus to move forward.

Motion: Commissioner McDermott made a motion to approve exterior alterations including conditions of approval, including retaining siding on dormer on the front facade, but approving smooth cedar siding on the rear ends and rear dormer. Legras seconded motion. Roll call vote. Yes votes: Settlemier, McDermott, Robinson, Engeman, Legras, Winterrowd. Motion passes.

Article 7 Discussion

Planning Manager, David Martineau, shared copies. A Work Session was scheduled for July 15th and the process for the discussion. Martineau asked for the group to email him with their notes and he would compile them.

Business from the Commission

McDermott hosted a window workshop in Salem and it was well attended. Legras will be placing her house on the historic tour.

Business from Staff

Discussion on upcoming hearing, cancelled meetings and potential opportunities for the group to focus on in addition to hearings.

Next Meeting Dates

The next meeting is a scheduled Work Session for July 15, 2026, at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Talley Richardson
Administrative Assistant

Reviewed by,

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.*



LANDMARKS COMMISSION Work Session

MINUTES

July 15, 2026

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

Roll Call

Members present: Camron Settlemier, Chad Robinson, Richard Engeman, Vance McDermott, Cathy Winterrowd, Rayne Legras, Mason Cox

Public Comment

No public comment

Scheduled Business

Article 7 Discussion

Reading of Procedures

Planning Manager, David Martineau, described the process for the meeting.

Public Testimony

Liz Rapp spoke on the language terminology between city and state regarding the use and definition of locally historic resources. She also brought up how outdated the Albany historic inventory list was last updated in 2008. Lastly, she urged the group to have discussion and implement wording on the installation of solar panels safeguards in the historic districts. Bernadette Niederer reiterated her agreement with what Liz Rapp spoke on.

Commission Discussion

Robinson noted how long it has been since the historic inventory has been updated and brought up the challenges to update the list. Martineau explained the limited staffing the office is experiencing. The Commissioners and Staff discussed how they would be moving through the articles.

Winterrowd spoke on her process and the concepts she noted as important to discuss. Settlemier agreed and encouraged some additional items that could be added. There was discussion on expanding the historic districts.

Martineau asked for feedback on the title of the staff member currently listed as "Historic Preservation Officer". Legras and Staff discussed and decided to use the title of "Historic Preservation Official" in the code.

Settlemier and McDermott spoke on the need for a Historic Context Statement and the potential need to have an expert in historic districts to form it. Robinson asked the team to come up with some talking points on what a context statement could include. The group agreed that the current definition for historic integrity is sufficient.

The word "Object" was discussed and the definition as being too narrow to describe. The group was asked to table this for a future meeting.

Article 7 discussion was concluded at 6:47 p.m.

Business from the Commission

None

Staff updates

Alyssa Schrems shared that the original plans for the St. Francis project did not show changes to the alleyway façade, but during final plan review the contractor has made adjustments which include bricking in a second floor void in the alleyway. Schrems shared slides* and asked if the commission would like to review the plans and make recommendations to the direction of this focus point of the project. The commission agreed that they would like this to come before the group.

Next Meeting Dates

The next meeting is scheduled for August 5, 2026, at 6:00 p.m.

Adjournment

Chair Robinson adjourned the meeting at 6:55 p.m.

Respectfully submitted,

Reviewed by,

Talley Richardson
Administrative Assistant

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.*

Public Comment

TESTIMONY SUBMISSION

TO: City of Albany Landmarks Commission & Community Development Staff

DATE: July 18, 2026

RE: Historic Resource Protection: Exposed 1912 Oregon Electric Railroad Tracks (Fifth Avenue Right-of-Way)

SUBMITTED BY:

Liz Moore Rapp, Local Historian
President, Linn County Genealogical Society
Board Member, Friends of Historic Albany
lizmrapp@gmail.com
503-784-2054

Photos attached: Page 3

Dear Chair Robinson and Members of the Landmarks Commission,

Please accept this written testimony regarding an emerging preservation concern within the public right-of-way of the Hackleman Historic District. This document serves as a formal request for inter-departmental coordination between Community Development and Public Works to protect a critical piece of Albany's historic transportation infrastructure.

1. Description of the Historic Resource

- **Location:** North half of the public street right-of-way on Fifth Avenue between Lyon and Baker Streets, situated immediately adjacent to the south side of the historic 1912 Oregon Electric Railroad Station at 133 Fifth Avenue SE, restored by and operating as Sybaris Bistro.
- **Feature Details:** The historic Oregon Electric Railway right-of-way, including original iron rail tracks flanked on both sides by intact, historic brick pavers, as well as all other extant and buried railroad-related infrastructure. See Figures 1 and 2 attached.
- **Current Condition:** The modern mid-20st century asphalt overlay is actively eroding and deteriorating. This surface failure has exposed the underlying 114-year-old rail and brick infrastructure.

Public Comment

2. Historical Significance and Context

While the recently refurbished Oregon Electric Railroad Station is a celebrated anchor of the local inventory, the adjacent tracks are the physical arteries that made the depot operational. Built in 1912, this specific rail line connected Albany to the broader Willamette Valley interurban electric system, transforming the city into a modern transit hub. Under National Park Service registration guidelines, these intact tracks constitute a highly significant **Contributing Structure** that retains exceptional structural and location integrity.

3. Imminent Vulnerability and Threat

Because these exposed tracks sit inside an active municipal roadway, they are in imminent danger from routine street maintenance. Standard public works operations—such as pothole patching, grinding, or asphalt resurfacing—traditionally treat exposed tracks as a road defect rather than an historic asset. Without urgent administrative intervention, these historic rails run a direct risk of being permanently paved over, scarred, or removed by heavy machinery during standard maintenance cycles.

4. Formal Requests to the Commission

To safeguard this irreplaceable asset, I respectfully request that the Landmarks Commission initiate the following two actions:

1. **GIS and Maintenance Flagging:** Direct staff to formally coordinate with the Public Works Department to map this stretch of track and brick on Fifth Avenue, flagging it in the City's geographic information systems (GIS) as a protected historic structure to prevent inadvertent paving or alteration.
2. **Long-Term Preservation Assessment:** Request that staff explore the feasibility of a public-private partnership or grant funding to fully clear away the failing asphalt over the remaining rails, stabilize the historic brick borders, and preserve the tracks as an exposed, visible interpretive streetscape feature.

Thank you for your timely attention to this matter and for your ongoing dedication to protecting the physical history of Albany.

Respectfully submitted,

Liz Moore Rapp

See attached photographs

Public Comment

Oregon Electric Railway Track Photographs taken July 18, 2026 at 133 Fifth Avenue SE, Albany, Oregon:

Figure 1.



Figure 2.





COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | COMMUNITY DEVELOPMENT 541-917-7550

Staff Report

Historic Review of Exterior Alterations

HI-10-26

July 29, 2026

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a commercial structure on a developed lot within the Downtown National Register Historic District (Attachment A). The applicant proposes to install new handrails to serve the existing egress routes upon the northern, western, and southern facades.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Jennifer Cepello, Planner III
Property Owner/Applicant:	Glorietta Bay LLC; 100 Ferry Street NW, Albany, OR 97321
Address/Location:	240 2nd Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CC-10200
Zoning:	Historic Downtown (HD) District (Downtown National Register Historic District)
Overlays:	Climate Friendly Area (CFA)
Total Land Area:	14,023 square feet
Existing Land Use:	Commercial Business
Neighborhood:	Central Albany
Surrounding Zoning:	North: HD East: HD South: HD West: HD
Surrounding Uses:	North: Commercial, Store East: Commercial, Restaurants South: Commercial, Offices and Store West: Commercial, Restaurants
Prior History:	HI-03-07 – Application for Historic Review of Exterior Alterations to close off exterior restroom entrance with compatible materials. HI-16-07 – Application for Historic Review of Exterior Alterations to keep the taller of the two installed steel communications towers on top of the old Post Office building, extend the height to 70 feet and allow additional “whip” antennas up to 10 feet tall on top.

HI-08-22 - Application for Historic Review of Exterior Alterations and Use of Substitute Materials to remove and replace the existing membrane roof covering, complete maintenance on the roof, remove and replace portions of the façade, remove the existing fire escape, restore existing wood windows, replace any windows beyond repair, replace the windows and door frames in the vestibule, modify the rear ramp to meet modern building code, and complete seismic upgrades.

HI-18-24 – Application for Historic Review of Exterior Alterations and Use of Substitute Materials to modify the exterior lighting, the removal of a rear stairway, changes to doors, the addition of mechanical units, and ADA improvements, with the use of substitute materials for the replacement of exterior windows

Notice Information

On July 15, 2026, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On July 24, 2026, notice of public hearing was also posted on the subject site. As of July 28, 2026, **no comments have been received on this application.**

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 7.120)

1. **The Director will approve residential alteration requests if one of the following criteria is met:**
 - a. **There is no change in historic character, appearance, or material composition from the existing structure.**
 - b. **The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.**
 - c. **The proposed alteration is not visible from the street.**
2. **For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decisions will be forwarded to the State Historic Preservation Office.**

Findings of Fact

- 1.1 According to the Historic Resource Survey (Attachment B), the structure has a historic name “Old Post Office” with a common name of “Old City Hall” or “Federal Building”. This building was constructed circa 1914 in an American Renaissance style and a federal theme. This structure was one of the many federal buildings designed by U.S. Treasury Architect James Knox Taylor. The building is constructed out brick/concrete with shallow hipped roof. The decorative features include stone architrave with bead and reel molded

plain frieze windows; cornice with leaf and dart enrichment in the ogee molding, dentil course, column and pilasters with acanthus details and abacus. In addition, the structure contains an entablature with leaf and dart architrave molding, four arched openings on the north (front) façade, corner stone on the NW corner at 2nd Avenue and Broadalbin Street.

- 1.2 The subject property is located within the Hackleman National Register Historic District and is rated as Historic Contributing. The residential structure is not part of the Special Assessment of Historic Property Program.
- 1.3 The structure is located at 240 2nd Avenue SW on a 14,023-square-foot lot at the corner of 2nd Avenue, Broadalbin Street SW and an unnamed half-block alley located between 2nd Avenue and 3rd Avenue (Attachment A). The structure is setback approximately 10 feet from the property line along 2nd Avenue; seven feet from the property line along Broadalbin Street, and three feet along the property line abutting the half-block alley.
- 1.4 Exterior alterations proposed with this application include the addition of exterior handrails to the building's existing entrances on the north (front) façade, western (side) façade, and southern (rear) facade. These proposed alterations will be visible from 2nd Avenue SW, Broadalbin Street SW, and the half-block alley, all of which are public right-of-way; therefore, the proposed development will be reviewed and processed by the Landmarks Commission.

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.**

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 240 2nd Avenue SW in the Historic Downtown (HD) zoning district within the Downtown National Register Historic District. The surrounding properties are in the HD zoning district and are developed with a mix of uses including commercial, restaurants, offices, and parking lots.
- 1.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Downtown National Register Historic District. The building was constructed in 1914.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Federal style. The structure was first constructed as the post office and was eventually turned into City Hall for the city. The building is sometimes referred to as "old City Hall" or "Federal Building".
- 1.4 Proposed Exterior Alterations. The applicant proposes to install new exterior handrails at the northern, western, and southern ADA ramp entrances to increase the safety of the egress paths of the buildings. The proposed balusters and handrails will be fabricated from mild steel with a black powder-coated coating. The design incorporates two single straight balusters positioned between an oval baluster. The applicant finds this configuration offers a historically sympathetic profile while maintaining compatibility with modern safety standards. The applicant further notes that some of the reference imagery shows a double

straight rail with a square accent, the revised design provides a cleaner, more proportionally aligned interpretation appropriate to the building's architectural lineage.

ADC 7.150 further provides 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. Conclusions for ADC 7.150 and 7.160 will be discussed below.

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.**

Findings of Fact

- 2.1 Building Use (ADC 7.160(1)). The building was originally constructed as a United States Post Office but was sold in 1965 to the City of Albany and was converted into City Hall. In 1995 the city sold the building, and it was converted into commercial use. The current property owner proposes to use the property as a boutique hotel or "commercial retail sales and service-oriented" use. Based on these facts, this criterion is met.
- 2.2 Historic Character (ADC 7.160(2)). The structure was constructed in the Federal style. In the 1960s several alterations to the structure occurred, including the rear addition and the

- exterior aluminum vestibule. These changes have not acquired a historic significance in their own right. The applicant does not propose to remove any historic material or alter the features that characterize the structure. Based on these facts, the proposal appears to be consistent with ADC 7.160(2).
- 2.3 Historic Record & Changes (ADC 7.160(3) and (4)). The structure was originally constructed in 1914 in the Federal style. The applicant does not propose any conjectural features or architectural elements from other buildings. Based on these facts, the proposal appears to be consistent with ADC 7.160(3-4).
- 2.4 Distinctive characteristics (ADC 7.160(5)). The structure was originally constructed in 1914 in the Federal style. Distinctive features include windows that have a stone architrave with bead and reel molding, and plain frieze, a cornice with leaf and dart enrichment in the ogee molding, dentil course, columns and pilasters with acanthus details and abacus, entablature with leaf and dart architrave molding, four arched openings on the north side, and a corner stone on the NW corner at 2nd and Broadalbin. The ground floor windows are double hung, six over six, with a wood sash. The second-floor windows are double hung, six over six with a “Union Jack” design, with a wood sash. The applicant states that distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved. Based on these facts, the proposal appears to be consistent with ADC 7.160(5).
- 2.5 Deteriorated Features (ADC 7.160(6)). The proposal is to install new exterior handrails to the north, west, and southern facades. The proposed handrails are not a historical feature of the building. Based on these facts, the proposal appears to be consistent with ADC 7.160(6).
- 2.6 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant states they will not use chemical or physical treatments. Based on these facts, the proposal appears to be consistent with ADC 7.160(7).
- 2.7 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. If significant archaeological resources are found on the site, the contractor will notify the architect who will notify a SHPO archeologist. The artifact will not be moved and work in the area will cease until SHPO is done with their review. Based on these facts, the proposal appears to be consistent with ADC 7.160(8).
- 2.8 Historic Materials (ADC 7.160(9)). The applicant states the exterior alterations will not destroy historic materials that characterize the property. The applicant finds the new balusters and handrails will be fabricated from mild steel with a black powder-coating to ensure longevity and visual consistency with traditional metalwork. The proposed design incorporates two single straight balusters positioned between each oval baluster, a configuration that offers a historically sympathetic profile while maintaining compatibility with modern safety standards. The applicant notes the referenced imagery shows a double straight rail with a square accent, the revised design provides a cleaner, more proportionally aligned interpretation appropriate to the building’s architectural lineage. The Landmarks Commission has the discretion to determine if the proposed handrails meet this criterion.
- 2.9 New Additions (ADC 7.160(10)). The applicant proposes to install new handrails upon the north, west, and south facades. The applicant did not provide additional details on how the proposed additions will be attached to the structure. The applicant will have the opportunity to provide additional information at the public hearing to further address this criterion. Staff recommend a condition of approval that the handrails are installed in such a manner that any future removal will not impair the essential form and integrity of the

historic property. The Landmarks Commission has the discretion to determine if this criterion is met.

Conclusions

- 2.1 The proposed exterior alterations will restore deteriorated and/or missing character-defining features on the front façade.
- 2.2 The proposed alterations will cause the structure to approximate the original historic character and appearance of the building, potentially satisfying ADC 7.150(1) and consistent with the Secretary of Interior's Standards in ADC 7.160,
- 2.3 Staff recommend adding a condition of approval that the handrails are installed in such a manner that any future removal will not impair the essential form and integrity of the historic property.

Condition

Condition 1: **Exterior Alterations.** The installation of the handrails are to be completed in a manner that any future removal will not impair the essential form and integrity of the historic property.

Overall Conclusions

The applicant proposes to install new exterior handrails upon the northern (front), western (side) and southern (rear) portions of the structure. The proposed handrails are to be fabricated from mild steel with a black powder-coating to ensure longevity and visual consistency with traditional metalwork.

Staff finds all applicable criteria are met for the exterior alterations but encourages additional information regarding eligibility be provided by the applicant at the hearing.

Options

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

- Option 1: Approve the requests as proposed;
- Option 2: Approve the requests with conditions of approval;
- Option 3: Deny the requests.

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-10-26. This motion is based on the findings and conclusions in the July 29, 2026, 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-10-26. This motion is based on the findings and conclusions in the July 29, 2026, 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-10-26. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

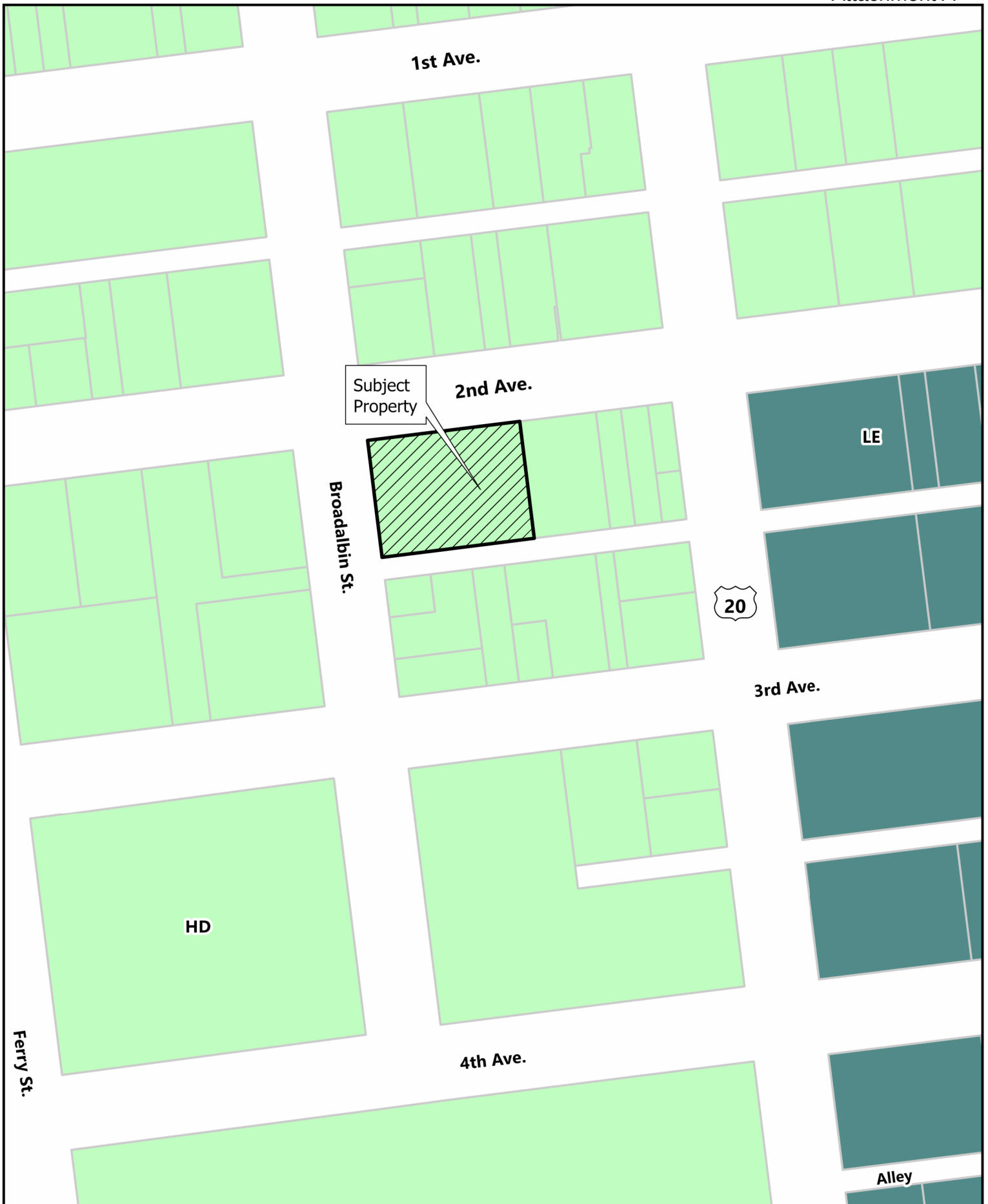
- Condition 1 **Exterior Alterations.** The installation of the handrails are to be completed in a manner that any future removal will not impair the essential form and integrity of the historic property.
- Condition 2 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.
- Condition 3 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Land Use Findings
- D. Site Plan & Drawings

Acronyms

ADC	Albany Development Code
CFA	Climate Friendly Area Overlay
HD	Historic Downtown District
HI	Historic Review File Designation



0 40 80 Feet

Date: 7/10/2026 Map Source:

240 2nd Avenue SW

Location Map

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT**

Attachment B.1

COUNTY: Linn

HISTORIC NAME: Old Post Office

ORIGINAL USE: Post Office/Federal

COMMON NAME: City Hall

CURRENT USE: Office/Retail

ADDRESS: 240 2nd Ave SW

CONDITION: Fair

ADDITIONAL ADDRESS

INTEGRITY: Good **MOVED?**

CITY: Albany

DATE OF CONSTRUCTION: c. 1914

OWNER: Lund, Robert A.

THEME: Federal

CATAGORY: Building

STYLE: American Renaissance

LOCATION: Downtown Historic District

ARCHITECT: James Knox Taylor

MAP NO: 11S 3W 6CC

TAX LOT: 10200

BLOCK: 7

LOT: 1

BUILDER:

QUADRANGLE: Albany

ADDITION NAME:

LOCAL RANKING: Primary

PIN NO: 11S03W06CC10200

ZONING: HD

SPECIAL ASSESSMENT: Y **YR:** 1994

PLAN TYPE/SHAPE: Rectangle

NO. OF STORIES: 2

FOUNDATION MAT.: Brick

BASEMENT: Y

ROOF FORM/MAT.: Shallow Hipped Roof

PORCH: N

STRUCTURAL FRAMING: Brick/Concrete

PRIMARY WINDOW TYPE: Ground floor, double hung wood sash, 6 light over 6. 2nd story: paired w. "Union Jack" design.

EXTERIOR SURFACING MATERIALS: Stucco over brick

DECORATIVE FEATURES:

Windows have stone architrave w/ bead and reel molding, plain freize. Cornice w/ leaf and dart enrichment in the ogee molding. Dentil course. Column and pilasters have acanthus details and abacus.

Entablature w/ leaf and dart architrave molding. Four arched openings on north side, corner stone on the NW corner at 2nd & Broadalbin.

EXTERIOR ALTERATIONS/ADDITIONS:

Aluminum entry doors. Concrete additions at the rear (south). Basement windows filled in.

NOTEWORTHY LANDSCAPE FEATURES:

6 trees and some shrubs on 2nd Ave. 2 trees on Broadalbin.

ADDITIONAL INFO:

Two city bus shelters on the west side (Broadalbin).

INTERIOR FEATURES:

Now divided into offices on 2nd floor and basement. Retail on 1st floor.



OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT

Attachment B.2

COUNTY: Linn

NAME: Lund, Robert A.
ADDRESS: 240 2nd Ave SW
QUADRANGLE Albany

PIN 11S03W06CC10200
MAP 11S03W06CC
TAX LOT: 10200

SQ FT: 80x55

G/P SOURCES: Planning Division/L. Schwab

EID FOOTPRINT: N/A

OTHER INFO:

ADA ACCESS (Y/N): N

PARKING (Y/N): Y PARKING SPACES: 4

ELEVATOR (Y/N): N

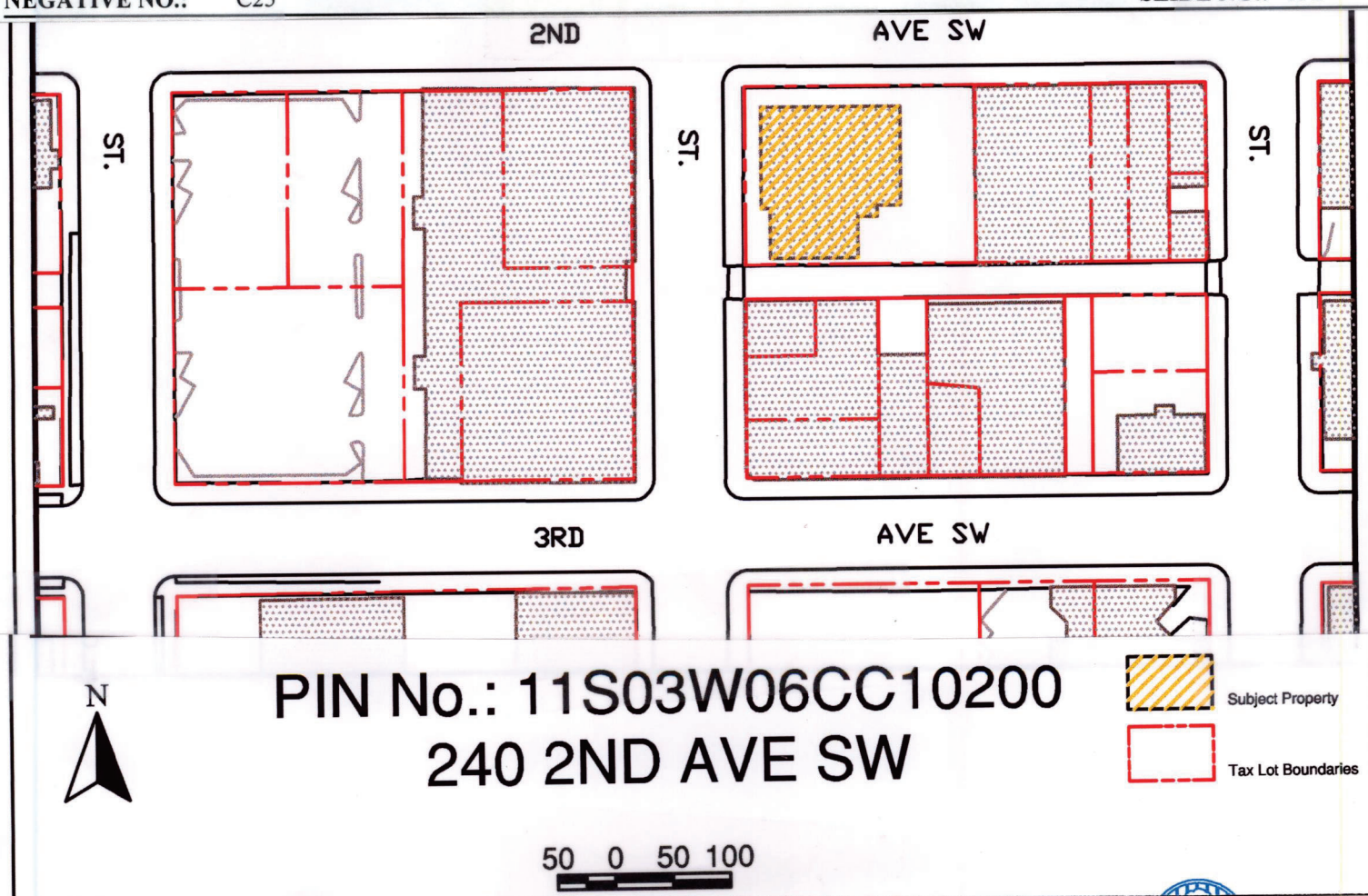
PARAPET (Y/N): Y

SEISMIC (Y/N): N

HISTORIC PHOTO: Y

NEGATIVE NO.: C25

SLIDE NO.: 15C



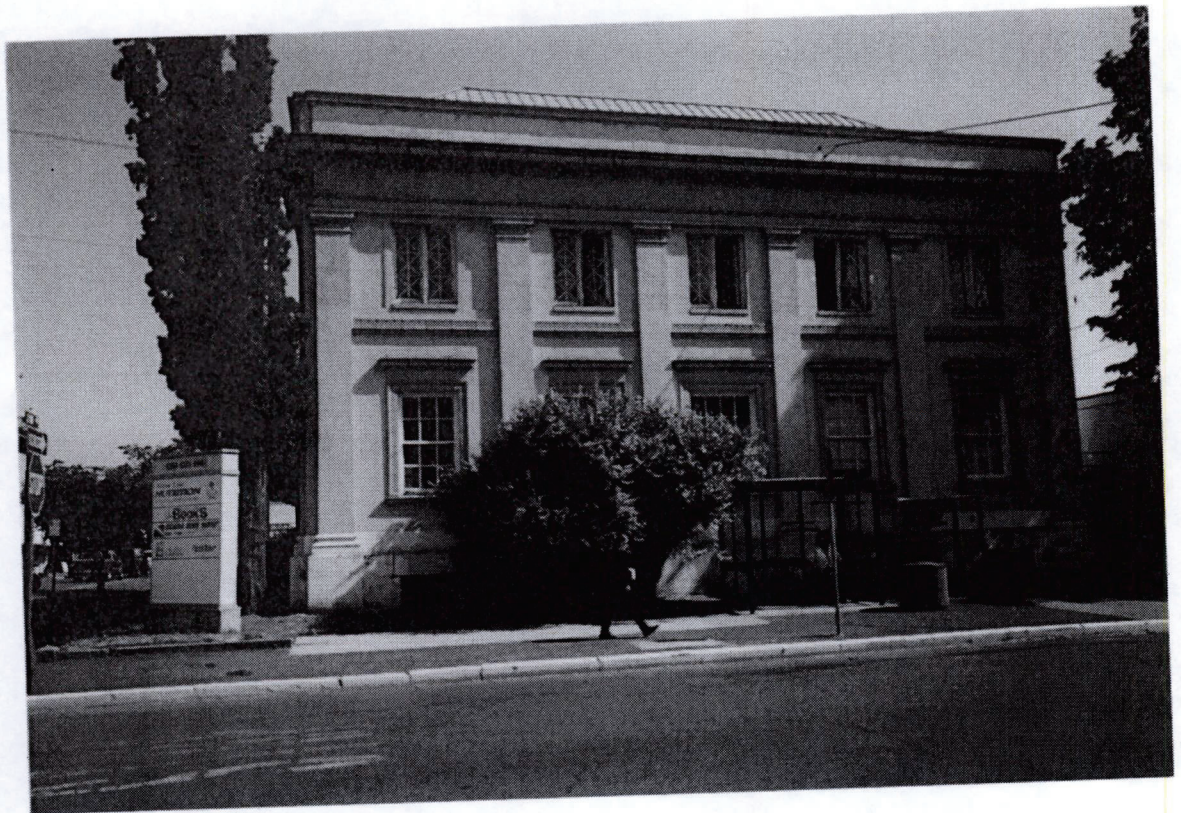
RECORDED BY: Roz Keeney

DATE: 3/99

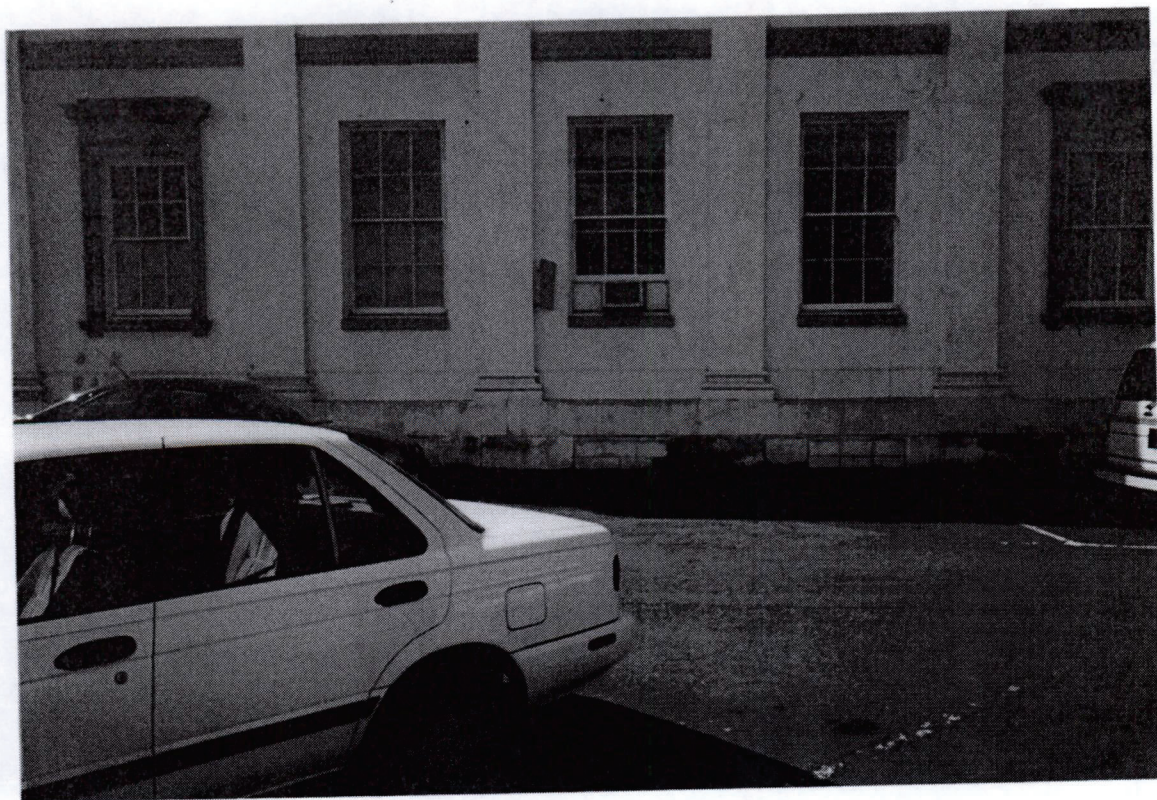
LOCAL INVENTORY NO.: 51

SHPO INVENTORY NO.: None

CASE FILE NUMBER: HI-12-93, HI-08-87, HI-08-88, HI-17-89







HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Federal Building/Old City Hall

Submitted to:	City of Albany Planning Division P.O Box 490 Albany, OR 97321-0144 541-917-7550
Applicants/Property Owners:	Glorietta Bay LLC 100 Ferry St NW Albany, OR 97321-2253
Site Location:	240 2 nd Ave SW Albany, OR 97321
Linn County Assessor's Map No.:	11S03W06-CC-10200
Site Size:	±14,023 square feet
Existing Land Use:	Commercial Structure
Zone Designation:	Historic Downtown (HD) Zoning District
Comprehensive Plan Designation:	Village Center
Surrounding Zoning:	North: HD South: HD East: HD West: HD
Surrounding Uses:	North: Commercial South: Commercial East: Commercial West: Commercial

Historical Review of Exterior Alterations-240 2nd Ave SW

Executive Summary:

An application has been submitted for Historic Review of Exterior Alterations and for the proposed use of substitute materials for the Federal Building/Old City Hall, a commercial structure located at 240 2nd Avenue SW and listed as a historic resource within the Downtown National Register Historic District.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall

Pursuant to Albany Development Code (ADC) Sections 1.100, Table 1.100-1, 7.120(2), and 7.180, a Type III Quasi-Judicial Review before the Landmarks Commission is required for exterior alterations to commercial buildings and for the use of substitute materials on properties listed in the National Register of Historic Places.

The applicant is undertaking a comprehensive interior and exterior rehabilitation of the building to accommodate a commercial boutique hotel/long term stay apartments. The work is being completed in accordance with the requirements of Oregon's Special Assessment of Historic Property Program and the Federal Historic Preservation Tax Incentives Program.

This application is to propose the addition of hand rails at the front, side and back ADA ramp entrances to increase the safety of the egress paths into and out of the building. Installing new handrails will also create a more updated cohesive exterior appearance for the Old City Hall Building.

Criterion:

The Old City Hall/Federal Building is being restored and converted into a Bouquet Hotel/ long term stay apartments. The proposed alterations of the exterior handrails will satisfy the current safety and Building Codes. To bring this structure up to current safety standards handrails must be added according to OSSC Chapter 10 Section 1014 and 1015. This change will also be compatible with the federal style of architecture.

- 1.1 Location and Historic Character of the Area. The subject property, known as the "Old City Hall" or "Federal Building," is located at 240 2nd Avenue SW in the Historic Downtown (HD) zoning district within the Downtown National Register Historic District. The surrounding properties are in the HD zoning district and are developed with a mix of uses including commercial, mixed-uses, and parking lots.
- 1.2 Historical Rating. The subject building is rated as a Historic Contributing resource in the Downtown National Register Historic District.
- 1.3 History and Architectural Style. The nomination form has a circa 1914 date and lists the building as the Federal Building and Post Office constructed in the limestone and stucco facing, Federal architectural style.
- 1.4 Prior Alterations. Exterior alterations listed in the nomination form include exterior vestibule, one-story rear addition, and infilled basement window openings. As part HI-18-24 the following criterion were approved. Installation of new exterior lighting, installation of replacement windows using Anderson A-Series Fibrex windows (except for storefront windows which will be aluminum), removal of exterior doors on the rear and sides of the main building and infill, removal of a wood door on the rear of the building and replace with a full-lite metal door, removal of metal stairways and railing on the south side of the addition, add mechanical units on the roof of the rear addition, and remove and replace ADA ramps, with the installation of a new steel frame, metal roofed doorway canopy.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall

- 1.5 Proposed Exterior Alterations. The applicant is completing an interior and exterior renovation of the structure for commercial bouquet hotel in accordance with Oregon's Special Assessment of Historic Property Program and Federal Historic Preservation Tax Incentives program. Exterior renovations not already vested by a former land use approval and that are subject to historic review, are listed in the executive summary and incorporated herein by reference.

- 1.6 Building Use (ADC 7.160(1)). The building's original use was a United States Post Office. In 1965, the City of Albany purchased the building and converted it into a City Hall. In 1995, ownership and use of the building changed to commercial retail stores and offices. In 2015, the building was acquired by the current owner, and its use remains commercial. The proposed use is a bouquet hotel or "commercial retail sales and service-oriented" use per the Albany Development Code. Interior and exterior alterations are proposed in association with the proposed use which are consistent with ADC 7.160(1).

- 1.7 Historic Record and Building Changes (ADC 7.160(3) and (4)). No conjectural features or architectural elements from other styles, buildings or time periods are proposed. In 1960, an adjoining building was torn down which exposed the east brick wall. A stucco coating was applied to this façade at that time. The property was further altered in the mid-60s. Alterations included a rear (south, one-story addition) for public restrooms and the existing exterior aluminum vestibule. These changes have not acquired historic significance. The proposal is consistent with ADC 7.160(3) and (4).

- 1.8 Distinctive Features and Character (ADC 7.160(2), (5), and (6)). The structure is a two-story building constructed in Federal architectural style. Decorative features noted in the nomination include limestone and stucco facing, shallow hipped roof, single bay pavilion framed with two-story pilasters, columns and pilasters support a full entablature, in modified Doric order. American Federal architecture typically uses plain surfaces with attenuated detail, usually isolated in panels, tablets, and [friezes](#). It also had a flatter, smoother façade and rarely used [pilasters](#). It evolved from Georgian style by reducing heavy ornamentation and emphasizing balance, symmetry, and refined detailing.

- 1.9 Guidelines ADC 7.160(7) and (8) are not applicable. No chemical or physical treatments or soil disturbance of note is proposed. There are no known archaeological resources on the site.

- 1.10 Compatibility of Exterior Alterations and Additions (ADC 7.160(9) and (10)). The exterior alterations will not destroy historic materials that characterize the property. The proposed alterations will approximate the size, scale, and architectural features based on pictorial evidence consistent with ADC 7.160(9). No new additions are proposed with this request; therefore ADC 7.160(10) is not applicable.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall

The Federal Style:

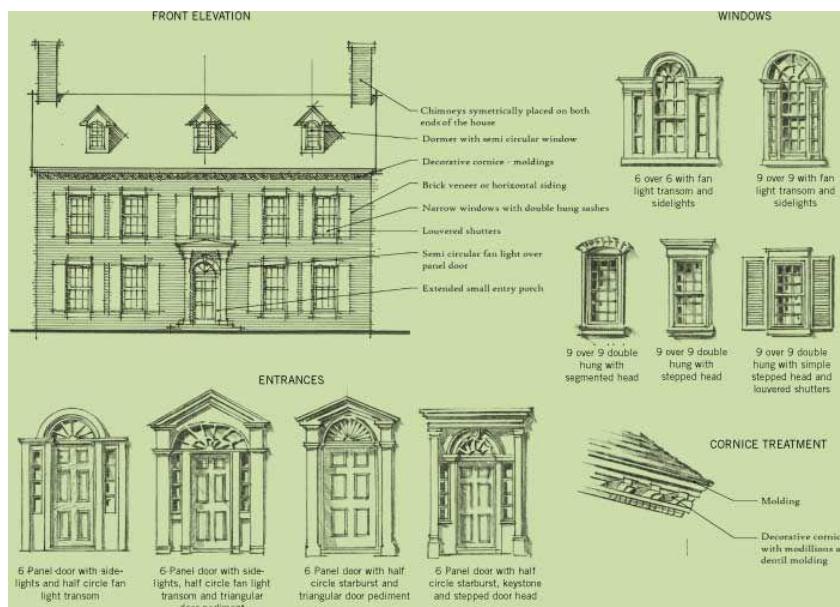
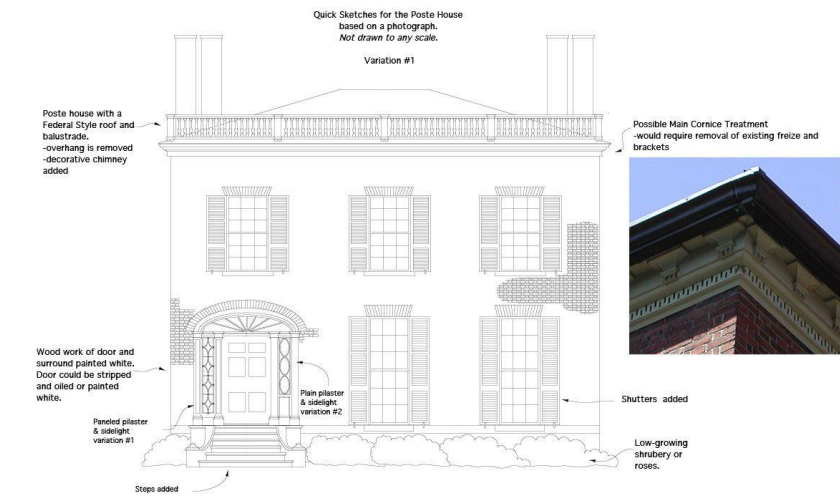
The proposed handrail and baluster installation is designed to strengthen the architectural integrity of the Old City Hall building by reintroducing elements consistent with the **Federal style**, the dominant architectural tradition in the United States during the early nineteenth century. This style, known for its refinement, symmetry, and classical inspiration, emphasizes balanced proportions and restrained ornamentation—qualities that align closely with the building's 1914 interpretation of Federal-era civic architecture.

The following pictures are examples of the Federal Style of Architecture.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall



HISTORIC REVIEW OF EXTERIOR ALTERATIONS Federal Building/Old City Hall



• Above is a picture of a federal style building that shares some of the same characteristics as Old City Hall with handrails the closely match the proposed handrails.



• Above is another example of a federal architectural style building with back handrails and accents.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall

Key characteristics of the Federal style include **double-hung sash windows**, **cornices articulated with dentils or modillions**, and **paneled entry doors**, all of which contribute to a dignified yet understated architectural expression. The proposed handrail system has been intentionally designed to complement these features and reinforce the building's historic vocabulary.

The new balusters and handrails will be fabricated from **mild steel**, selected for its durability and structural strength, and finished with a **black powder-coated coating** to ensure longevity and visual consistency with traditional metalwork. The design incorporates **two single straight balusters positioned between each oval baluster**, a configuration that offers a historically sympathetic profile while maintaining compatibility with modern safety standards. Although the reference imagery shows a double straight rail with a square accent, the revised design provides a cleaner, more proportionally aligned interpretation appropriate to the building's architectural lineage.

All alterations will be completed in accordance with **ADC 7.160(9) and (10)**, ensuring compliance with applicable design and safety requirements.

By reintroducing historically compatible metalwork at the building's entrances, this project enhances the structure's architectural character and strengthens its connection to the Federal style. The proposed improvements support ongoing preservation efforts by reinforcing the building's historic identity, improving visual coherence, and contributing to the long-term stewardship of one of Albany's significant civic landmarks.

Facts:

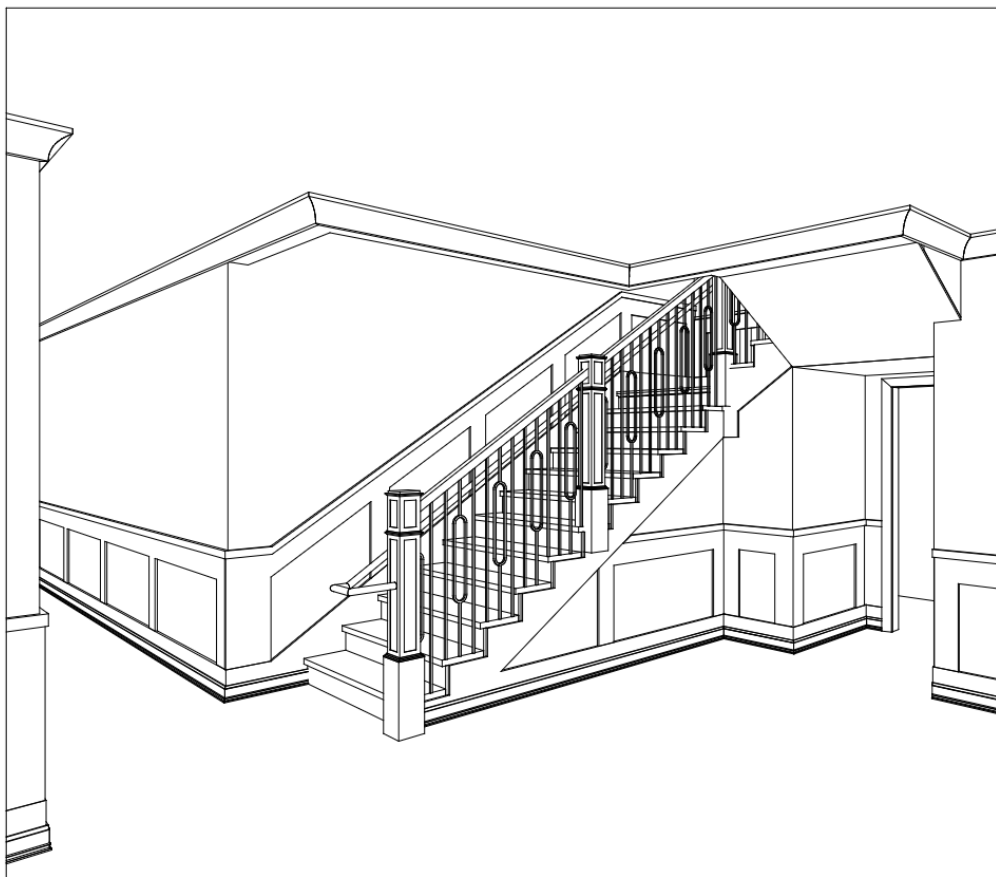
Balusters and handrails will be fabricated from **mild steel**, providing significantly greater durability and strength than traditional wrought-iron assemblies. All components will receive a **black powder-coated finish** prior to installation. The proposed modifications will be completed in accordance with **ADC 7.160(9) and (10)**.

This enhancement will contribute additional architectural character to the building and more accurately reflect the **1914 Federal architectural style**. The images below illustrate the intended appearance of the completed handrails and balusters. While the reference photos show a double straight rail with a square accent, the final design will differ slightly: the proposed balusters will feature **two single straight balusters positioned between each oval baluster**, creating a cleaner and more historically aligned profile.

We believe the installation of these handrails will support the ongoing **historic restoration of the Old City Hall**, enrich the visual prominence of the entrances and reinforce the building's original Federal architectural expression.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall



HISTORIC REVIEW OF EXTERIOR ALTERATIONS Federal Building/Old City Hall

Conclusion:

The proposed handrail and baluster improvements represent a thoughtful and contextually appropriate enhancement to the Old City Hall building. By incorporating materials, proportions, and detailing that align with the **Federal architectural tradition**, the project reinforces the building's historic character while meeting contemporary safety and durability standards. The restrained ornamentation, balanced composition, and classically influenced detailing of the new metalwork echo the defining features of the Federal style and strengthen the architectural continuity of the structure's primary entrances.

Through these carefully considered modifications, the project supports the long-term stewardship of this historic civic landmark. The work not only preserves the building's architectural identity but also contributes to its ongoing restoration, ensuring that its historic significance remains legible and respected for future generations.

The following aerial view shows more information about where the handrails will be placed.

The current photos included with this application on a separate document were taken on 06-01-2026.

All areas outlined in red are the locations of the new handrails.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall

The following photos are part of the Albany Regional Museum collection showing the historical look of the front of the building.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall

The Pictures below were all taken on 06-12-2026.

The following picture was taken from the corner of 2nd and Broadalbin on the sidewalk outside of The Natty Dresser.



The follow picture was taken from the corner of 2nd and Broadalbin outside of Budget Blinds.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS Federal Building/Old City Hall

The following picture was taken from in front of Sugar J's ice cream shop.



The next three photos were taken from the east corner of the side walk outside the front of Old City Hall.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Federal Building/Old City Hall



HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Federal Building/Old City Hall

The next two photos were taken from the back east corner on the side walk outside of Old City Hall right before the alley intersects with the sidewalk.



REGISTERED ARCHITECT
CHRISTINA M. LARSON
6654
STATE OF OREGON
12/31/2026

VARITONE
ARCHITECTURE

231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

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JDELL ENGINEERING AND LAND
SURVEYING, LLC
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541-497-2954
CONTACT: BRIAN VANDETTA

ARCHITECT
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541-497-2954
CONTACT: TAYLOR ROOSA

STRUCTURAL ENGINEER
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503-384-0480
CONTACT: BARAK AMIRI

MECHANICAL PLUMBING ENGINEER
CBD ENGINEERING LLC
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ALBANY, OR 97321
541-417-7287
CONTACT: DAVID BACHEMEIER

CONTRACTOR
SCOTT LEPMAN COMPANY
100 NW FERRY ST NW
ALBANY, OR 97321
PH: (541) 898-8390
CONTACT: MIKE BRANDIS

ALBANY FEDERAL BUILDING

28 SW 2ND AVE
ALBANY, OR 97321

Issue: PERMIT ISSUANCE
Date: 12/13/2024

Revision: 1 Addendum #1 Date: 04-17-2026

OVERALL
FLOOR PLAN
- LEVEL 1

A2.01

GENERAL FLOOR PLAN NOTES:

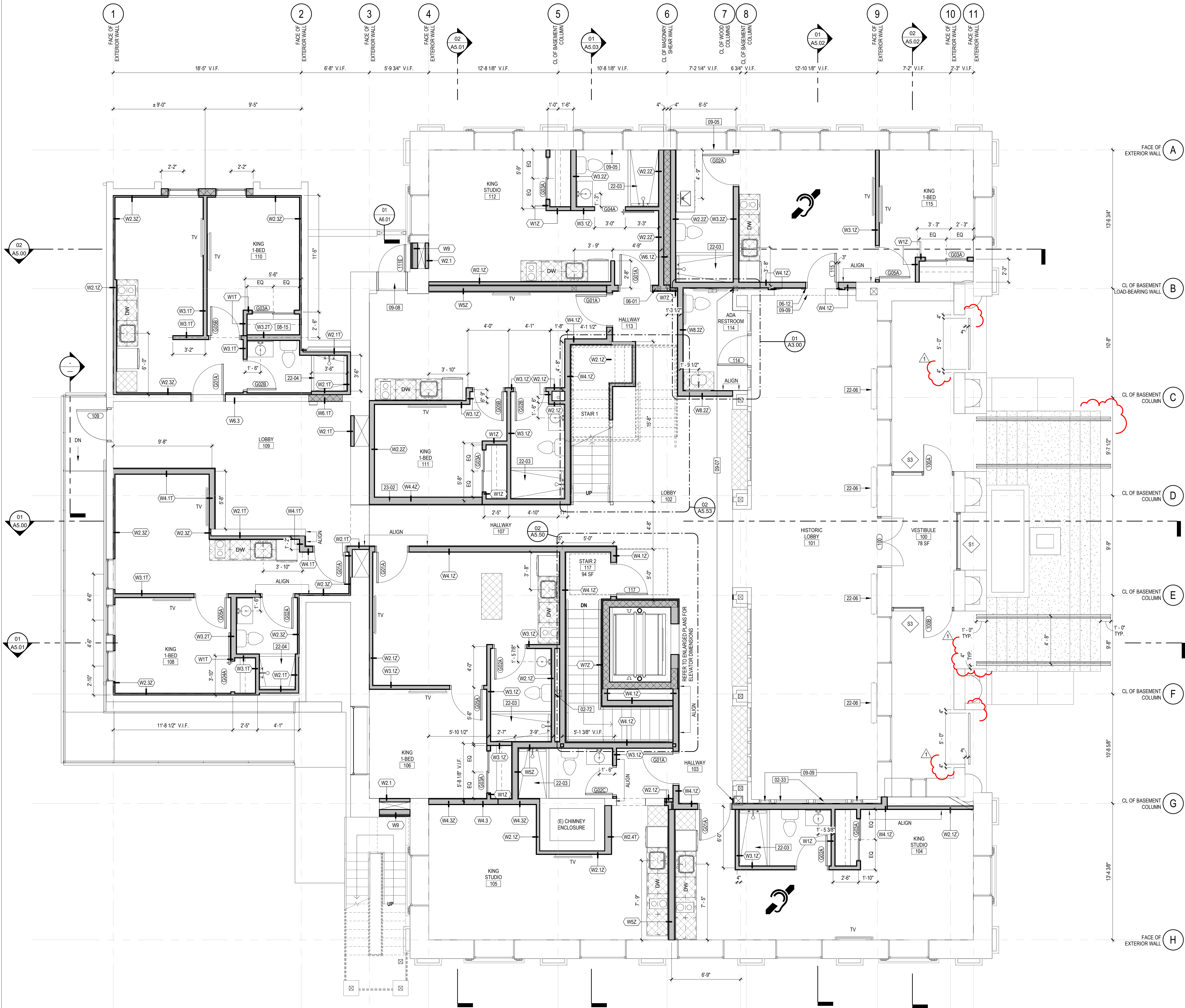
- GENERAL**
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
DIMENSIONS MARKED VERIFY IN FIELD (V.I.F.) SHALL BE VERIFIED PRIOR TO START OF WORK.
ALL DIMENSIONS MARKED "CLEAR" OR "CLR" OR "F.O.F." (FACE OF FINISH) SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, U.O.N.
"ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
ALL DIMENSIONS MARKED "EQ" ARE INDICATED TO BE EQUALLY PLACED BETWEEN ELEMENTS AS SHOWN ON PLAN.
DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL DIMENSIONS AT NEW INTERIOR WALLS ARE TO CENTER OF STUD U.O.N. INTERIOR DIMENSIONS AT EXISTING WALLS ARE FROM FACE OF EXISTING FINISH.
ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- COORDINATION**
CONTRACTOR SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT ANY DISCREPANCIES FOR CORRECTION AND ADJUSTMENT PRIOR TO START OF WORK.
- PARTITIONS**
ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR LINES. ALL SCREWS OR OTHER ATTACHMENT DEVICES SHALL BE PATCHED AND NOT VISIBLE. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
- PENETRATIONS**
ALL EXISTING AND NEW UL RATED FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
FIRE SAFE PENETRATIONS AT FIRE-RESISTANT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY.
PATCH AREAS DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATIONS HAVE BEEN MADE FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK. FIRESAFE AT UL RATED ASSEMBLIES AS REQUIRED FOR RATING OF CONSTRUCTION BEING PENETRATED.
- BLOCKING AND SUPPORT**
ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" HEIGHT.
PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, RESTROOM ACCESSORIES, WALL-MOUNT EQUIPMENT, AND SIMILAR.
ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED EXCEPT FOR BLOCKING USED FOR HANDRAILS, MILLWORK, CABINETS, AND WINDOW AND DOOR FRAMES.

LEGEND:

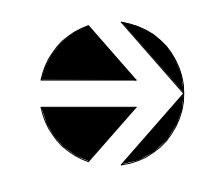
- NEW DOOR
- NEW WALL
- EXISTING DOOR
- EXISTING WALL
- WALL TAG
- WINDOW TAG
- DOOR TAG
- ROOM WITH MOBILITY FEATURES
- ROOM WITH COMMUNICATION FEATURES
- CASEWORK

KEYNOTE LEGEND

#	Keynote Description
02-33	(E) DOOR TO REMAIN SECURED IN CLOSED, LOCKED POSITION, APPLY OPAQUE PRIVACY FILM TO THE SIDE WHERE NEW WALL WILL BE PLACED
02-72	ALIGN NEW WALL FRAMING TO FACE OF (E) COLUMN
06-01	ALIGN CENTER OF STUD TO CENTER OF (E) COLUMN
06-12	ALIGN MIDDLE MULLION OF DOOR WITH HISTORIC MIDDLE MILLWORK MULLION ABOVE, ARCHITECT TO VERIFY IN FIELD
06-15	CRAWL SPACE ACCESS IN CLOSET
09-05	ADD PRIVACY FILM TO INTERIOR SIDE OF (E) WINDOW
09-07	PROVIDE NEW DRYWALL WHERE PREVIOUSLY REMOVED; PATCH FOR SEAMLESS TRANSITIONS
09-08	ADD PRIVACY FILM TO INTERIOR SIDE OF DOOR GLAZING
09-09	PRIOR TO NEW WALL BEING FRAMED, APPLY OPAQUE PRIVACY FILM TO (E) GLAZING ON HISTORIC WALL ON THE SIDE WHERE THE NEW WALL WILL BE PLACED
22-06	(E) WALL RADIATOR TO REMAIN
23-02	WALL FRAMING ALIGNS WITH BASEMENT AND LEVEL 2 FOR DRYER VENTILATION THROUGH ROOF



01 OVERALL FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

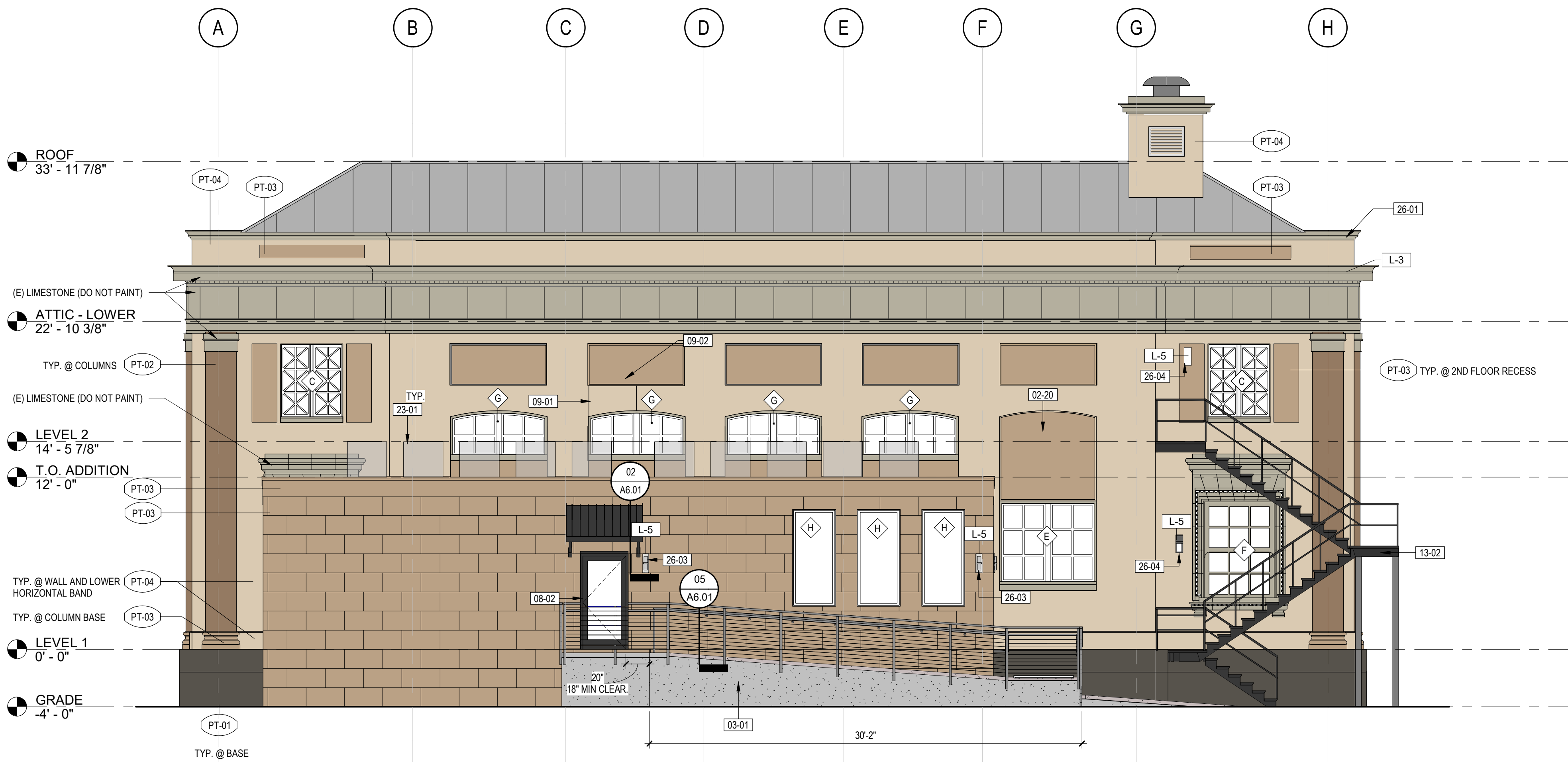


KEYNOTE LEGEND	
#	Keynote Description
02-20	WALL INFILL WITH SLIGHT RECESS TO MATCH PANELS ABOVE
03-01	NEW CODE COMPLIANT RAMP
08-02	EXISTING HOLLOW METAL DOOR TO BE REPLACED WITH NEW FULL LITE HOLLOW METAL DOOR
09-01	INFILL (E) DOOR OPENING AND PARGE COAT TO MATCH (E) SURFACE
09-02	RESTORE PLASTER WORK ON ORIGINAL PANEL AFTER DOOR REMOVAL
13-02	(E) STEEL FIRE ESCAPE TO BE REPAINTED
23-01	SEALED DUCTWORK FOR DRYER VENTILATION IN WALL FRAMING, UP THROUGH ROOF
26-01	LED ACCENT LIGHTING TO RUN ALONG TOP INSIDE EDGE OF CORNICE
26-02	CEILING LIGHTING TO REPLACE (E) LIGHTING WITHIN EXTERIOR PORTION ENTRY
26-03	NEW EXTERIOR LIGHT FIXTURE TO ILLUMINATE ADA RAMP. INSTALLED WITH NEW RECESSED ELECTRICAL BOX
26-04	(E) UTILITY LIGHT FIXTURE TO BE REPLACED WITH NEW DECORATIVE LIGHT FIXTURE. LOCATION TO REMAIN THE SAME

FINISH LEGEND	
(E) LIMESTONE TO BE CLEANED BUT OTHERWISE LEFT UNTOUCHED.	
PT-01 (SW 7645 THUNDER GRAY); PAINT (E) STUCCO	
PT-02 (SW 6102 PORTABELLO); PAINT (E) STUCCO	
PT-03 (SW 6108 LATTE); PAINT (E) STUCCO	
PT-04 (SW 6141 SOFTER TAN); PAINT (E) STUCCO	



01 NORTH ELEVATION
3/16" = 1'-0"

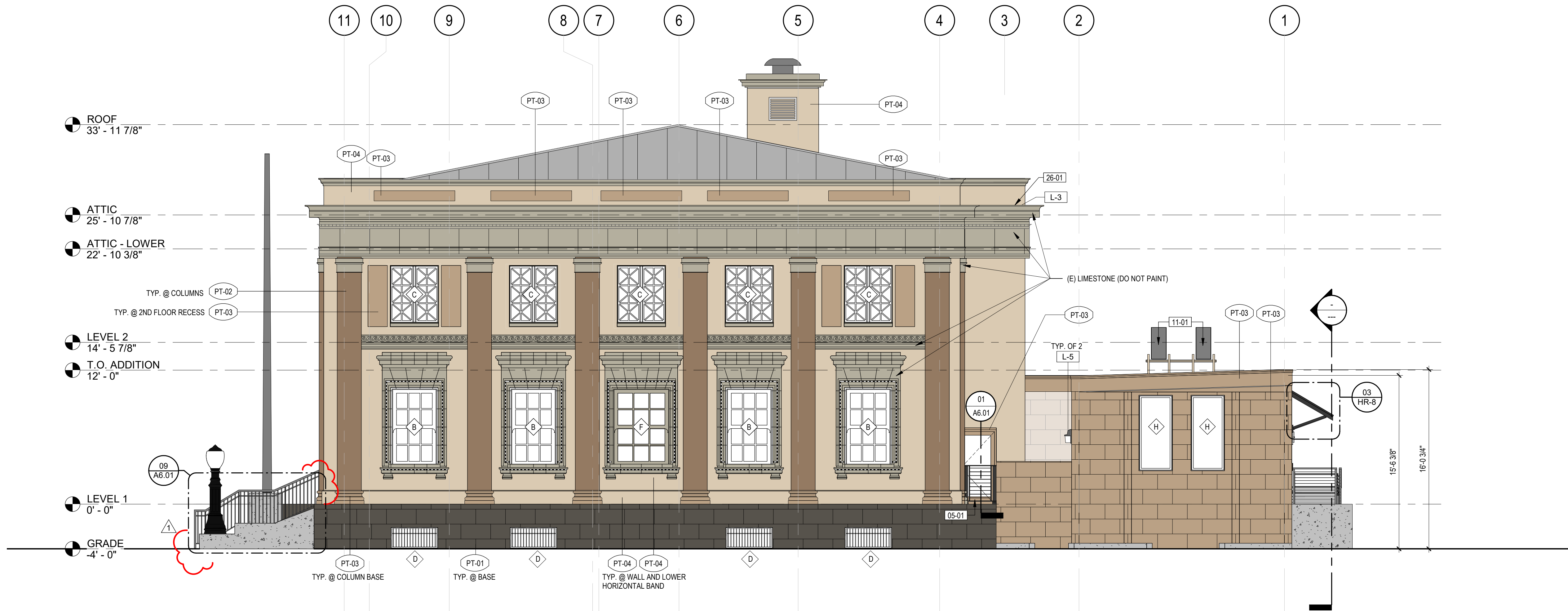


02 SOUTH ELEVATION
3/16" = 1'-0"

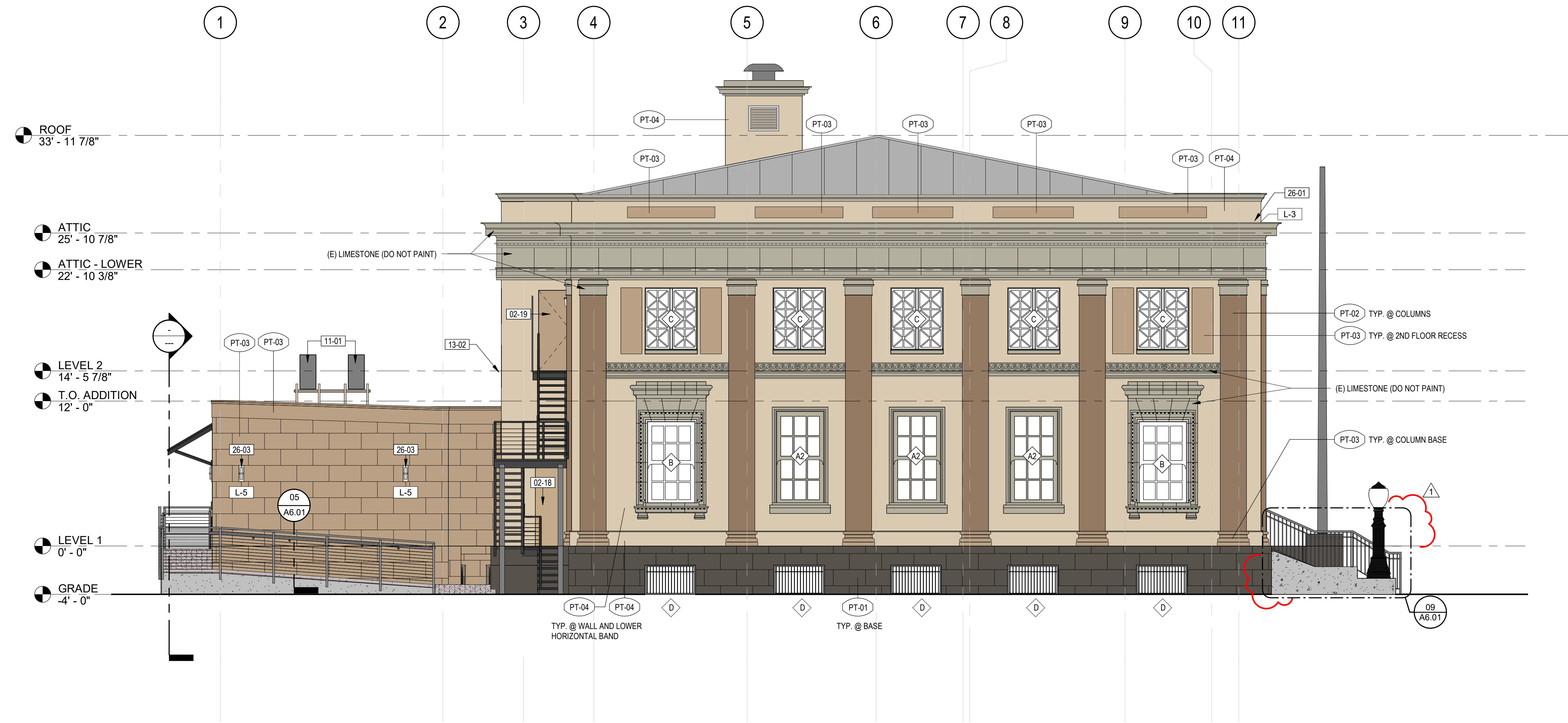
KEYNOTE LEGEND	
#	Keynote Description
02-18	REMOVE (E) DOOR INFILL WITH STUCCO PANEL WITH 1" RECESS FROM FACE OF FACADE
02-19	(E) DOOR TO REMAIN. PAINTED
05-01	NEW STEEL RAILING
11-01	MECHANICAL UNIT WITH KNUCKLEHEAD ROOFTOP SUPPORT SYSTEM TO ELEVATE UNITS 12" FROM ROOF DECK
13-02	(E) STEEL FIRE ESCAPE TO BE REPAINTED
26-01	LED ACCENT LIGHTING TO RUN ALONG TOP INSIDE EDGE OF CORNICE
26-03	NEW EXTERIOR LIGHT FIXTURE TO ILLUMINATE ADA RAMP. INSTALLED WITH NEW RECESSED ELECTRICAL BOX

FINISH LEGEND	
(E)	LIMESTONE TO BE CLEANED BUT OTHERWISE LEFT UNTOUCHED.
PT-01	(SW 7645 THUNDER GRAY); PAINT (E) STUCCO
PT-02	(SW 6102 PORTABELLO); PAINT (E) STUCCO
PT-03	(SW 6108 LATTE); PAINT (E) STUCCO
PT-04	(SW 6141 SOFTER TAN); PAINT (E) STUCCO

FINISH LEGEND	
(E)	LIMESTONE TO BE CLEANED BUT OTHERWISE LEFT UNTOUCHED.
PT-01	(SW 7645 THUNDER GRAY); PAINT (E) STUCCO
PT-02	(SW 6102 PORTABELLO); PAINT (E) STUCCO
PT-03	(SW 6108 LATTE); PAINT (E) STUCCO
PT-04	(SW 6141 SOFTER TAN); PAINT (E) STUCCO



01 WEST ELEVATION
3/16" = 1'-0"



02 EAST ELEVATION
3/16" = 1'-0"

REGISTERED ARCHITECT
CHRISTINA M. LARSON
6654
STATE OF OREGON
12/31/2026

VARITONE
ARCHITECTURE

231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
JUEL ENGINEERING AND LAND
SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OR 97356
541-451-5125
CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE LLC
231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA

STRUCTURAL ENGINEER
ASSOCIATED CONSULTANTS, INC.
100 EAST 13TH STREET, SUITE 10
VANCOUVER, WA 98664
503-384-0460
CONTACT: BAKR AMIRI

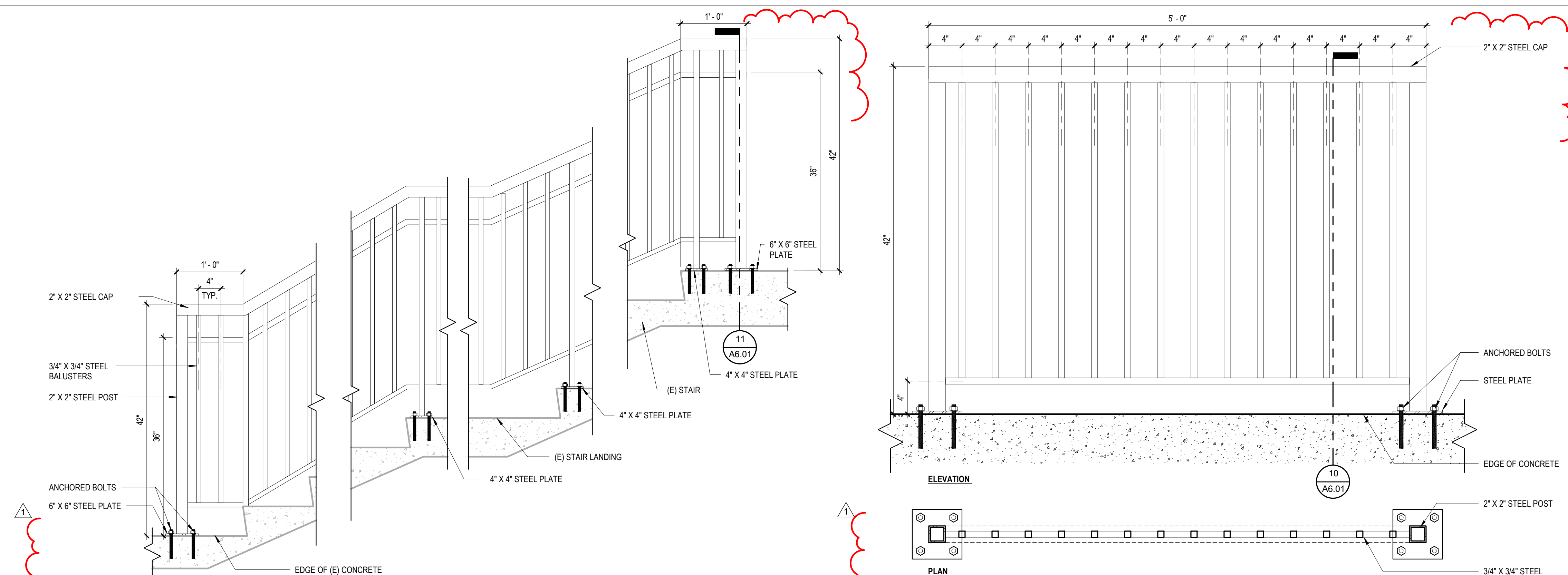
MECHANICAL PLUMBING ENGINEER
CBD ENGINEERING LLC
3548 RIVERSIDE DR. SW
ALBANY, OR 97321
541-812-7287
CONTACT: DAVID BACHMEIER

CONTRACTOR
SCOTT LEPMAN COMPANY
100 NW FERRY ST NW
ALBANY, OR 97321
PH: (541) 928-8390
CONTACT: MIKE BRANDIS

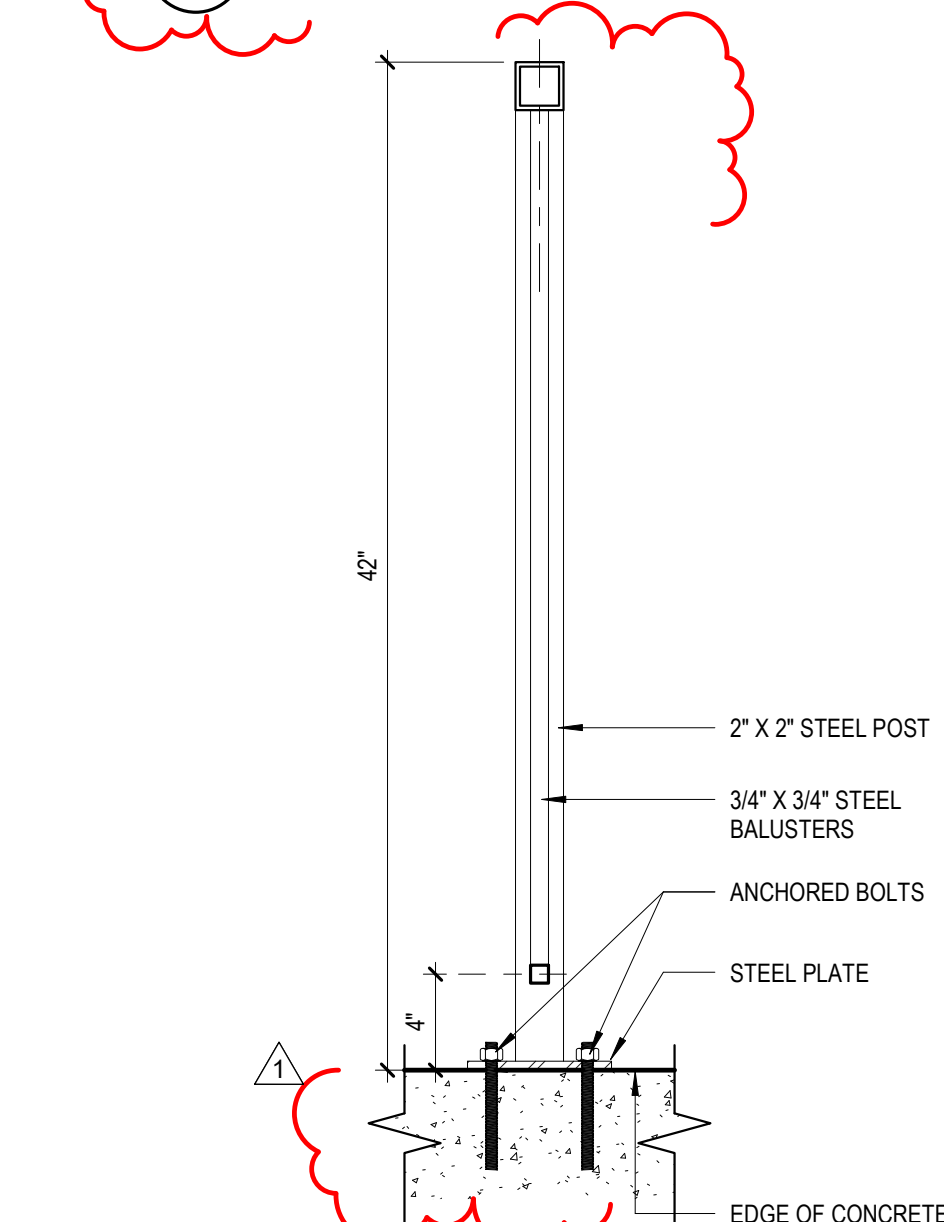
ALBANY FEDERAL BUILDING

Issue:	PERMIT ISSUANCE
Date:	12/13/2024
Revision:	Date:
1	Addendum #1 04-17-2026

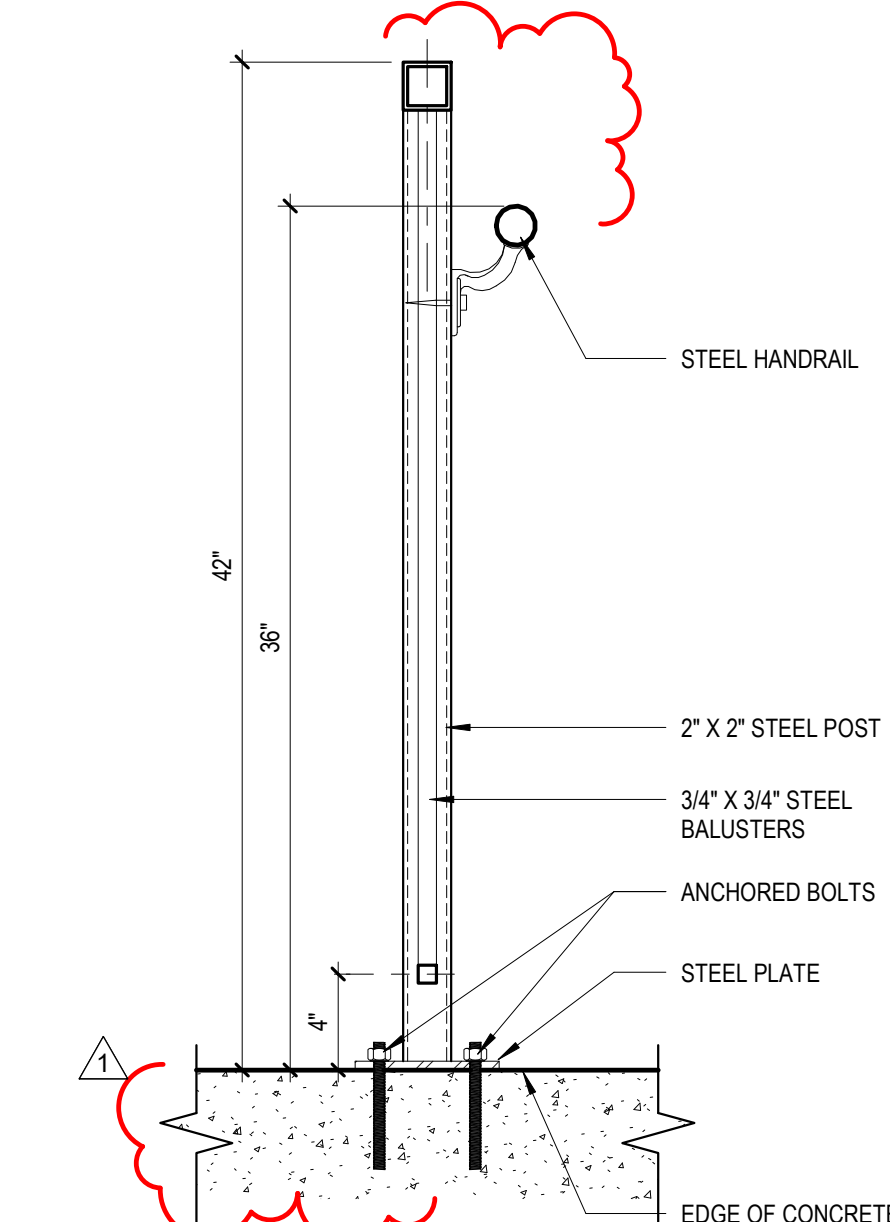
EXTERIOR
ELEVATIONS



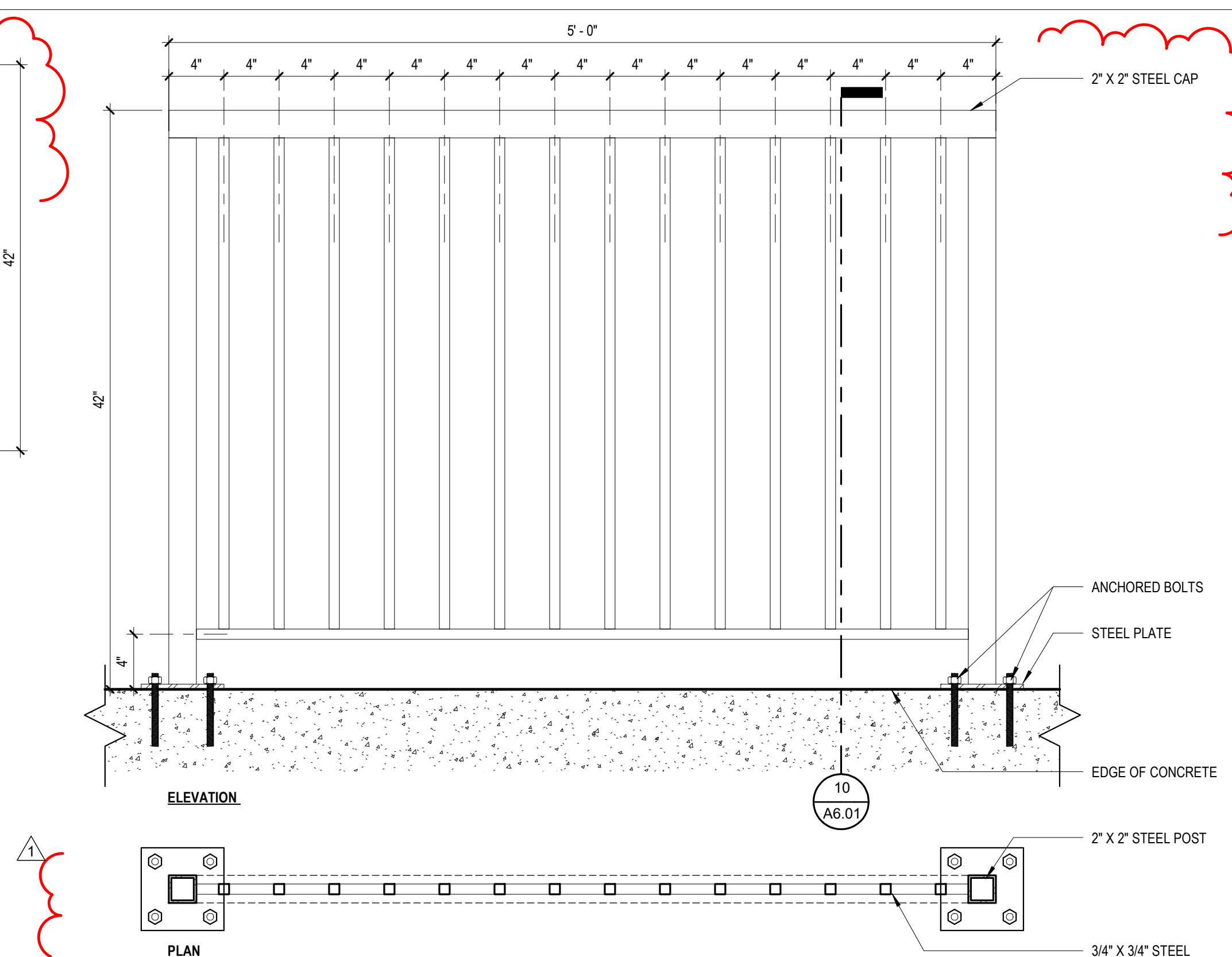
09 EXTERIOR STAIR RAILING
1" = 1'-0"



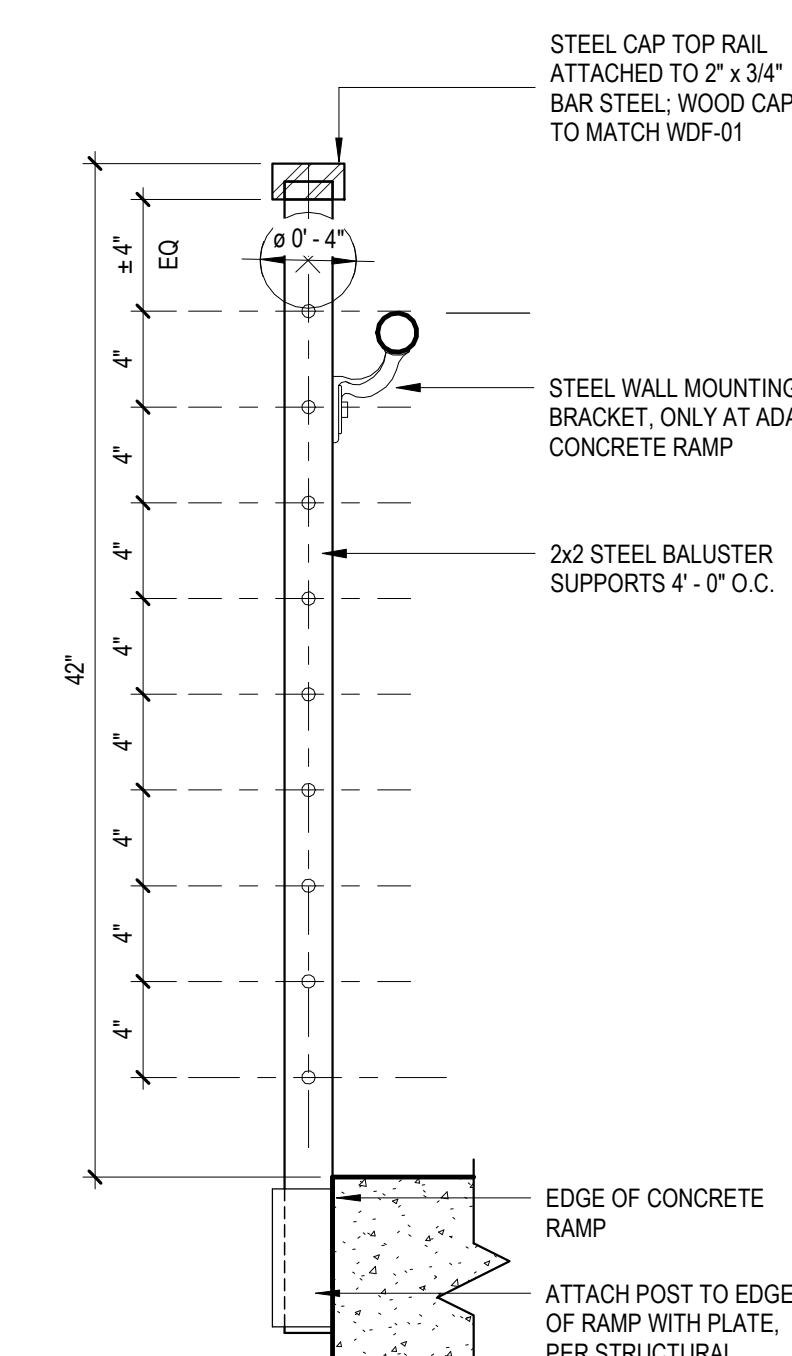
10 EXTERIOR GUARDRAIL SECTION
1 1/2" = 1'-0"



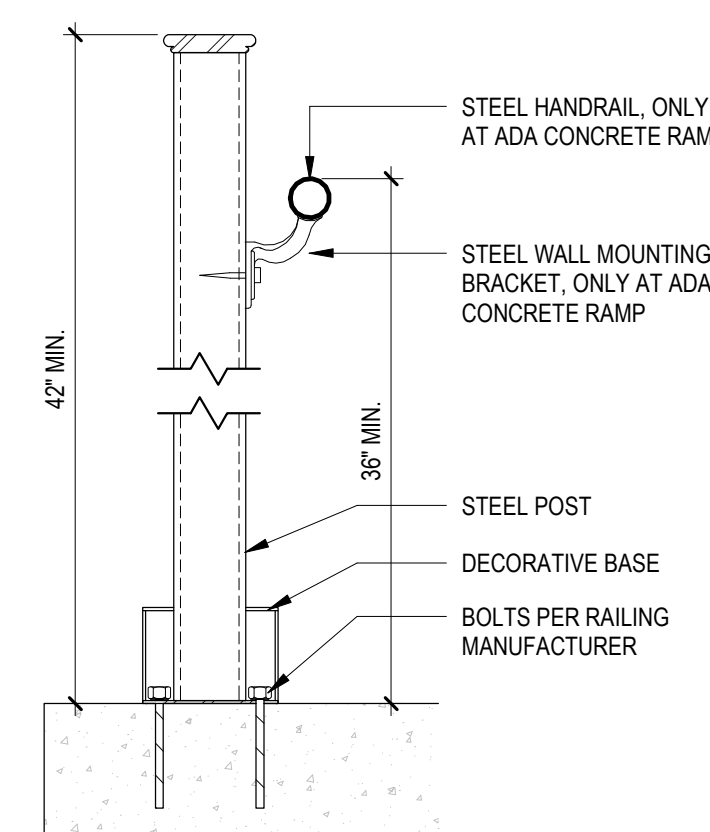
11 EXTERIOR STAIR RAILING SECTION
1 1/2" = 1'-0"



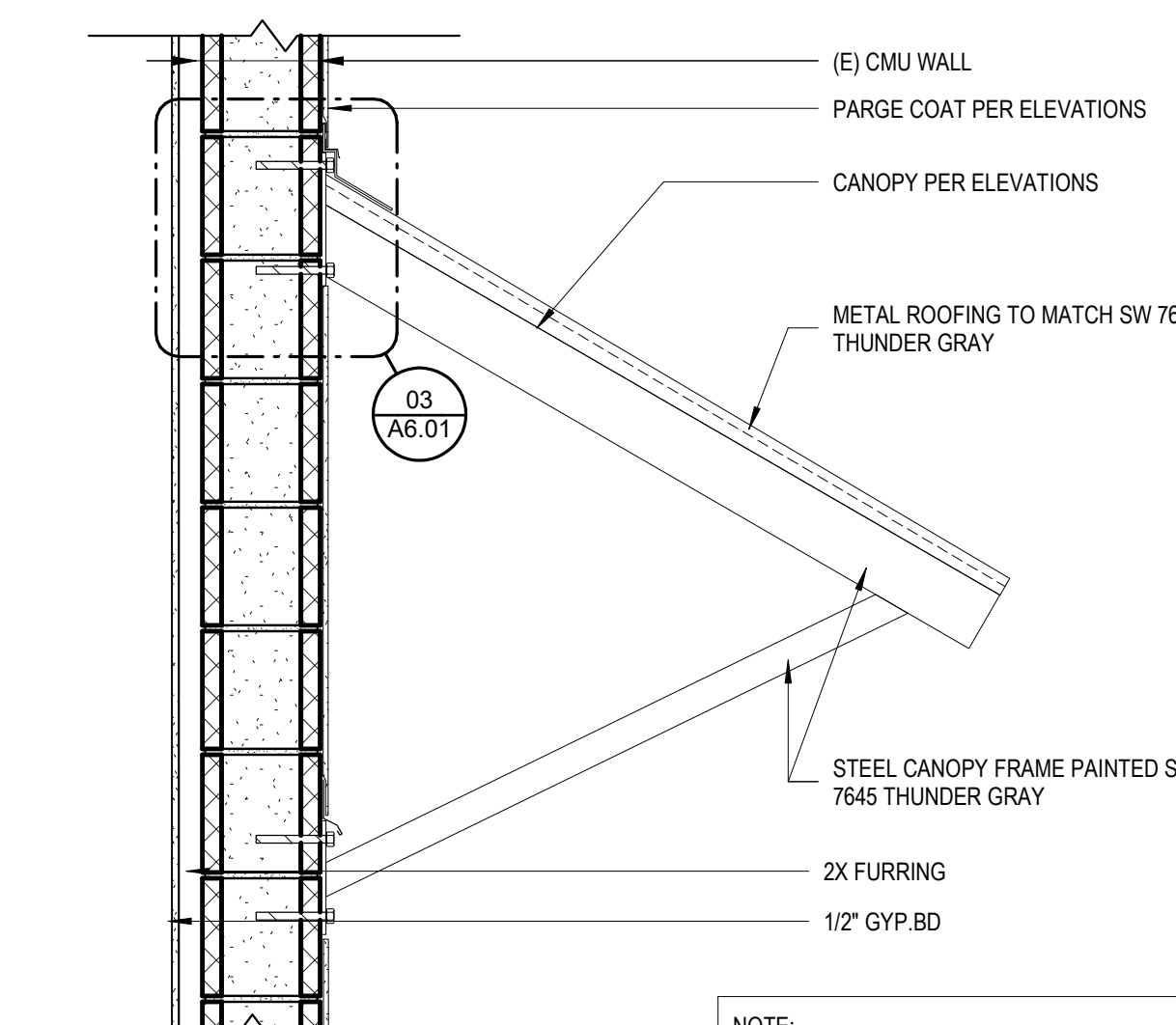
08 EXTERIOR GUARDRAIL
1 1/2" = 1'-0"



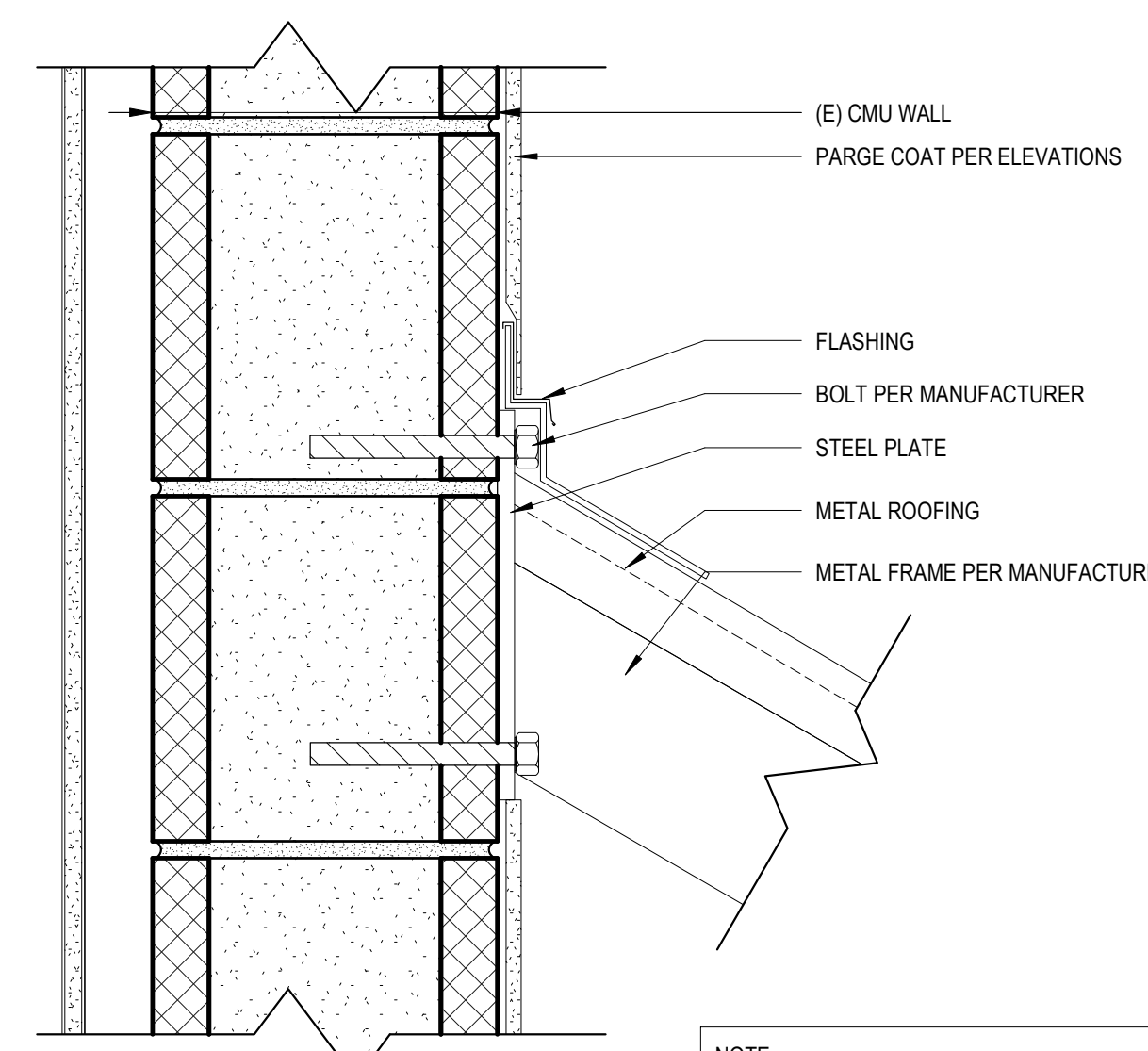
05 EXTERIOR HANDRAIL
1 1/2" = 1'-0"



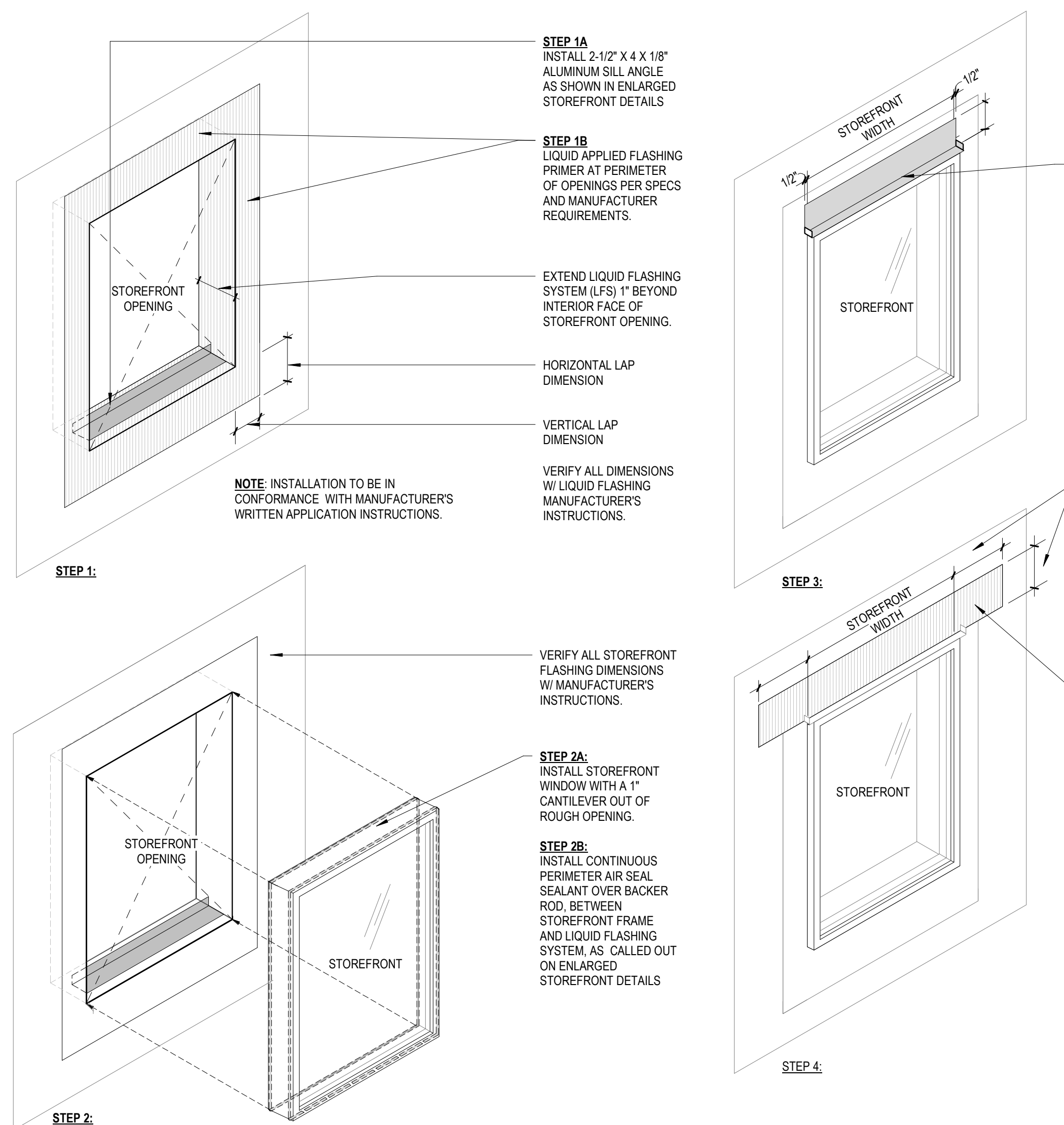
01 RAILING DETAIL
1 1/2" = 1'-0"



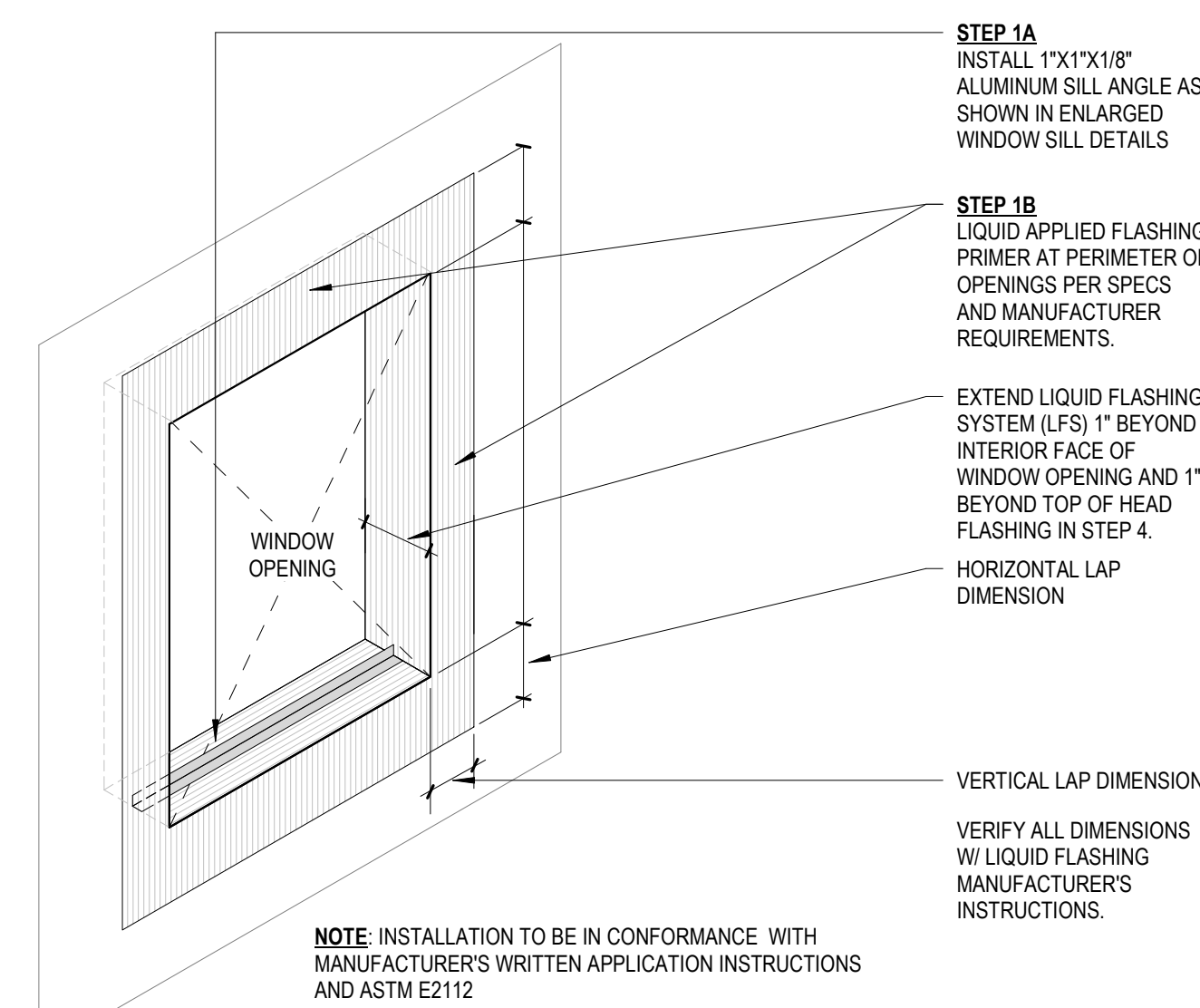
02 CANOPY DETAIL
1" = 1'-0"



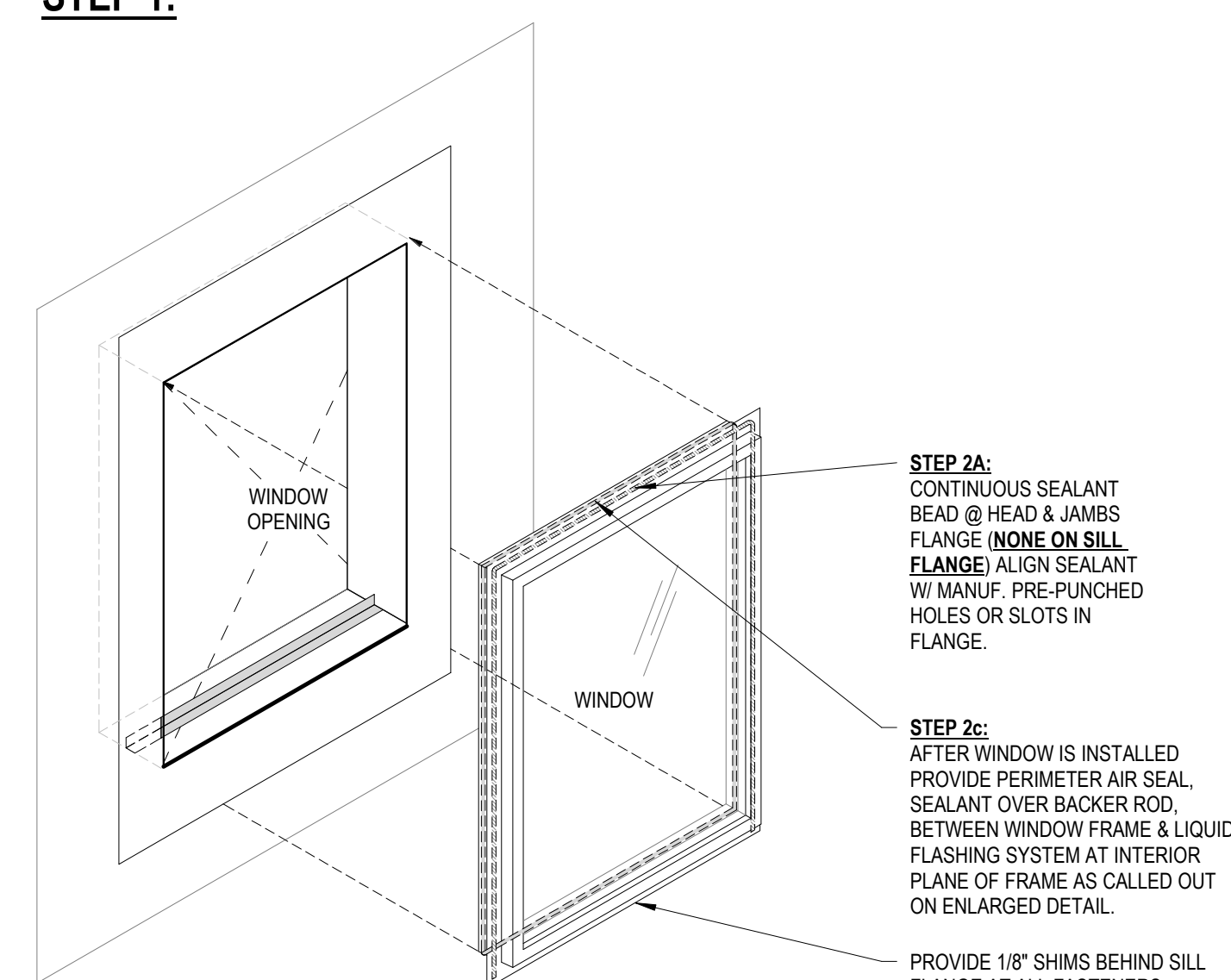
03 ENLARGED CANOPY DETAIL
3" = 1'-0"



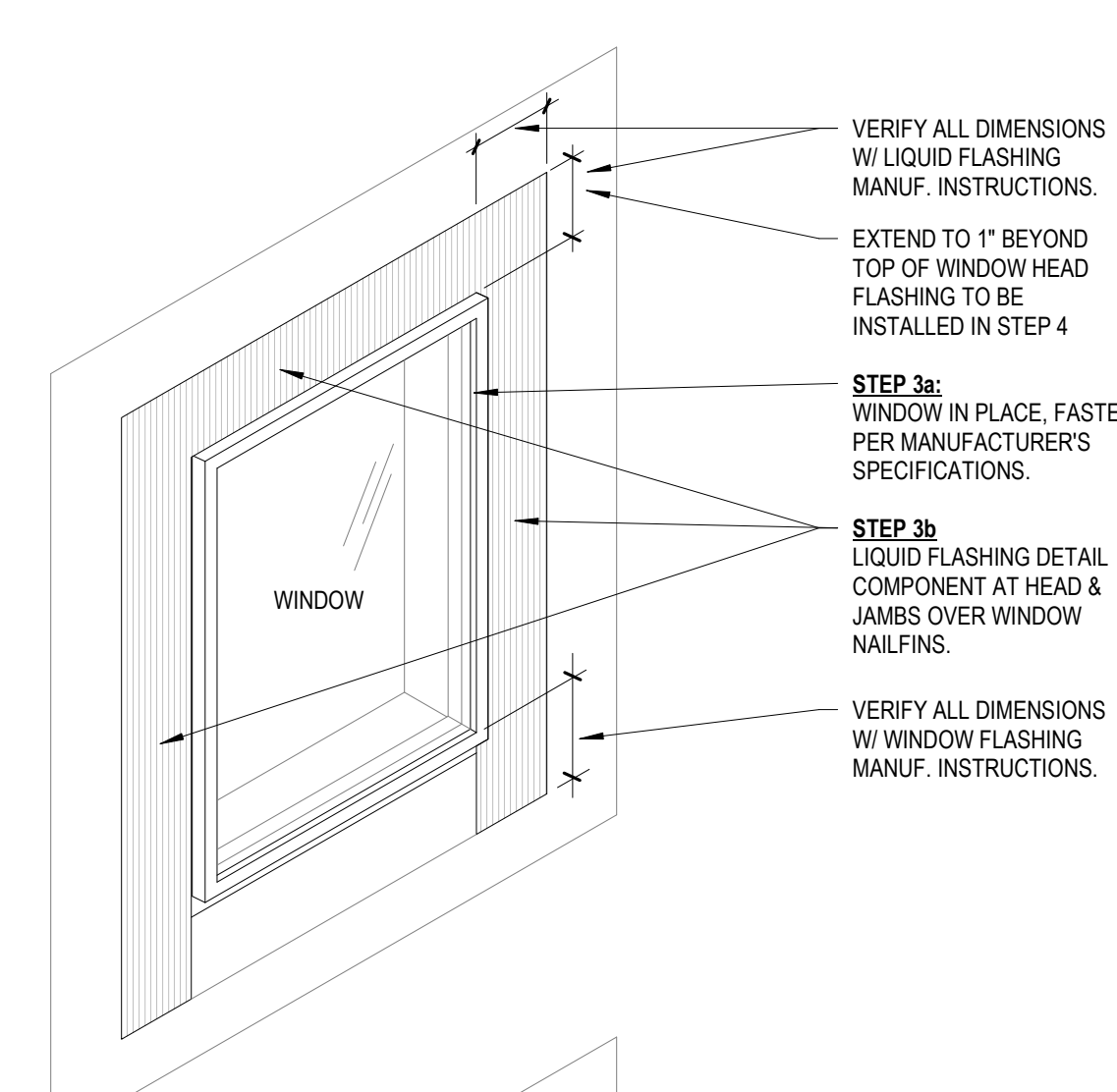
07 LIQUID APPLIED FLASHING STEPS @ STOREFRONT
3/4" = 1'-0"



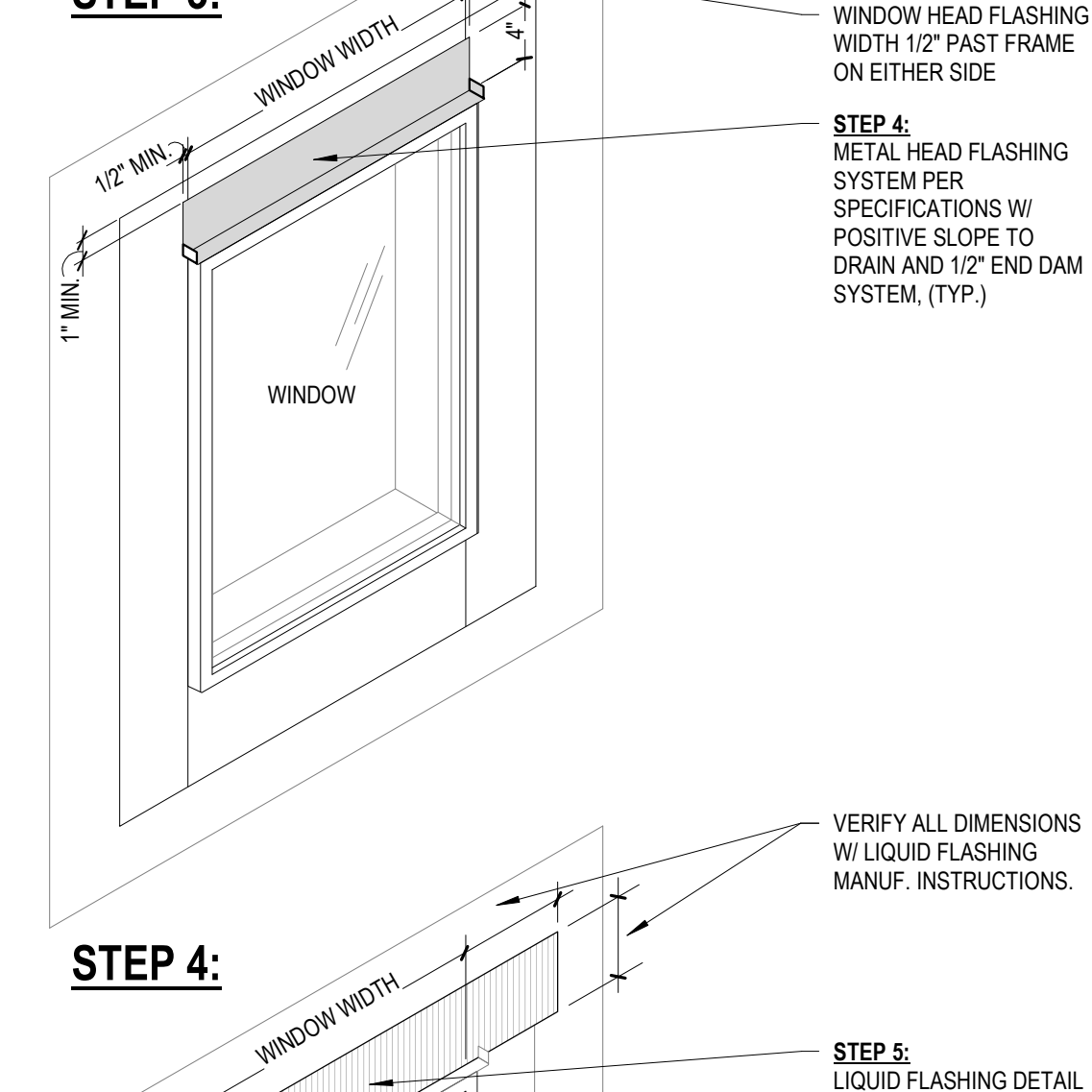
STEP 1:



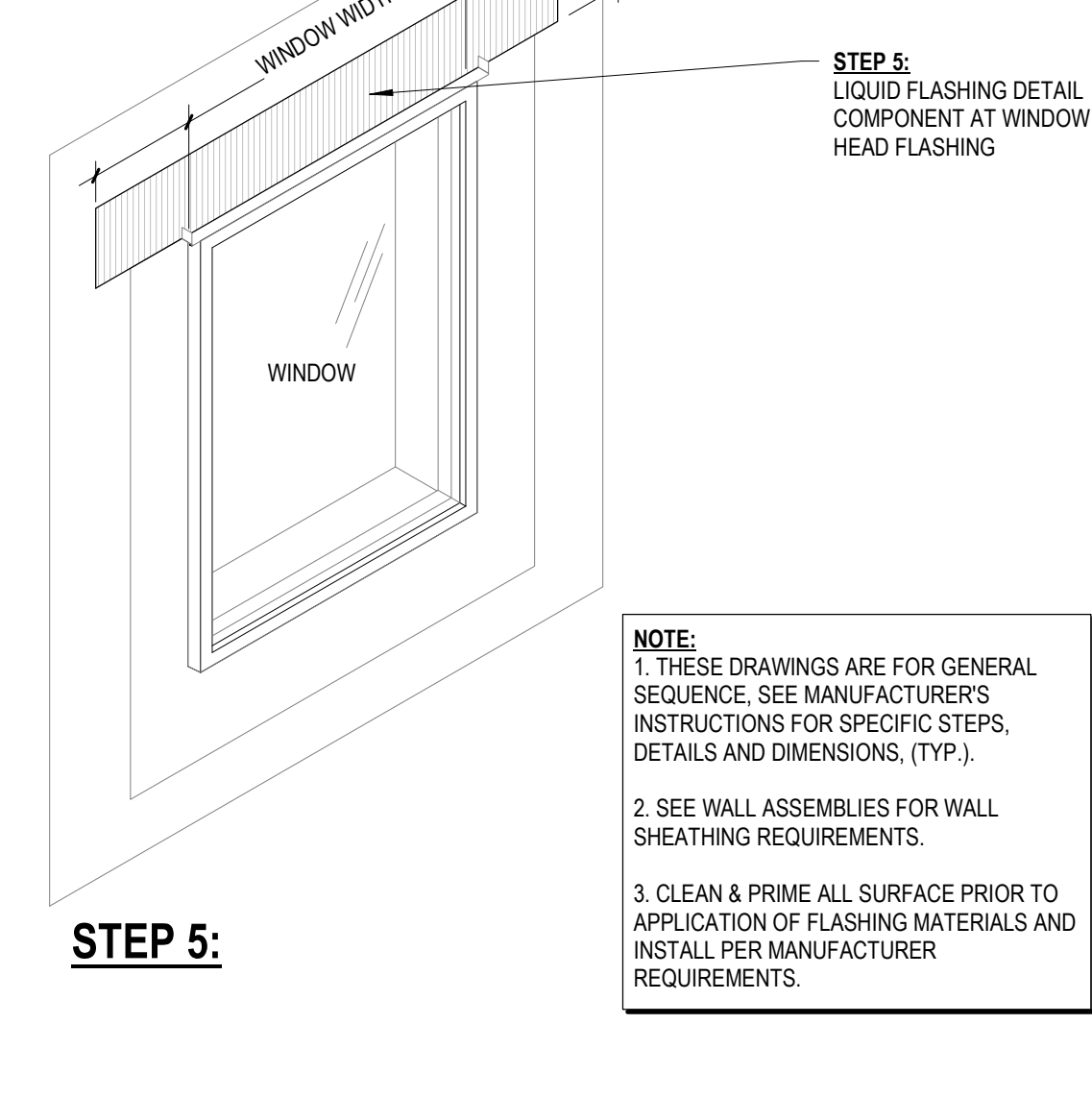
STEP 2:



STEP 3:

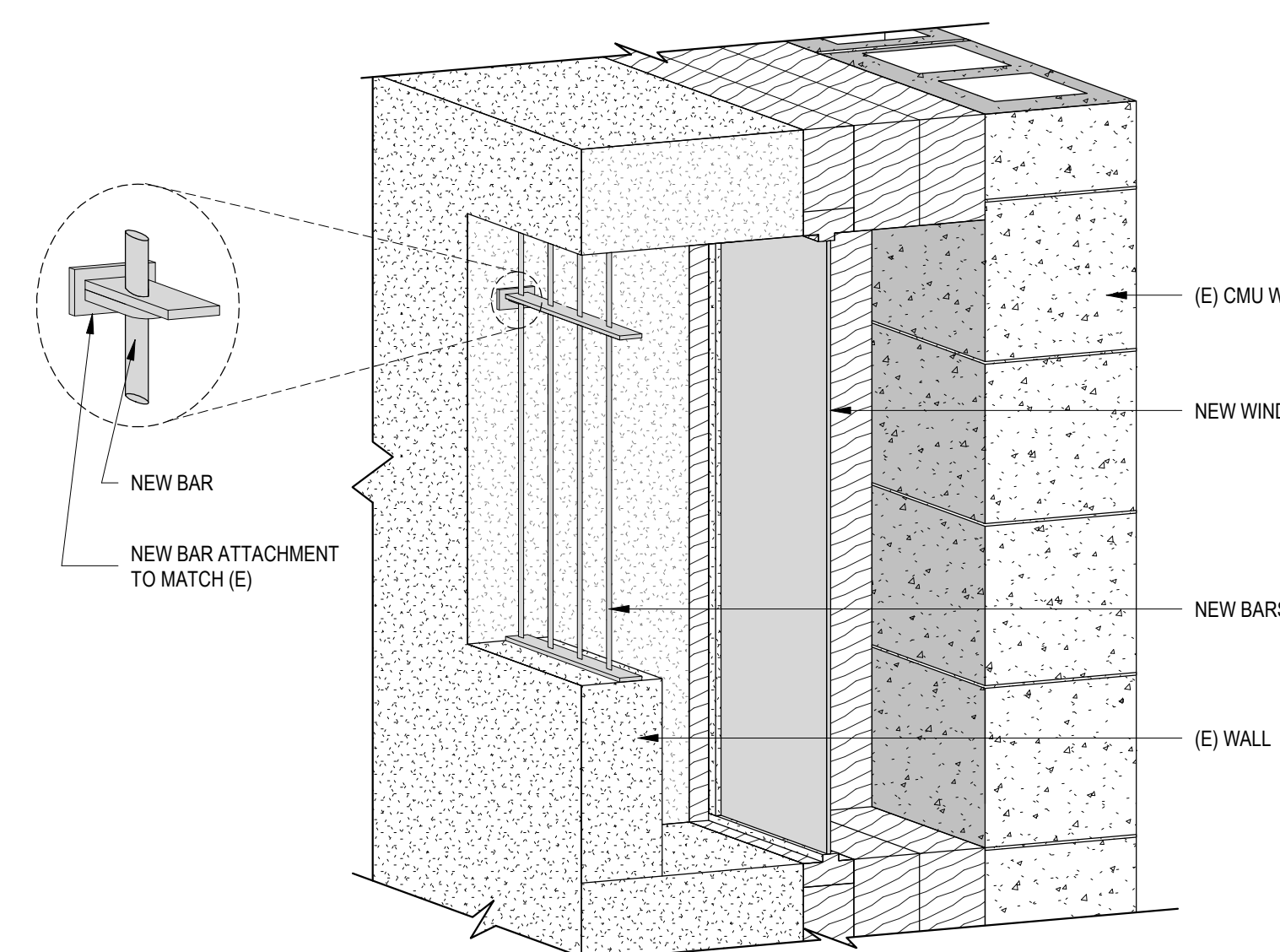


STEP 4:



STEP 5:

06 LIQUID APPLIED FLASHING STEPS @ NAIL FIN WINDOWS
3/4" = 1'-0"



04 3D BAR DETAIL
1 1/2" = 1'-0"



Alley facing (south) entrance #1



Alley facing (south) entrance #1



Alley facing (south) entrance #2



Alley facing (south) entrance #2



Broadalbin facing (west) entrance



2nd Avenue facing (north) entrance



2nd Avenue facing (north) entrance



HOME › PRODUCTS › HANDRAILS › LIH-HOL166244-LSB



1/2" HOLLOW IRON BALUSTER

SKU:

LIH-HOL166244-LSB

Series:

166244

Construction:

Hollow

Square Size:

1/2-in

Length:

44-in

Finish:

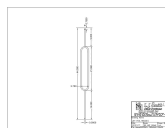
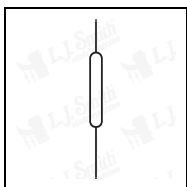
Low Sheen Black

Collection:

Contempo

Use Location:

Interior Use Only





IRON BALUSTERS

POST TO POST / OVER THE POST



Pictured: LIH-HOL166344 and LIH-HOLPLA44 Iron Balusters, LJ-6210 Handrail



Pictured: LIH-HOL166144 and LIH-HOL166244 Iron Balusters, LJP-4591 Box Newels, LJ-6210 Handrail.



Pictured: LIH-HOLPLA44 Iron Balusters, LIH-NWLPLA48 Newel Posts, LJ-6210 Handrail



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | COMMUNITY DEVELOPMENT 541-917-7550

Staff Report

Historic Review of Exterior Alteration

HI-12-26

July 29, 2026

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a structure on a developed lot within the Downtown Commercial National Register Historic District (Attachment A). The applicant proposes to restore the front entrance to 426 1st Avenue W.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	David Martineau, Project Planner
Property Owner/Applicant:	Derek J. Whiteside Trust, 845 4th Avenue SW, Albany, OR 97321
Address/Location:	424 & 426 1st Avenue W, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CC Tax Lots 07900 & 07901
Zoning:	Historic Downtown (HD) District (Downtown Commercial National Register Historic District); Secondary Climate Friendly Area Overlay
Total Land Area:	2,584 square feet
Existing Land Use:	Retail
Neighborhood:	Central Albany
Surrounding Zoning:	North: Historic Downtown (HD) East: HD South: HD West: HD
Surrounding Uses:	North: Commercial East: Commercial South: Commercial West: Commercial
Prior History:	HI-10-87 and Building Permit #1411: Request to remove an existing doorway and replace it with a window on a primary rated structure within a historic district (Approved with Conditions).

Notice Information

On July 16, 2026, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On July 29, 2026, notice of public hearing was also posted on the subject site. As of the writing of this staff report, no comments have been received.

Analysis of Development Code Criteria

Exterior Alteration Criteria (ADC 7.120)

- 1. The Director will approve residential alteration requests if one of the following criteria is met:**
 - a. There is no change in historic character, appearance, or material composition from the existing structure.**
 - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.**
 - c. The proposed alteration is not visible from the street.**
- 2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decisions will be forwarded to the State Historic Preservation Office.**

Findings of Fact

- 1.1 According to the Historic Resource Survey (Attachment B), 424/426 1st Avenue SW (also known as the Dreamland Theatre) was constructed circa 1909 in the Italianate style, with pressed metal frieze with ribbon and festoon decoration. There is also a bracketed classical cornice with formed blocks, topped with finials and decorated with anthemion/ classical motifs. Semi-circular elements with sunburst pattern are noted.

The applicant is proposing to restore the front entrance to 426 1st Avenue W. The subject property is located within the Downtown Commercial National Register Historic District and is rated as Historic Contributing.

- 1.2 The properties are located at 424 and 426 1st Avenue SW with a total area of 5,000 square feet, between Ferry and Washington Streets, facing 1st Avenue NW. (Attachment A).
- 1.3 The applicant requests review/approval of exterior modifications to the building at 424/426 1st Ave W (see Applicant's Exhibit A for current photo). The property is situated on two tax lots and has two addresses. It is defined as a downtown "Contributing Historic" building. Until 1987, it had two front entrances (see Applicant's Exhibit B). The applicant seeks to restore the westernmost entrance which was replaced with a window in 1987. Materials used will match the eastern entrance which uses a dark brown anodized extruded aluminum commercial door,

sidelight windows, and transom windows above (see Applicant's Exhibit C and Exhibit D in Attachment C for additional information). The proposed alteration is on a commercial structure; therefore, the proposed development will be reviewed and processed by the Landmarks Commission.

Exterior Alteration Criteria (ADC 7.150)

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.**

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject properties are located at 424 and 426 1st Avenue SW in the Historic Downtown (HD) zoning district and within the Downtown Commercial National Register Historic District. The surrounding properties in all directions are located within the Historic Downtown zoning district and are developed with a mix of commercial uses and parking lots.
- 1.2 Historic Rating. The structures are rated as a Historic Contributing resource in the Downtown Commercial National Register Historic District.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of 424/426 1st Avenue SW as Italianate (Attachment B).
- 1.4 Prior Alterations. The Historic Resource Survey for 424/426 1st Avenue SW indicates that the storefront was recessed and that a used brick arcade was built in the 1970s. On the rear 20 feet of the building, there was an addition replacing an earlier wood structure; however, it is unclear when the rear addition was constructed.
- 1.5 Proposed Exterior Alterations. As detailed in the first finding 1.3, the applicant is proposing to restore the westernmost front entrance that was replaced with a window in 1987. Materials used will match the eastern entrance (Attachment D).
The Landmarks Commission has the discretion to determine if criterion ADC 7.150(1) is met.
- 1.6 Building Use (ADC 7.160(1)). The building was originally used for entertainment purposes (Dreamland Theatre). The one-story building measured 50 feet by 95 feet and had brick walls and a flat roof. Records indicate that the ground floor was completely remodeled in 1977. The storefront was recessed and a used brick arcade was built at the property line. Photos in the inventory listing indicate a restaurant called Soup Tureen and 1st Street Spaghetti House prior to a bicycle and hiking gear retail shop that opened in 1970s. Bike N Hike closed in 2024, and the building was subsequently sold. No new use has been declared. Other than the replacement of the door to match the existing door, no other alterations are proposed. Based on these facts, this criterion appears to be satisfied.

- 1.7 Historic Character (ADC 7.160(2)). The applicant states that the project is focused on restoring the westernmost building entrance. By restoring the entrance, the structure will more closely approximate the original building design and architecture. No significant historic features are proposed to be removed. The proposed work retains the historic character of the property and avoids inappropriate alteration of defining features. Based on these facts, this criterion appears to be satisfied.
- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The Historic Resource Survey for 424/426 1st Avenue SW indicates that the storefront was recessed and that a used brick arcade was built in the 1970s. On the rear 20 feet of the building, there was an addition replacing an earlier wood structure; however, it is unclear when the rear addition was constructed. The westernmost entrance was replaced with a window in 1987 (see Applicant's Exhibit E in Attachment C and Attachment D). There is nothing else in the record indicating any other alterations since then.
- The proposed project selectively removes a non-historic window while restoring the westernmost entrance that will match the easternmost entrance while retaining elements that continue to contribute to the building's use and function. Based on these facts, the proposal appears to be consistent with ADC 7.160(3) and (4).
- 1.9 Distinctive characteristics (ADC 7.160(5)). The applicant does not indicate any changes to any features, finishes, construction techniques, or examples of craftsmanship with the restoration of the westernmost door. Based on these facts, the proposal appears to be consistent with ADC 7.160(5).
- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant does not propose replacing any deteriorated features. Based on these facts, 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 the use of any chemical or physical treatments in relation to the restoration of the door. Based on these facts, the standards in ADC 7.160(7) are 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 standard appears to be met.
- 1.13 Historic Materials (ADC 7.160(9)). The applicant states the materials used will match the eastern entrance which uses a dark brown anodized extruded aluminum commercial door, sidelight windows, and transom windows above. Based on these facts, criterion 7.160(9) is met.
- 1.14 New Additions (ADC 7.160(10)). No new additions are being proposed. Based on this fact, criterion 7.160(10) appears to be met.

Conclusion

- 1.1 The Commission may determine if the Secretary of the Interior's standards are met.

Overall Conclusions

The proposal seeks to restore the westernmost front entrance matching the existing eastern entrance in appearance and materials.

Staff find all applicable criteria can be met with conditions for Exterior Alterations.

Options

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-12-26. This motion is based on the findings and conclusions in the July 29, 2026, 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-12-26. This motion is based on the findings and conclusions in the July 29, 2026, 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-12-26. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

Condition 1 Historic Review – The proposed development shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

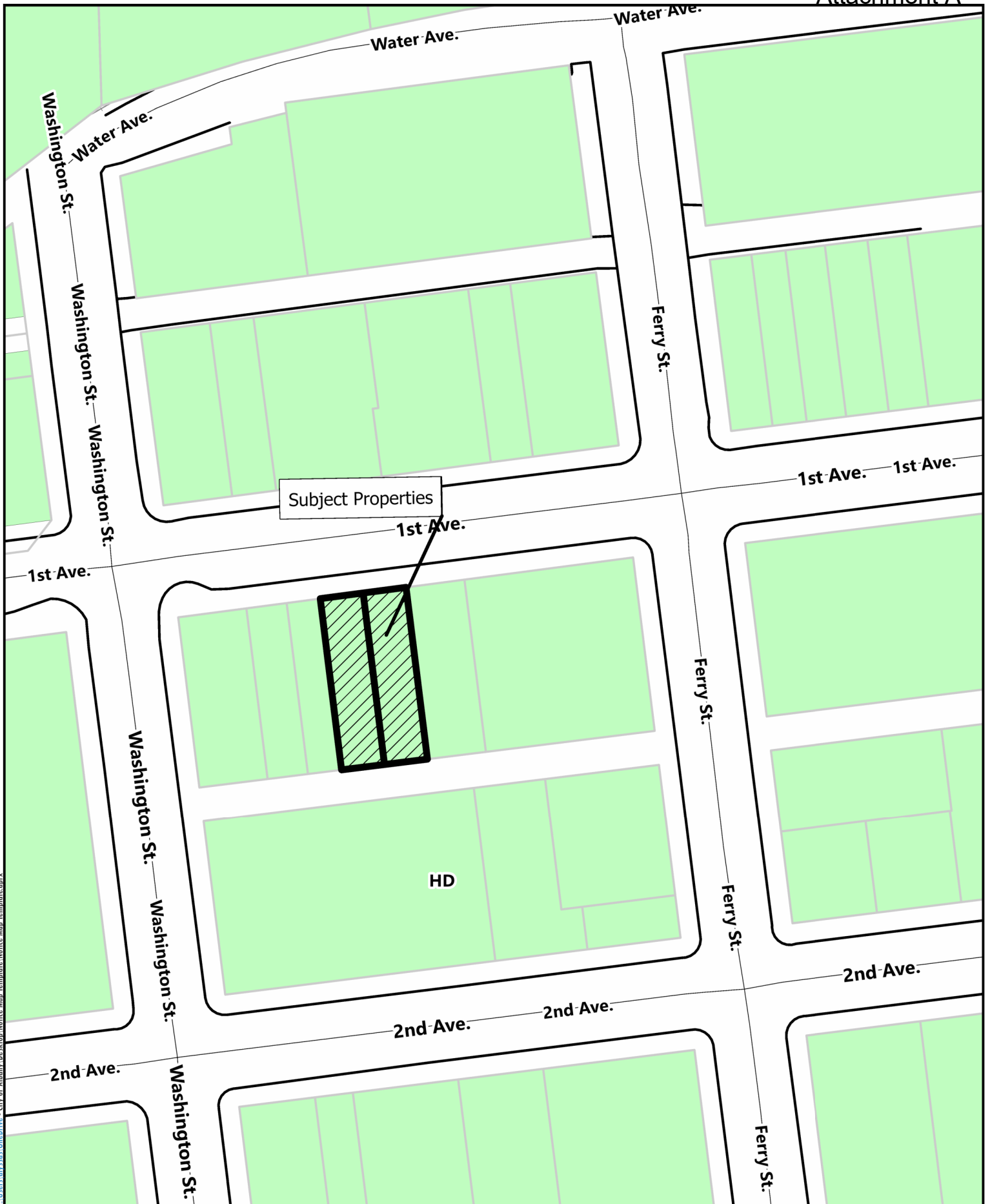
Condition 2 Historic Review – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal with Exhibits
- D. Building Permit #1411, 11/25/1987
- E. HI-10-87 Staff Report

Acronyms

ADC	Albany Development Code
CB	Central Business Zoning District
HI	Historic file designation
HD	Historic Downtown Zoning District
SHPO	State Historic Preservation Office



C:\Users\alibussas\OneDrive - City of Albany\Desktop\Notice Map Template\Notice Map Template.aprx



0 50 100 200 Feet

Date: 7/14/2026 Map Source:

424 & 426 1st Ave W

Location Map

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT**

COUNTY: Linn

HISTORIC NAME: Dreamland Theatre**ORIGINAL USE:** Theatre**COMMON NAME:** Bike-N-Hike**CURRENT USE:** Retail**ADDRESS:** 424 1st Ave SW**CONDITION:** Good**ADDITIONAL ADDRESS** 426 1st Ave SW**INTEGRITY:** Fair **MOVED?** N**CITY:** Albany**DATE OF CONSTRUCTION:** c. 1909**OWNER:** Saboe, Laverne A. SR**THEME:** Commercial**CATAGORY:** Building**STYLE:** Italianate**LOCATION:** Downtown Historic District**ARCHITECT:****MAP NO:** 11S 3W 6CC**TAX LOT:** 07901**BUILDER:****BLOCK:** 10**LOT:** 2**QUADRANGLE:** Albany**ADDITION NAME:** 426 1st Ave SW**LOCAL RANKING:** Primary**PIN NO:** 11S03W06CC07901**ZONING:** HD**SPECIAL ASSESSMENT:** N **YR:****PLAN TYPE/SHAPE:** Rectangle**NO. OF STORIES:** 1**FOUNDATION MAT.:** Brick**BASEMENT:** N**ROOF FORM/MAT.:** Flat**PORCH:** N**STRUCTURAL FRAMING:** Brick**PRIMARY WINDOW TYPE:** Storefront**EXTERIOR SURFACING MATERIALS:** Brick**DECORATIVE FEATURES:**

Pressed metal freize w/ ribbon and festoon decoration. Bracketed classical cornice w/ formed blocks, topped w/ finials and decorated w/ anthemion/classical motifs. Semi-circular elements w/ sunburst pattern

EXTERIOR ALTERATIONS/ADDITIONS:

Storefront recessed and used brick arcade built in 1970's. Rear 20 feet is an addition replacing an earlier wood structure.

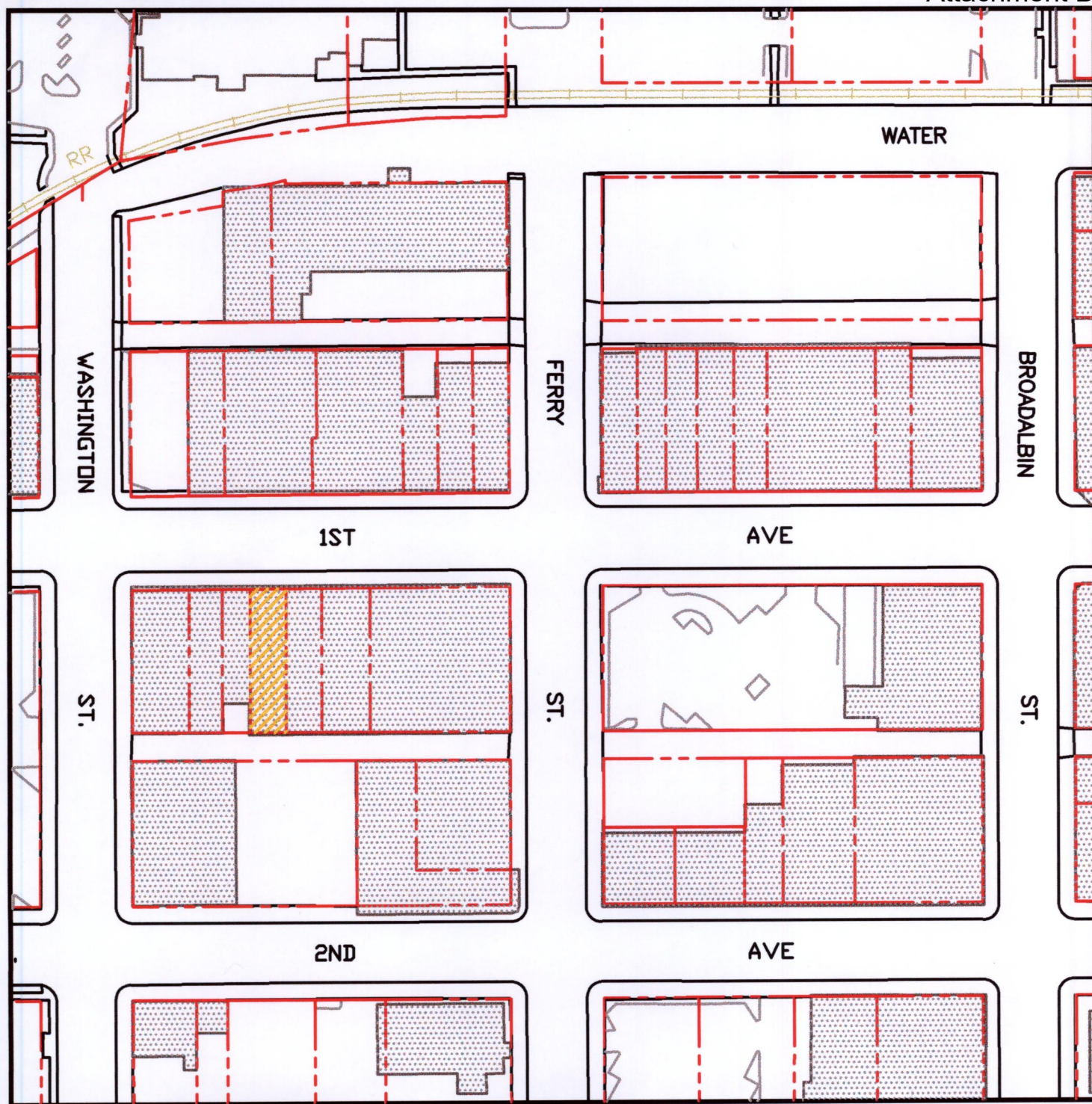
NOTEWORTHY LANDSCAPE FEATURES:

1 street tree

ADDITIONAL INFO:

located on two tax lots 07900 & 07901. Originally two buildings appear in historic photograph.

INTERIOR FEATURES:



PIN No.: 11S03W06CC07900
424 1ST AVE SW

50 0 50 100



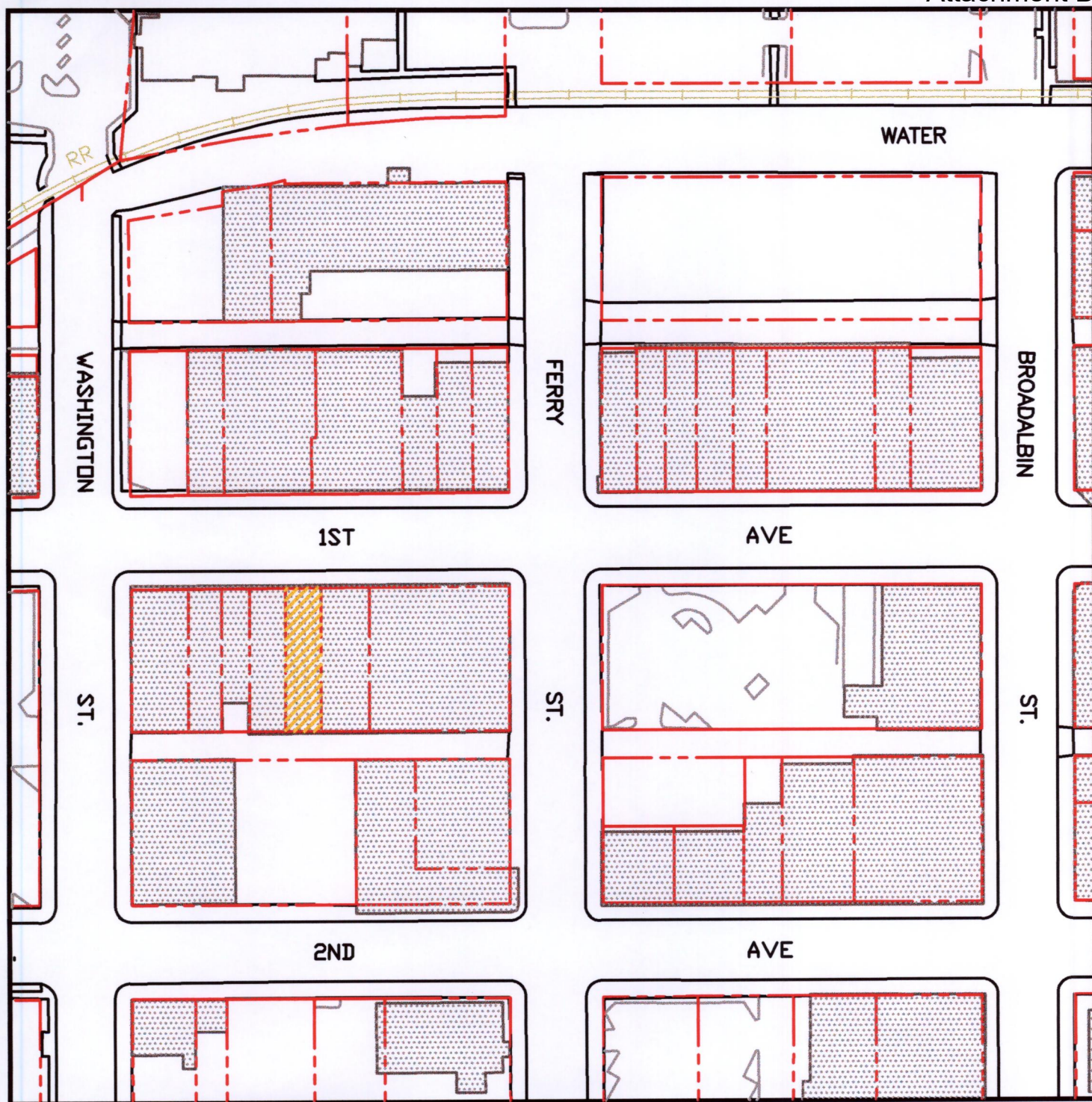
Subject Property



Tax Lot Boundaries



The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.



PIN No.: 11S03W06CC07901
424 1ST AVE SW

50 0 50 100



Subject Property



Tax Lot Boundaries

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Downtown Historic District



Albany Planning Department

(willish) c:\av_proj\historic\downtown historic apr

Mar 15, 1999

0 200 Feet

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All the information provided represents current information in a readily available format. While the information provided is generally believed to be accurate, the City of Albany does not warrant the accuracy of the information provided. The City of Albany is not responsible for any errors or omissions in the information provided. It is specifically advised that you independently verify the information contained within this drawing.











Bike & Hike.



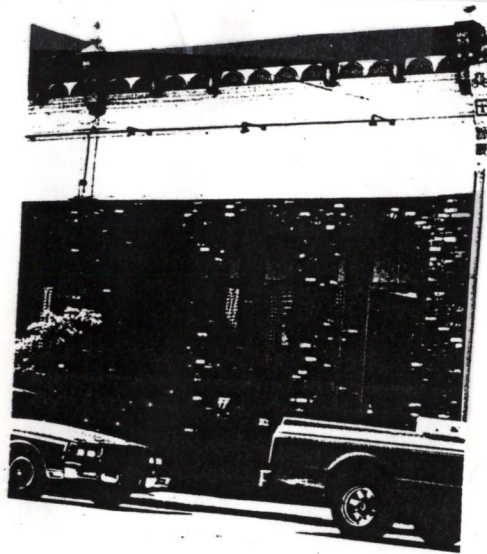




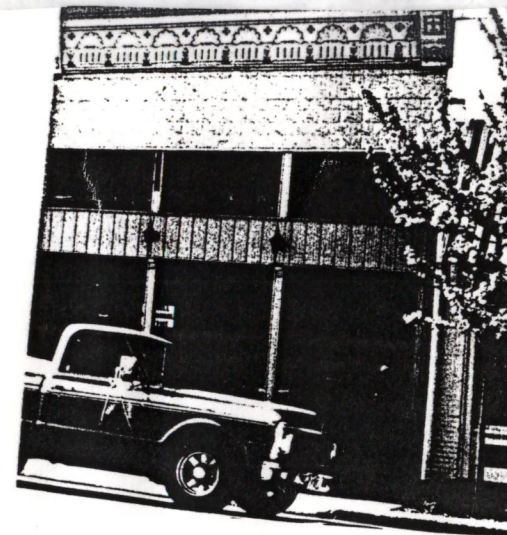








422 & 424 1st Ave. W. (Bike & Hike)
This building was built in 1909 as the Dreamland Theater. It sounds like an adult movie house to me. Shows cost 5 cents. Note the semi-circular elements in a sunburst pattern in the top section.



426 1st Ave. W.
Look up at the top of this Building. The design is embossed on metal and feature a shell and fluted pattern. Note the flower and foliage pattern on the end blocks.

DOWNTOWN ALBANY PROPERTY PROFILE

LOCATION

F Name of Building ---

F Street Address(es) 422 W 1ST

COG Block 10 Tax Lot 7900 Assessor's Map No. 11-3W-600

COG Owner's Name and Address SABOE, LAVERNE + PATRICIA, 1630 SPRINGHILL RD, ALB

BUILDING INFORMATION

COG/F Total Building Size 4600 Square Ft. per Floor, 2 floors

1st Floor use(s) FURNITURE STORE

2nd Floor use(s) WAREHOUSE

Basement use(s) N/A

F/COG Expandable to N/A

F Multi-tenant or free standing FREE STANDING

COG Year built 1909

* Code restriction on First Floor _____

Upper Floor(s) _____

Basement _____

PARKING

F/COG On-site ☐ Number of spaces _____ Distance to public off-site lot _____

COG Historic Preservation Category (if applicable): PRIMARY

F General Description and Comments COMMERCIAL / OFFICE

Building Type _____

Comments _____

F/* For sale () or lease ()

F/* Local Contact

Name _____

Company _____

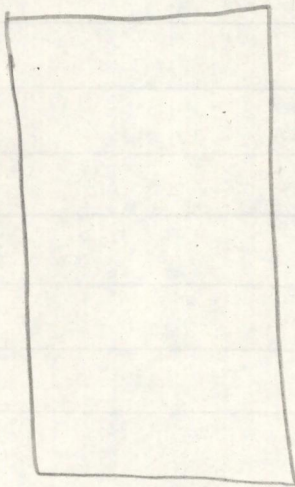
Address _____

Phone Number _____

Exclusive agent () yes () no

Date expires _____

F Sketch:



Name _____ Date _____

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT**

COUNTY: Linn

HISTORIC NAME: Dreamland Theatre

ORIGINAL USE: Theatre

COMMON NAME: Bike-N-Hike

CURRENT USE: Retail

ADDRESS: 426 1st Ave SW

CONDITION: Good

ADDITIONAL ADDRESS

INTEGRITY: Fair **MOVED?** N

CITY: Albany

DATE OF CONSTRUCTION: c. 1909

OWNER: Saboe, Laverne A. SR

THEME: Commercial

CATAGORY: Building

STYLE: Italianate

LOCATION: Downtown Historic District

ARCHITECT:

MAP NO: 11S 3W 6CC

TAX LOT: 07900

BUILDER:

BLOCK: 10

LOT: 2

QUADRANGLE: Albany

ADDITION NAME: 424 1st Ave SW

LOCAL RANKING: Primary

PIN NO: 11S03W06CC07900

ZONING: HD

SPECIAL ASSESSMENT: **YR:**

PLAN TYPE/SHAPE: 50' x 95'

NO. OF STORIES: 1

FOUNDATION MAT.: Brick

BASEMENT: N

ROOF FORM/MAT.: Flat

PORCH: N

STRUCTURAL FRAMING: Brick

PRIMARY WINDOW TYPE: Storefront

EXTERIOR SURFACING MATERIALS: Brick

DECORATIVE FEATURES:

Pressed metal freize w/ ribbon and festoon decoration. Bracketed classical cornice w/ formed blocks, topped w/ finials and decorated w/ anthemion/classical motifs. Semi-circular elements w/ sunburst pattern

EXTERIOR ALTERATIONS/ADDITIONS:

Storefront recessed and used brick arcade built in 1970's. Rear 20 feet is an addition that replaces earlier wood structures.

NOTEWORTHY LANDSCAPE FEATURES:

ADDITIONAL INFO:

INTERIOR FEATURES:

Has a mezzanine

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT**

COUNTY: Linn**NAME:** Saboe, Laverne A. SR**PIN NO.:** 11S03W06CC07900**ADDRESS:** 426 1st Ave SW**MAP NO.:** 11S 3W 6CC**QUADRANGLE** Albany**TAX LOT:** 07900**SQ FT:****G/P SOURCES:** Planning Division/L. Schwab**EID FOOTPRINT:****OTHER INFO:****ADA ACCESS (Y/N):****PARKING (Y/N):** N **PARKING SPACES:****ELEVATOR (Y/N):** N**PARAPET (Y/N):** Y**SEISMIC (Y/N):** N**HISTORIC PHOTO:** Y**NEGATIVE NO.:****SLIDE NO.:****RECORDED BY:** Roz Keeney**DATE:** Sept.**LOCAL INVENTORY NO.:** 33**SHPO INVENTORY NO.:****CASE FILE NUMBER:**

✓ Linn County Tax Data File

Tax lot #..... 11S03W06CC07900

Tax acct #.... 0081352

* Site address.. 426 1ST AVE W

In-City? Y

Owner..... SABOE, LAVERNE A, SR

Address-1..... SABOE, PATRICIA M

Address-2..... FRENCH, ALBERT L AGT ETAL

Address-3..... 38181 WEIRICH DR

Address-4..... LEBANON OR 97355-9701

Address-5.....

Property class... 2110 Tax Code #1...0801

Stat class..... 000 Tax Code #2...0000

Land market value... 16,840

Imp. market value... 102,930

ACTUAL STREET ADDRESS: 424 FIRST AVE. W

✓ Linn County Tax Data File

Tax lot #..... 11S03W06CC07901
Tax acct #..... 0755732
*Site address.. 424 FIRST AVE. W In-City? Y

Owner..... SABOE, LAVERNE A, SR
Address-1..... SABOE, PATRICIA M
Address-2..... FRENCH, ALBERT F AGT ETAL
Address-3..... 38181 WEIRICH DR
Address-4..... LEBANON OR 97355-0000
Address-5.....

Property class... 2110 Tax Code #1...0801
Stat class..... 000 Tax Code #2...0000

Land market value... 16,840
Imp. market value... 133,980

ACTUAL STREET -
~~ADDL~~ ADDRESS : 424 FIRST AVE. W

24. 422 & 424 First Avenue SW.

426
Significance: Primary

Use: Restaurant (Soup Tureen
and 1st Street Spaghetti
House) & shop

Present Owner: ~~Laverne & Patricia Saboe~~

~~905 Nineteenth SE~~

~~Albany, Oregon 97321~~

Selena Dr. 97355

Tax Lot:

11-3W-6CC-7900-7901

Description: One-story, 50' x 95', brick walls, and flat roof. The ground floor was completely remodeled in 1977--the store front was recessed and a used brick arcade was built at the property line.

Original, or very early, material can be seen in the elaborate entablature with pressed metal frieze in a ribbon and festoon pattern and a bracketed classical cornice. The cornice is terminated at the ends and center with formed blocks, topped with finials and decorated with anthemion and other classical motifs. The panels between brackets are filled with semi-circular elements in a sunburst pattern.

Alteration: The rear 20 feet is an addition that replaced earlier wood structures.

Style: Italianate

Note: Dreamland Theater c. 1909.

Construction Date: c. 1909.

ALBANY ARCHITECTURAL SURVEY

Common Name The Soup Tureen - The Farmer's Wife

Historic Name _____

Address 424 & 426 S.W. 1st Avenue

Lot _____ Block _____ Addition _____

Present Owner _____ Address _____

Original Use Store Present Use store and restaurant

Architect _____ Builder _____

Construction Date c. 1880 Style ItalianatePhysical Condition Good Significance Primary

Physical Description:

One story, 50' x 95', brick walls, and flat roof. The ground floor was completely remodeled in 1977--the store front was recessed and a used brick arcade was built at the property line.

Original, or very early, material can be seen in the elaborate entablature with pressed metal frieze in a ribbon and festoon pattern and a bracketed classical cornice. The cornice is terminated at the ends and center with formed blocks, topped with finials, and decorated with anthemion and other classical motifs. The panels between brackets are filled with semi-circular elements in a sunburst pattern.

Alterations - see above - the rear 20' + is an addition that replaced earlier wood structures.

Building is in good condition.

Sources:

¹ 1884 Sanborn Map

Recorded by GAMDate 4/11/78



DATE: _____

APPROVED BY: _____

PROPERTY OF PACIFIC AWNING & SIGN

Armed
 A) French
 Bike & Hike owner on 1st
 wants to add awning similar to
 as shown - rounded
 like "Mr Flower" awning
 Wasn't sure what your procedure
 on this is. Told him it
 probably wasn't a problem.
 however.
 Janet
 12-14-20



Findings of Fact: Exterior Alterations to 424/426 1st Ave W, Albany Oregon, Summer 2026
Applicant: Derek Whiteside

Project summary

Applicant requests review/approval of exterior modifications to the Bike n Hike (Dreamland Theater) building at 424/426 1st Ave W (see Exhibit A for current photo). The property is situated on two tax lots and has two addresses. It is defined as a downtown “Contributing Historic” building. Until 1987, it had two front entrances (see Exhibit B). Applicant seeks to restore the westernmost entrance which was replaced with a window in 1987. Materials used will match the eastern entrance which uses a dark brown anodized extruded aluminum commercial door, sidelight windows, and transom windows above (see Exhibit C and Exhibit D for additional information).

Findings of Fact

Criterion: 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.

Facts: Until 1987, the property in question had two front entrances. The western entrance was deleted and replaced with a window in 1987 under Albany building permit 1411 (see Exhibit E).

Conclusion: By restoring the westernmost entrance, the property will more closely approximate the original building design and architecture.

Exhibit A: northern elevation, 2026





Exhibit B: Northern Elevation with second entrance, circa 1980

Exhibit C: Proposed Second entrance (rendering)



Exhibit D: Existing
Front Door Detail





City of Albany BUILDING CODES BUREAU PERMIT APPLICATION

PERMIT NUMBER

1411

250 BROADALBIN SW
P.O. BOX 490
ALBANY, OREGON
967-4300

DATE
REC'D

DATE
ISSUED

11 / 25 / 87

JOB ADDRESS

424 SW 1st Avenue

LEGAL DESCRIPTION

TL 7900, 11-3W-6CC

OWNER

A.L. French (Bike & Hike)

MAIL ADDRESS

424 SW 1st Avenue, Albany

ZIP

PHONE

928-2143

CONTRACTOR (BUILDING)

Owner

MAIL ADDRESS

PHONE

REG. NO.

EXP. DATE

CONTRACTOR (PLUMBING)

MAIL ADDRESS

PHONE

REG. NO.

EXP. DATE

CONTRACTOR (MECHANICAL)

MAIL ADDRESS

PHONE

REG. NO.

EXP. DATE

ARCHITECT OR DESIGNER

MAIL ADDRESS

PHONE

Class of Work:

☐ NEW

☐ ADDITION

☐ ALTERATION

☐ REPAIR

☐ MOVE

☐ DEMOLISH

☐ MOBILE

☐ OTHER

Describe Work: remove door and replace with window

Special Conditions: Historic Review Case # HI-10-87

NOTE: FIELD INSPECTOR MAY IMPOSE REQUIREMENTS TO INSURE MINIMUM CODE COMPLIANCE

Valuation of work: \$

Type of
Const.

Occupancy
Group

Use Zone

Size of Bldg.
(Total) Sq. Ft.

No. of Stories

Historic Structure ☐ Yes ☐ No

Flood Plain Area ☐ Yes ☐ No

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

I hereby acknowledge that I have read this application and that the above is correct. I agree to comply with all applicable City Ordinances and/or State laws, and my State registration is in full force and effect.

X

Signature of ☐ Owner ☐ Contractor ☐ Authorized Agent

(Date)

APPROVED: BUILDING OFFICIAL

BY:

11-25-87

CR # 13561

(Date)

#59188

34.13 psd

PERMIT VALIDATION

CR

M.O.

CASH

FEES

Plan Check (Non-Refundable)

Surcharge

Building

32 50

Plumbing

Mechanical

~~XXX~~ Surcharge Total - 5%

1 63

Mobile Home

Sidewalk

Driveway

Encroachment

Drain, Fix:

40%

Sewer Connection

60%

Total:

In Lieu of Assessment

Park Land Fee

S

C

E

W

Other

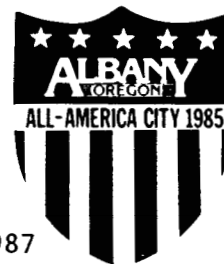
TOTAL

34 13

434



City of Albany



October 10, 1986

APPROVAL DATE: November 13, 1987
EFFECTIVE DATE: November 20, 1987
unless an appeal has been filed prior
to the effective date.

A.L. French
Bike & Hike
424 First Ave SW
Albany, OR 97321

Dear Mr. French:

RE: Historic Review Case No. HI-10-87

Historic Review Case No. HI-10-87 to remove an existing doorway and replace it with a window on a primary rated structure within a historic district on property located at 424 and 426 First Avenue SW (Tax Lot 7900, Map 11-3W-06CC) has been approved with conditions.

Notices were sent to abutting property owners on November 4, 1987. No comments were received.

Review of this application was based on your response to the review criteria. The criteria for alteration of a structure in a historic district and your comments follow:

1. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

The doorway in question was not part of the original building, and removal of the door does not affect the original facade.

2. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

The replacement window does not seek to create an appearance earlier than the original building.

3. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

This building was altered as early as the 1910's, and some of these features have acquired some significance. The proposed changes do not substantially impact the main architectural elements of the building.

4. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

The proposed window will match the existing contemporary design.

5. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

The entrance way and windows could be changed relatively easy to better match the original building.

Your application for Historic Site Review has been reviewed and, based upon the information submitted and an on-site inspection, found to be in compliance with the Historic Review Ordinance with the following conditions:

1. That the door being removed is made available for sale or stored and is not to be destroyed. (Please call if you want assistance in storing or selling the door.)

Although your application has been approved as of November 13, and the effective date when you can begin work is November 20, 1987, (the delay period is a legal requirement to allow for appeals of this decision). Remember to obtain any necessary building permits from the Albany Building Codes Bureau.

If you have any questions or if we can be of further assistance, please call me at 967-4300, Ext 361.

Sincerely,


Karl H. Mawson
Senior Planner

I UNDERSTAND AND ACCEPT THE ABOVE-LISTED
CONDITIONS WHICH HAVE BEEN ATTACHED TO THE
ABOVE-REFERENCED REQUEST.

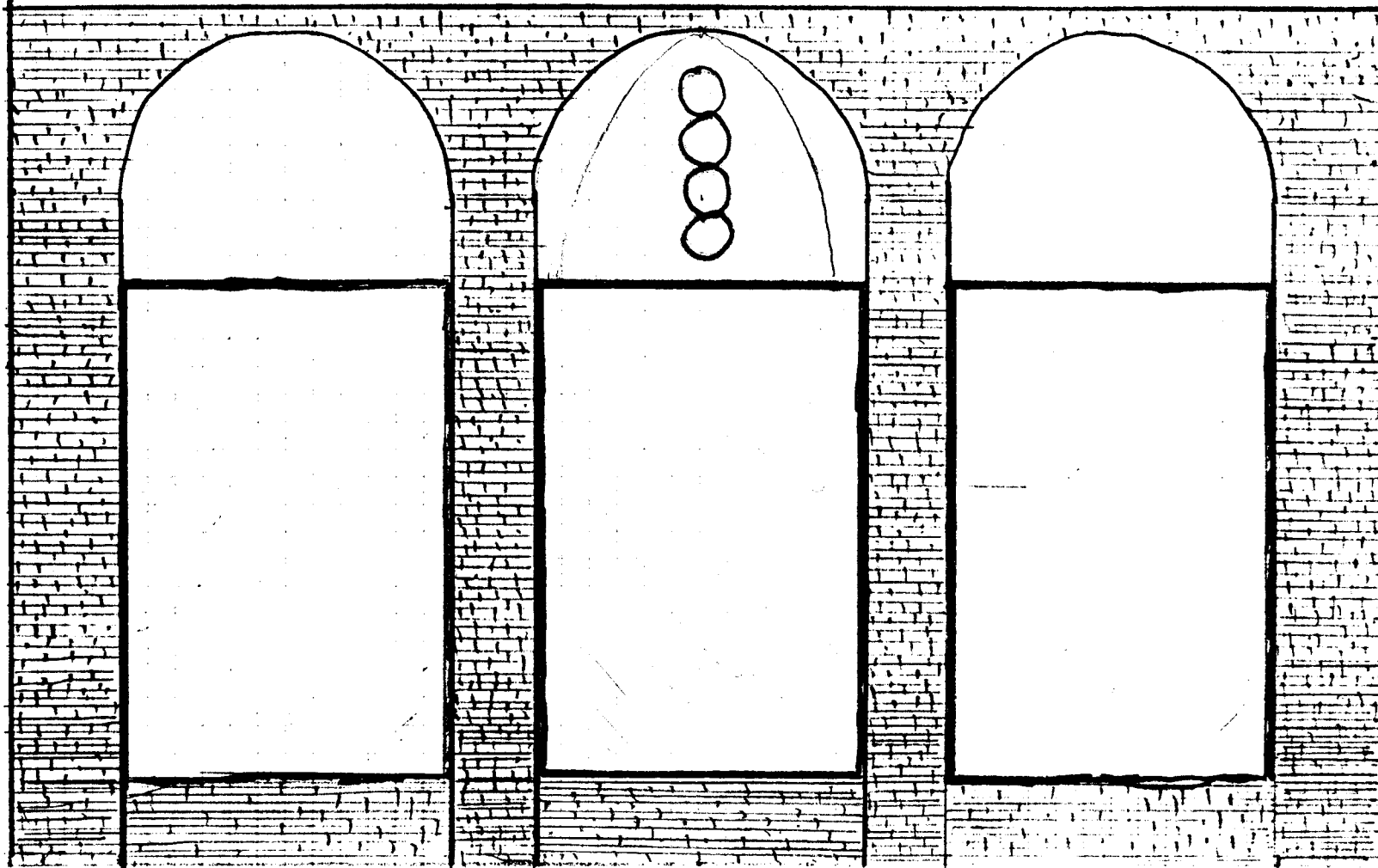
Owner or Authorized Agent

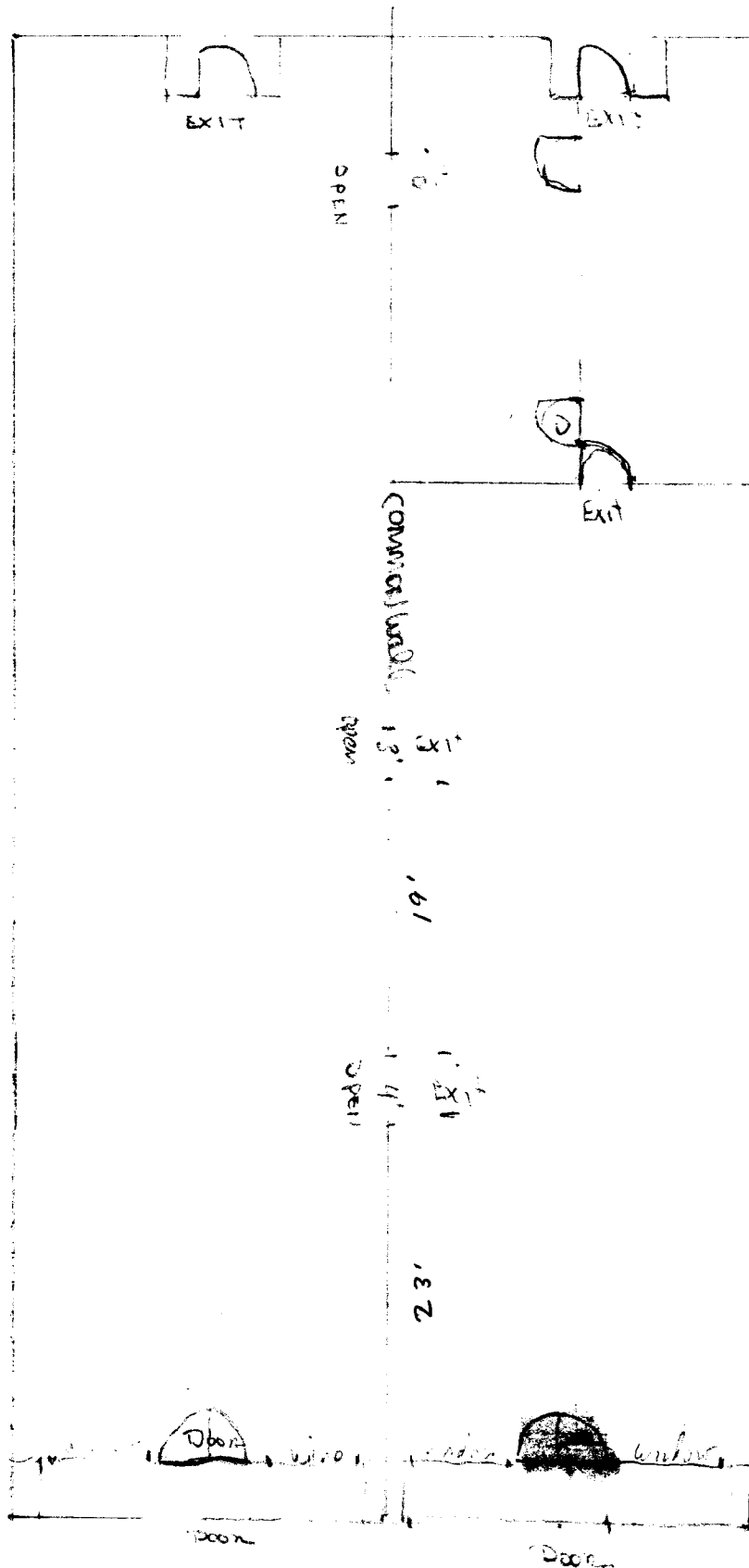
REQUEST ALDOOR & ENTRY REMOVAL
INSTALL NEW WINDOW.

NO CHANGE

INSTALL PORTAL AWNING SIGN

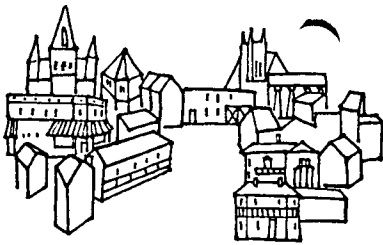
NO CHANGE





REQUEST: REMOVE ALL
OF DOOR AT 426
1ST 15' WEST 1/2 OF EAST
HALF OF LOT 2 BLOCK 10
& INSTILL WINDOWS.

50'



City of Albany

P.O. BOX 490 ALBANY, OREGON 97321

Date of Preapplication Conference 11/3/87

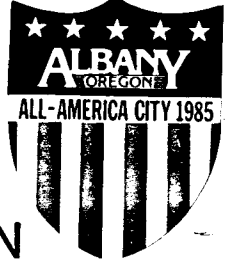
Staff Member KIM

Filing Fee: \$25.00

Date Fee and Application Received 11-4-87 Receipt #1000

THE UNDERSIGNED OWNER(S) OR AUTHORIZED AGENT(S) HEREBY REQUEST A HISTORIC EXTERIOR ALTERATION PERMIT FROM THE CITY OF ALBANY;

Attachment E



HISTORIC EXTERIOR ALTERATION APPLICATION

HI-10-87

A. Applicant Information

1. Property Owner(s). Please print or type the names of all property owners. Provide additional sheets, if necessary. Signatures of all applicants are required.

Name(s) A. L. French Signature _____
Address (s) 38181 Weirich Dr. Lebanon, OR
Telephone No.(s) 257-1781

Name(s) _____ Signature _____
Address (s) _____
Telephone No.(s) _____

2. Authorized Agent(s) or Representative(s)

Name(s) _____ Signature _____
Address(s) _____
Telephone No.(s) _____

Authorized Agent(s) or Representative(s)

Name(s) _____ Signature _____
Address(s) _____
Telephone No.(s) _____

B. Property Description

1. Property Address(s) 421 1st Albany, OR 97321
2. Assessor's Map and Tax Lot # 1134 6CC 7900
3. Historic Name (if applicable) _____
4. Previous Use of Structure (if known) Antique Store
5. Current Use of Structure VACANT
6. Intended Future Use of Structure Bicycle Shop

C. Alteration Description

(This section must be fully completed by all applicants)

1. The structure to be altered is (check applicable category(s):

- | | |
|---|--|
| ☐ Residential
(For Residential alterations
complete this Section and
Section D) | ☒ Commercial or Other (Please Specify)
(For Commercial alterations
complete this Section and
Section E) |
|---|--|

2. Describe the proposed alteration and resulting appearance change of the structure. Attach drawings or other information which will assist in describing the project.

D. Alterations to Residential Structures

1. Does the residential alteration:

- | Yes | No | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Allow the appearance of the structure's exterior to remain unchanged? |
| ☐ | ☐ | Duplicate the original exterior building features as determined from a pre-1920 photograph, original building plans or other evidence? |
| ☐ | ☐ | Cause a compatible rated structure to more closely resemble its original appearance? |

2. If yes to any of the above, then submit this application to the Planning Director for review. Additional evidence, such as photos, sketches or building elevations may be required as proof that the alteration duplicates the existing or original appearance.
3. If NO to all of the above, also complete Section F.

E. Alterations to Commercial and Other Structures

1. Does the alteration:

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☒ | NO CHANGE IN EXTERIOR
Cause a compatible rated structure to more closely resemble its original appearance? |

2. If YES, submit this application to the Planning Director for approval. Additional evidence such as photos, sketches or elevations may be required as proof of the above.
3. If NO, please continue to Section F.

F. Compatibility Review

1. This requires a Type II review procedure as set forth in Section 2.040 of the Development Code, except that the Albany Historic Advisory and Museum Commission (HAMC) shall replace the Hearings Board when called for by the Development Code.
2. The following information items shall also be submitted:
 - ☐ Elevation and/or detailed drawing of the structure showing intended alterations and resulting exterior appearance changes of the structure.
 - ☐ Names and addresses of all abutting property owners and those owners separated from the subject parcel by a public utility, street, or railroad right-of-way as reflected by the latest County Assessor's records. **Names must be typed on the attached mailing label format sheet.**
 - ☐ Explanation of why the proposed alteration is justified by at least one of the criteria listed below:

Historical Alteration Review Criteria

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on