



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

# Staff Report

## Historic Review of Relocation

HI-20-20

September 30, 2020

### Summary

This staff report evaluates an application for a Historic Review of Relocation (HI-20-20) to relocate the Cumberland Church from a property located at 401 Main Street SE to 520 Pine Street SE (Attachment C.2). The property located at 401 Main Street SE is situated on the southeast corner of Main Street and Santiam Road. The property located at 520 Pine Street SE is situated on the SW corner of Pine Street and Santiam Road. Both properties are situated within the Main Street (MS) zoning district and located outside of a National Register Historic District (Attachment A).

The Cumberland Presbyterian Church is listed on the Local Historic Inventory and is located outside of Albany's National Register Historic District. The Cumberland Church was constructed circa 1892 and is identified as the only Queen Anne style church within the Albany historic inventory (Attachment B). Decorative features that are listed in the Historic Resources Survey include an open bell tower with Eastlake scroll work, cross-shaped finial on the northwest corner, Eastlake elements in the north peak gable, frieze boards, large colored glass windows, and a round window with Eastlake panels underneath on the north façade.

The property at 401 Pine Street was purchased by the City of Albany in 2000 as a part of the Main Street roundabout project. For some time after purchasing the property, the City leased the Cumberland Church to a small religious congregation. Since that time, the building has been leased for small storage. Beginning in 2004 the City has attempted to sell the property with no success. In 2017 a Historic Properties Work Group was formed. This work group explored the feasibility of restoring or relocating the Cumberland Church. Based on meeting notes (Attachment D) the Historic Properties Work Group determined that it would be best to relocate the Church. In 2019 the Cumberland Church Community Event Center (the applicant) was formed and has been actively engaged with City Council with a plan to relocate the Cumberland Church.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Project Planner Tony Mills
Property Owner:	City of Albany, P.O. Box 490, Albany, OR 97321
Applicant:	Joel Orton, Cumberland Events Center; P.O. Box 2495, Albany, OR 97321
Address/Location	Property A: 401 Main Street SE, Albany, OR 97321 & Property B: 520 Pine Street SE, Albany, OR 97321

Map/Tax Lot:	Property A: Linn County Assessor’s Map No(s); 11S-03W-06DD Tax Lot 11300 & Property B: 11S-03W-08BB Tax Lot 201
Zoning:	Main Street (MS) Zoning District
Total Land Area	Property A: 9,599 square feet (.22 acres) Property B: 10,454 square feet (.24 acres)
Existing Land Use:	Property A has a vacant church and Property B is undeveloped
Neighborhood:	Willamette
Surrounding Zoning (Property A):	North: Main Street (MS) (across Santiam Road) East: Main Street (MS) (across Santiam Road) South: Main Street (MS) West: Main Street (MS) (across Main Street)
Surrounding Uses:	North: Mixed use commercial retail East: Mixed use commercial retail South: Warehousing and storage West: Computer repair shop
Surrounding Zoning (Property B):	North: Residential Medium Density (RM) (across Santiam Road) East: Residential Medium Density (RM) (across Pine Street) South: Main Street (MS) West: Main Street (MS)
Surrounding Uses:	North: Single-family residential (across Santiam Road) East: Single family residential (across Santiam Road) South: Vacant West: Vacant
Prior Land Use History:	The property was developed prior to land use records. According to the Historic Resources Survey (Attachment B), the church was constructed circa 1892.

## Notice Information

On September 17, 2020, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. On September 28, 2020, Notice of Public Hearing was also posted on the subject sites. As of the date of this report, no comments have been received by the Community Development Department.

## Appeals

Within five days of the Landmarks Commission’s final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Commission may be appealed to the City Council if a person with standing files a Notice of Appeal and associated filing fee with the City within 10 days of the date the City mails the Notice of Decision.

## Analysis of Albany Development Code (ADC) Criteria

### Historic Landmark Relocation Review Criteria (ADC 7.330)

Albany Development Code (ADC) criteria for Historic Review of Relocation (ADC 7.330) 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.

#### Criterion 1

**No prudent or feasible alternative exists; or**

#### Findings of Fact

- 1.1 To satisfy this criterion, the applicant must demonstrate that there are no prudent or feasible alternatives other than demolition. Alternatives that are often considered include the possibility of rehabilitating the structure, potentially with the assistance of tax incentives or other financial assistance; adapting the structure to a new use; finding a new owner who is willing and able to preserve the structure; incorporating the structure into the applicant's redevelopment plans.
- 1.2 The subject site is currently under the ownership of the City of Albany. The property was purchased in the year 2000 as a part of the Main Street Roundabout project. For a short time, the church was leased to a small religious congregation. Since then, the building has been leased out as storage space. Since 2004 the City has made several unsuccessful attempts to sell the property.
- 1.3 From the minutes of the March 13, 2017 (Attachment D.1) meeting of the Historic Properties Work Group, maintaining the structure on-site costs the City roughly \$6,000 annually.
- 1.4 According to the Linn County Assessor's information on the property, the structure is valued at \$56,330 (Attachment E) and the estimated cost to renovate the structure on site is \$300,000 (Attachment D.1).
- 1.5 The property is a 9,599-square-foot uniquely shaped lot. The building footprint of the church occupies almost half the parcel. The property at 401 Main Street SE has a limited number of available uses due to site constraints and required improvements.
- 1.6 Cumberland Community Events Center has been engaged in an ongoing effort to relocate the church. According to applicant submitted materials (Attachment C.3) at their June 10, 2020 and July 8, 2020 meetings, City Council has encouraged the Cumberland Community Events Center to formally engage in a process to relocate the structure.
- 1.7 The applicants have demonstrated that no feasible alternative to relocation exists. This criterion is met.

#### Criterion 2

**The building or structure is deteriorated beyond repair and cannot be economically rehabilitated on the site to provide a reasonable income or residential environment compared to other structures in the general area; or**

#### Findings of Fact

- 2.1 According to March 6, 2017 meeting minutes from the Historic Properties Work Group (Attachment D.1), identified issues with the building include the structure is not compliant with Americans with Disabilities Act requirements, widespread electrical service issues, the main floor requires reinforcement, dry rot has been identified in several locations, and the roof requires replacement. The

estimated cost to make the required repairs total about \$300,000. The Linn County Assessor's office estimates the value of the structure at \$56,330 and the value of the land at \$146,950 (Attachment E).

- 2.2 The property at 401 Main Street SE is situated on the southeast corner of Main Street and Santiam Road within the Main Street mixed use zoning district. The property is 9,599 square feet in size and is a triangular shaped lot that gains access from Santiam Road. The church building footprint occupies roughly 3,500 square feet of the property. Any new use of the property would be required to upgrade the existing gravel parking area to the standards in Article 9 of the Albany Development Code including, paving, striping, landscaping, dedicated travel aisles and setbacks from adjacent properties. These requirements coupled with the shape of the lot will limit the number of available spaces for this site. Parking constraints limit the type of uses and subsequent economic opportunities available.
- 2.3 The proposed relocation site is a 10,454-square-foot, vacant property owned by the City located on the southwest corner of Pine Street and Santiam Road within the Main Street zoning district. The applicant has submitted a site plan (C.1) indicating how the proposed property can accommodate a larger parking area that meets City standards. This will allow for a variety of uses that are not feasible at the structure's current location.

### Criterion 3

**There is a demonstrated public need for the new use that outweighs any public benefit that might be gained by preserving the subject buildings on the site.**

#### Findings of Fact

- 3.1 The proposed relocation will move the structure approximately 1,000 feet. Both properties are within the same Main Street (MS) zoning district. The MS district is intended primarily as an employment center with supporting commercial and retail services for residents and employees in the area.
- 3.2 Currently, the structure is being leased for storage space. The applicant is proposing to relocate and restore the structure with the intention of opening a non-profit community event center. The proposed use is defined as Community Service which is an allowed use in the MS zone through an approved Site Plan Review.
- 3.3 The current location of the structure is limited to the available uses by the size and unique shape of the property. Relocating the structure will allow for a greater variety of uses that are compatible with the MS zone.

### Criterion 4

**The proposed development, if any, is compatible with the surrounding area considering such factors as location, use, bulk, landscaping, and exterior design.**

#### Findings of Fact

- 4.1 The proposed relocation is not within a National Register Historic District.
- 4.2 This criterion is not applicable.

### Criterion 5

**If the building or structure is proposed to be moved, moving to a site within the same historic district is preferred to moving it outside the district.**

## Findings of Fact

- 5.1 The proposed relocation will be moving a structure not located within a National Register Historic District to another location that is not within a National Register Historic District.
- 5.2 The applicant is proposing to move the structure to a vacant site roughly 1,000 feet southeast from its current location (Attachment C.2) within the same zoning district.
- 5.3 This criterion is not applicable.

## Conclusion

The analysis in this report finds that the applicant has demonstrated that the applicable criteria in ADC 7.330 have been met. Therefore, staff recommends the Landmarks Commission approve the relocation of the Cumberland Church.

## Options and Recommendations

The Landmarks Advisory 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.

Based on the discussion above, staff recommends that the LANDMARKS COMMISSION pursue Option 1 and approve the request as proposed. If the LANDMARKS COMMISSION accepts this recommendation, the following motion is suggested.

## Potential Motion

*I move to approve the relocation of the Cumberland Church from the property located at 401 Main Street SE to a property located at 520 Pine Street SE application planning file HI-20-20. This motion is based on the findings and conclusions in the September 30, 2020 staff report, testimony presented, and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

## Attachments

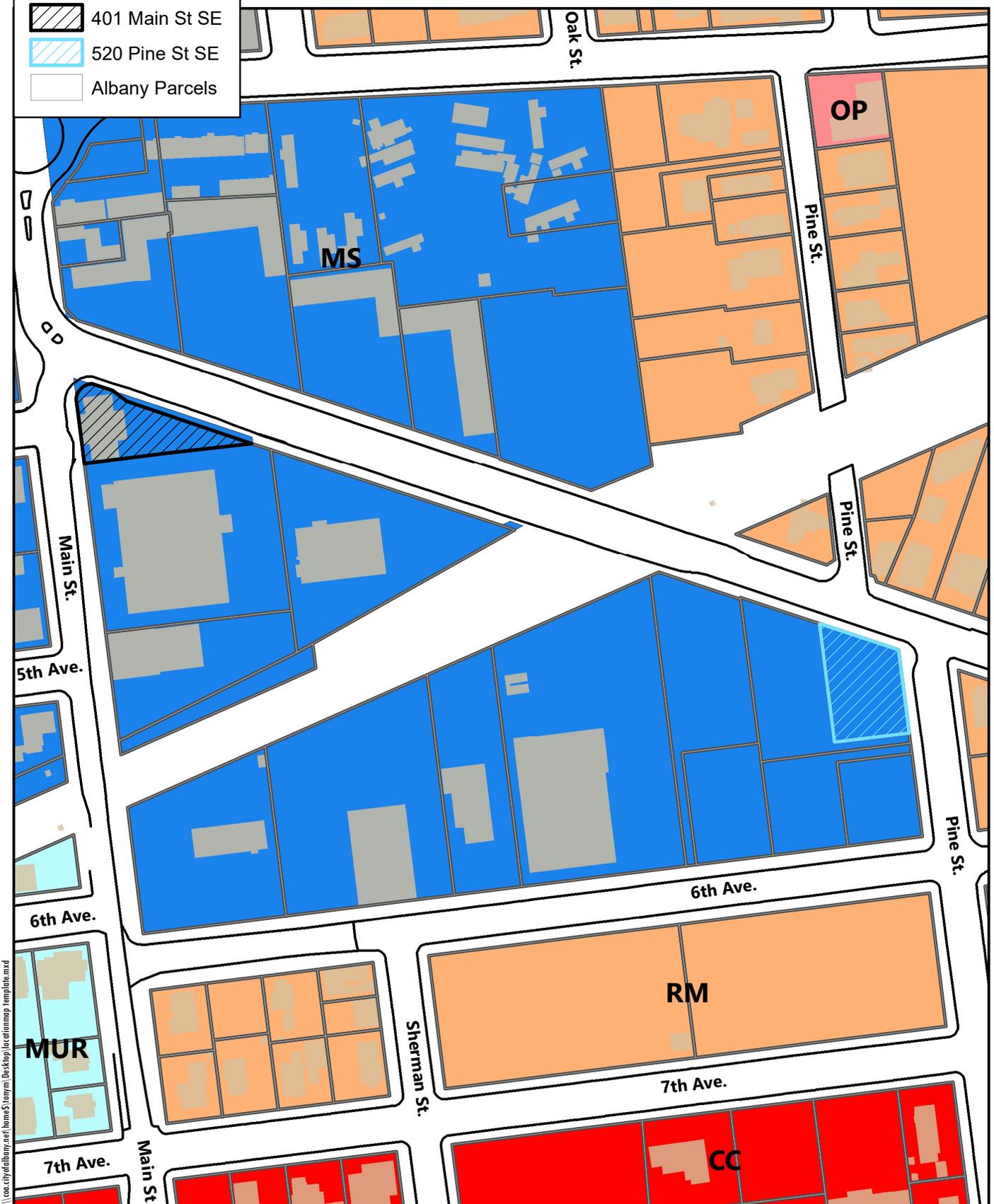
- A. Location Map
- B. Historic Resource Survey – 401 Main Street SE
- C. Applicant Submitted Materials
  1. Site Plan
  2. Relocation Route
  3. Narrative
- D. Historic Properties Work Group Meeting Minutes
  1. March 6, 2017 minutes
  2. July 24, 2017 minutes
- E. Linn County Assessor's Summary Report – Tax Account No. 86062

## Acronyms

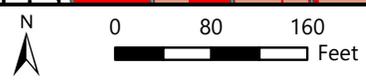
ADC	Albany Development Code
MS	Main Street Mixed Use District
RM	Medium Density Residential Zoning District

### Legena

-  401 Main St SE
-  520 Pine St SE
-  Albany Parcels



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## 401 Main Street SE & 520 Pine Street SE

Date: 9/15/2020 Map Source: City of Albany

### Location / Zoning Map

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

**FIELD NO.:** 69  
**HISTORIC NAME:** Cumberland Presbyterian Church  
**COMMON NAME:** None  
**ADDRESS:** 401 Main Street SE  
**CITY:** Albany  
**OWNER:** Faith Bible Church, 401 Main Street SE, Albany, OR 97321  
**BUILDER:** Unknown  
**T/R/S:** 11S, 3W, 6  
**TAX LOT:** 11300  
**ADDITION:** Jones Addition  
**BLOCK:** 2  
**DATE OF CONSTRUCTION:** 1892  
**ORIGINAL USE:** Church  
**PRESENT USE:** Church  
**ARCHITECT:** Unknown  
**THEME:** 19th Century architecture/religion  
**STYLE:** Queen Anne  
**MAP NO:** 11-3W-6DD  
**LOT:** 15 & 16 **QUAD:** Albany

**BLDG. XXX                      STRUC.                      DIST.                      SITE OBJ.**

**PLAN TYPE/SHAPE:** Irregular  
**FOUNDATION MATERIAL:** Brick  
**ROOF FORM & MATERIALS:** Cross gable, composition shingles  
**WALL CONSTRUCTION:** Balloon frame  
**PRIMARY WINDOW TYPE:** One-over-one double-hung with colored flashed glass  
**EXTERIOR SURFACING MATERIALS:** Vertical boards, shiplap siding, fish-scale shingles  
**DECORATIVE FEATURES:** Open square bell tower with Eastlake scroll work and cross shaped finial on northwest corner  
**OTHER:** Eastlake elements in north peak gable, frieze boards, large colored glass windows and round window on north facade. Eastlake panels under window.  
**NO. OF STORIES:** 2  
**BASEMENT (Y/N):** Y  
**STRUCTURAL FRAME:** Wood  
**CONDITION:**                      GOOD **XXX**                      FAIR                      POOR                      MOVED                      DATE:

**EXTERIOR ALTERATIONS/ADDITIONS (DATED):** Lowered about three feet  
**NOTEWORTHY LANDSCAPE FEATURES:** None  
**ASSOCIATED STRUCTURES:** None  
**KNOWN ARCHAEOLOGICAL FEATURES:** None

**SETTING:** North facing building on corner lot at the busy intersection of Main Street and Santiam

**STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts):** Only Queen Anne style church in Albany. Second oldest church on east side of town (other 1865 Methodist Episcopal Church South). One of the five most significant historic church buildings in Albany. Originally built as the Cumberland Presbyterian Church in 1892 (the date appears on the building on the north facade). One of three Presbyterian Churches in town (United & First & Cumberland) at that time. In 1902 Pastor C. A. Wooley preached every first and third Sunday. In 1905 no regular pastor was at the church. The Cumberland Presbyterian Church was absorbed by the Presbyterian Church after 1906. In 1911 Rev. L. S. Mochel is listed as pastor and it was called Grace Presbyterian. The first Cumberland Presbyterian Church in Linn County was established at Mt. Pleasant in the 1850's. The Mt. Pleasant Church is still standing. Several different denominations have used the building including the General Conference Mennonites and Faith Bible Church.

**SOURCES:** City Directories 1905, 1907, Statewide Inventory of Historic Sites & Places (1976), Land of Linn (1971)

**NEGATIVE NO.:** P-12  
**SLIDE NO.:** 69  
**ASSIGNED RATING:** Primary  
**DATE:** 07-91

**RECORDED BY:** R. Keeney  
**DATE:** 03-14-90

SHPO INVENTORY NO: \_\_\_\_\_

### OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 69  
NAME: Faith Bible Church  
ADDRESS: 401 Main Street SE  
QUADRANGLE: Albany

T/R/S: 11S, 3W, 6  
MAP NO.: 11-3W-6DD TAX LOT: 11300

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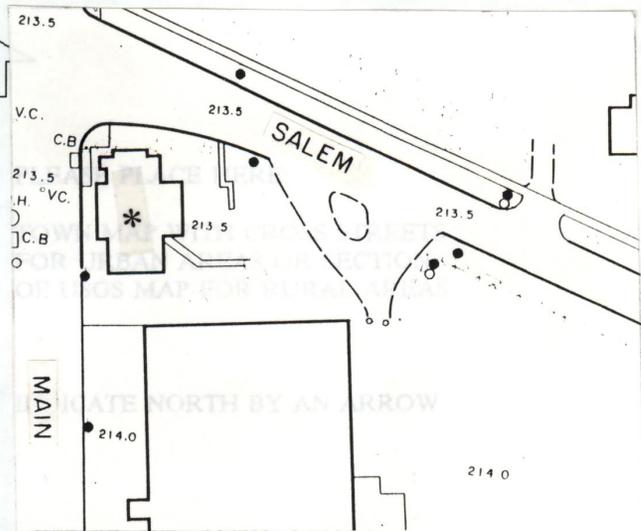
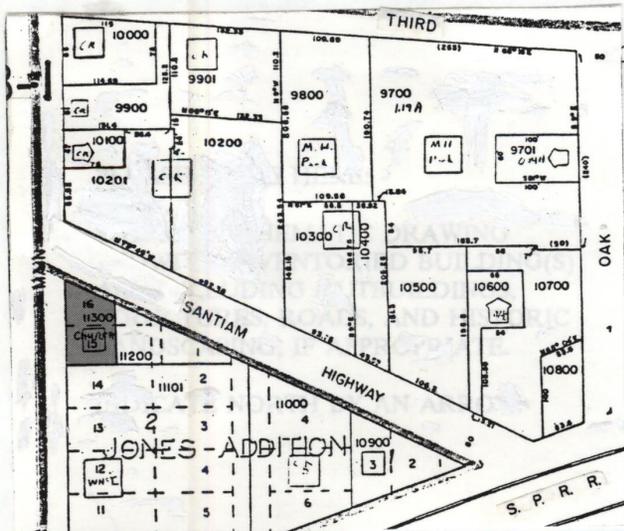


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NEGATIVE NO.: P-12

SLIDE NO.: 69

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

SHPO INVENTORY NO: \_\_\_\_\_

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

FIELD NO.: 69

HISTORIC NAME: Cumberland Presbyterian Church

COMMON NAME: None

ADDRESS: 401 Main Street SE

CITY: Albany

OWNER: Faith Bible Church, 401 Main Street SE, Albany, OR 97321

BUILDER: Unknown

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

TAX LOT: 11300

ADDITION: Jones Addition

BLOCK: 2

MAP NO: 11-3W-6DD

LOT: 15 &amp; 16 QUAD: Albany

DATE OF CONSTRUCTION: 1892

ORIGINAL USE: Church

PRESENT USE: Church

ARCHITECT: Unknown

THEME: 19th Century architecture/religion

STYLE: Queen Anne

BLDG. XXX

STRUC.

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SITE OBJ.

PLAN TYPE/SHAPE: Irregular

FOUNDATION MATERIAL: Brick

ROOF FORM &amp; MATERIALS: Cross gable, composition shingles

WALL CONSTRUCTION: Balloon frame

PRIMARY WINDOW TYPE: One-over-one double-hung with colored flashed glass

EXTERIOR SURFACING MATERIALS: Vertical boards, shiplap siding, fish-scale shingles

DECORATIVE FEATURES: Open square bell tower with Eastlake scroll work and cross shaped finial on northwest corner

OTHER: Eastlake elements in north peak gable, frieze boards, large colored glass windows and round window on north facade. Eastlake panels under window.

CONDITION:

GOOD XXX

FAIR

POOR

MOVED

DATE:

NO. OF STORIES: 2

BASEMENT (Y/N): Y

STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Lowered about three feet

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing building on corner lot at the busy intersection of Main Street and Santiam

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): Only Queen Anne style church in Albany. Second oldest church on east side of town (other 1865 Methodist Episcopal Church South). One of the five most significant historic church buildings in Albany. Originally built as the Cumberland Presbyterian Church in 1892 (the date appears on the building on the north facade). One of three Presbyterian Churches in town (United & First & Cumberland) at that time. In 1902 Pastor C. A. Wooley preached every first and third Sunday. In 1905 no regular pastor was at the church. The Cumberland Presbyterian Church was absorbed by the Presbyterian Church after 1906. In 1911 Rev. L. S. Mochel is listed as pastor and it was called Grace Presbyterian. The first Cumberland Presbyterian Church in Linn County was established at Mt. Pleasant in the 1850's. The Mt. Pleasant Church is still standing. Several different denominations have used the building including the General Conference Mennonites and Faith Bible Church.

SOURCES: City Directories 1905, 1907, Statewide Inventory of Historic Sites & Places (1976), Land of Linn (1971)

NEGATIVE NO.: P-12

SLIDE NO.: 69

ASSIGNED RATING: Primary

DATE: 07-91

RECORDED BY: R. Keeney

DATE: 03-14-90

## Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
<b>address:</b>	401 Main Sts SE Albany, Linn County	<b>historic name:</b>	Cumberland Presbyterian
<b>assoc addresses:</b>		<b>current/other names:</b>	Faith Bible Church
<b>location descr:</b>		<b>block/lot/tax lot:</b>	
		<b>twshp/mg/sect/qtr sect:</b>	11S 3W 6
PROPERTY CHARACTERISTICS			
<b>resource type:</b>	Building	<b>height (stories):</b>	2.0
<b>elig evaluation:</b>	eligible/contributing	<b>total elig resources:</b>	<b>total inelig resources:</b>
<b>prim constr date:</b>	c.1892	<b>second date:</b>	
		<b>NR Status:</b>	
		<b>date indiv listed:</b>	
<b>primary orig use:</b>	Religious Facility	<b>orig use comments:</b>	
<b>second orig use:</b>			
<b>primary style:</b>	Queen Anne	<b>prim style comments:</b>	
<b>secondary style:</b>		<b>sec style comments:</b>	
<b>primary siding:</b>	Horizontal Board	<b>siding comments:</b>	
<b>secondary siding:</b>	Shingle		
<b>plan type:</b>		<b>architect:</b>	
		<b>builder:</b>	
<b>comments/notes:</b>			
GROUPINGS / ASSOCIATIONS			
Not associated with any surveys or groupings.			
SHPO INFORMATION FOR THIS PROPERTY			
<b>NR date listed:</b>	N/A	<b>106 Project(s):</b>	None
<b>ILS survey date:</b>		<b>Special Assess Project(s):</b>	None
<b>RLS survey date:</b>		<b>Federal Tax Project(s):</b>	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
<b>Local Library:</b>		<b>University Library:</b>	
<b>Historical Society:</b>		<b>Other Respository:</b>	
<b>Bibliography:</b>			

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(*OHQ*, XI:56,68;

### Crook, George, Gen.

(Sept. 23, 1829-Mar. 21, 1890). Soldier and Indian fighter, was born on a farm near Dayton, Ohio, of Scotch-German ancestry. Graduating from West Point Academy, 1852, as a lieutenant, he served in the Oregon Country from 1852 to 1860, protecting white settlers from periodic Indian raids. His command was in the Yakima country, the Rogue River Valley, and at points in the Umpqua, along the Oregon coast, and in the Klamath Basin. Returning east in 1860, he served with distinction in the Civil War, gaining the rank of major-general. From 1868 to 1871 he was again on the Oregon frontier, this time in the eastern portions, including the Harney Basin, where he was instrumental in settling the Bannock-Piaute War (qv). He married Mary Dailey, and died in Chicago while in command of the Division of the Missouri. (*DAB*, IV:563-4; Martin F. Schmitt, *General George Crook, An Autobiography*.)

### Crooks, Ramsay

(Jan. 2, 1787-June 6, 1859). A partner of John Jacob Astor (qv), and former employee of North West Company of Canada, was born in Scotland. A man of great energy, he joined Wilson Price Hunt (qv), Donald McKenzie (qv), and others of the Astor Overland Expedition (qv), at Michilimackinac in 1811. He was leader of the detachment which suffered great privation in the Snake River country, but finally managed to rejoin the main party. Later Crooks remained behind with three others to aid John Day (qv), who was seriously ill; in May, 1812, Robert Stuart (qv) found the emaciated Crooks and Day near the mouth of the Umatilla River attempting to continue their journey to Astoria, where they finally arrived after added hardships. Crooks returned east with the Stuart party which reached St. Louis on April 30, 1813. He continued in Astor's employ at New York and St. Louis, and in 1834 purchased and became president of the American Fur Company. (*DAB*, IV:565; *SHOC*, I:288; *CGHO*, I:190.)

### Crosby, Alfred, Capt.

(1824-Apr. 30, 1871). Sailing master, was born in Brewster, Mass., the youngest of four seafaring sons of Captain Nathaniel Crosby, Sr. and Ruby Foster Crosby. He probably first entered the Columbia River in the latter 1840s, settling at Astoria in 1850, where for many years he was master of the first pilot schooner, *California*, placed in service in 1853, and which Crosby helped build. He was one of the best known bar pilots of his time. His fine home, built in 1858 of lumber brought around Cape Horn from Mass., was long a show place in Astoria. He married Clarissa Nickerson of Cape Cod, in 1846; five children reached maturity. (*WMH*, 32; *OHQ*, XXX:189; *P Jour* 9 Jul 38:4; *ibid* 7 Aug 38:6; *Oreg S Mag*, 7 Aug 38:6.)

### Crosby, Nathaniel, Jr., Capt.

(ca. 1812-Dec. 17, 1856). Sailing master and bar pilot, was born in Mass., one of four sons of Ruby Foster Crosby and Captain Nathaniel Crosby, Sr. He first came to Oregon Feb. 5, 1846, as master of the bark *Toulon* (qv) of N. Y. From Maine dressed lumber in his cargo was erected first frame house in Portland, 1847, by John L. Morrison (qv). He voyaged between Oregon and Sandwich Islands, bringing Benjamin Stark (qv) to Portland, July 4, 1846. On Nov. 12, 1846, he returned with news of Oregon boundary settlement. With John H. Couch (qv), George L. Curry (qv), and Francis W. Pettygrove (qv), he formed first river pilot commission,

piloting first mail steamers into Columbia River. He was member of Milton (ghost town) real estate firm of Crosby & Smith, 1850. He married Mary Lincoln and they had one son. He died on a voyage to the Orient and was buried at Hong Kong. (*SHOC*, II:247; *Oreg* 5 Aug 54:2; *P Jour*, 7 Aug 38:6; *O Spec*, 18 Mar 47:3; *ibid*, 12 Nov 46:1.)

### Crumpacker, Maurice Edgar

(Dec. 19, 1886-July 24, 1927), Attorney and Congressman, was born in Valparaiso, Ind., the son of Edgar Dean and Charlotte Lucas Crumpacker. Locally educated and in Washington, D. C. schools, he graduated from Culver Military Academy, 1905, and University of Michigan, and Harvard Law School. He practiced law in Portland, 1912-24, was co-author of Oregon Bonus Law following World War I, and an organizer of the Loyal Legion of Loggers and Lumbermen. He was U. S. Representative, 1925-27, dying by his own hand while in office. He married Cully Anna Cook of Oregon, in 1913; they had three children. (*CHO*, III:354; *LHCR*, III:204; *Oreg*, 25 July 27:1.)

### Cullen, John Winchell, Capt.

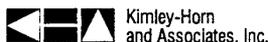
(June 18, 1838-Dec. 14, 1939), Minister, printer, Indian fighter, was born in La Porte Co., Ind., and came overland with mother and stepfather, 1847. Lived in Portland's first frame house built by John Morrison for Nathaniel Crosby (qqv); learned harness and saddlery trade and printing. Served in Yakima Indian War (qv), and in Civil War, with Oregon Volunteers. Became M. E. minister in 1870s, until death. Often spoken of as Oregon's last Indian War veteran. He married Anne E. Hembrece, 1859; they had 11 children (*P Jour*, 15 Dec 39:2-14.)

### Cumberland Presbyterian Church

Was organized in Oregon in 1848, by Rev. Neill Johnson, of Illinois, and Rev. Joseph Robertson, of Tennessee. Rev. J. A. Cornwall, who came to Oregon in 1846, was first minister in Oregon Territory. In 1848 he organized a church at Rickreall. Others present at organization meeting were Rev. W. A. Sweeney, Rev. John E. Braley and elders. The four Oregon congregations of the denomination then had 103 members. This church organized Columbia College (qv) in 1853, at Eugene City, which opened with 52 students in 1856. Four days later the building was destroyed by fire; a second building was erected and opened in 1857, which also burned. Cincinnati Hiner (Joaquin) Miller (qv) graduated from Columbia in 1858. In 1861, dissen- sion over slavery split the church wide open, though it continued as a separate denomination until 1906, when it was united with the Presbyterian Church South. (*PHOL*, 230; *CHWV*, 660; *GCHO*, I:578; *CGHO*, II:715; *OHQ* LVI:327-51; B. W. McDonald, *History of the Cumberland Presbyterian Church*, 1888, 342-49.)

### Cunningham Sheep Co.

Established in the 1880s by Charles Cunningham, an extensive acreage near Pendleton, the sheep raising enterprise that became the Cunningham Sheep Co. grew into one of the largest and most notable in eastern Oregon. From its large herds of pure bred, Rambouillet stock, imported from France, more than 100,000 breeding rams were supplied to other western sheep ranchers over a period of 75 years. By the early 1900s every year more than 275,000 pounds of wool were clipped from 20,000 ewes feeding on 120,000 acres in Umatilla Co. In 1902 the 30,000 acre ranch was sold,



#### 4.2.1 Main Street Alternatives

Several alternatives and variations of alternatives were considered for Main Street between 4th Avenue and 1st Avenue. Besides a No-Build option, major alternatives included:

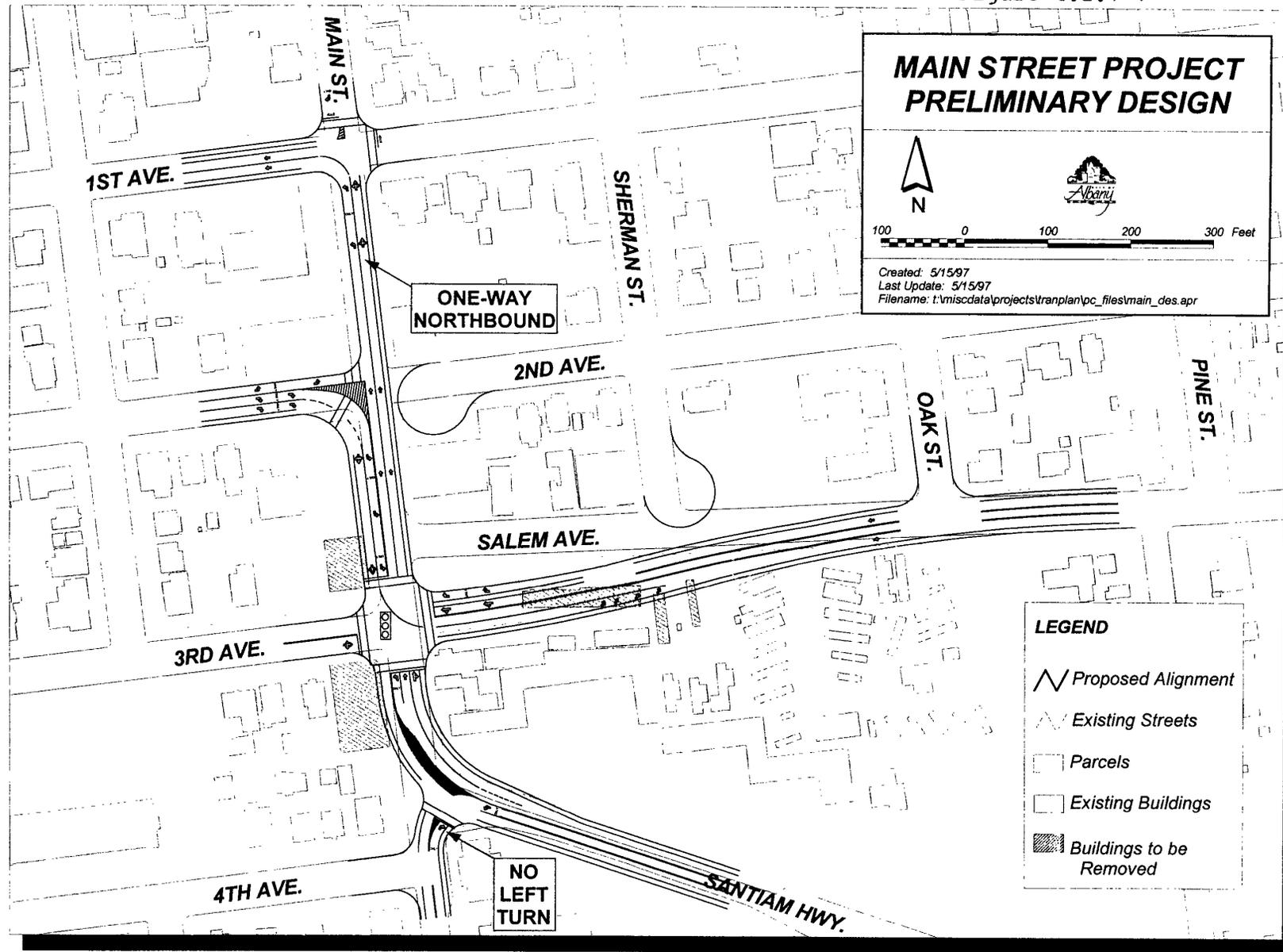
- Widen Main Street
- Reroute traffic to Sherman Street
- Creation of a 2nd/3rd Street couplet

Widening Main Street would require additional right-of-way, business displacements, a traffic signal, roadway reconstruction, and access management; however, the heavy traffic impacts would remain at their present location. Connections of Santiam Road and Salem Avenue to Main Street would be improved. Design the new signal at Salem and Main to encourage westbound Salem traffic to turn right to use the 1st/2nd couplet by providing long green times for this movement and short green time to the through movement on 3rd/Salem. Monitor traffic on 3rd Street and consider traffic calming efforts if necessary. Nearly all residents at a Community Open House supported this alternative over the others. **Figure 4.2.1-1** illustrates this alternative and the impact it has on the surrounding commercial and residential areas.

Rerouting traffic would divide up the heavy traffic flows between Main Street and Sherman Street. Salem Avenue traffic would use Sherman Street, and Santiam Road traffic would continue to use Main Street. A new signal would be required at the intersection of 2nd Avenue and Main Street. Access into the convenience store may need to be modified to prevent turning conflicts. Rerouting traffic onto Sherman Street would push heavy traffic closer into the residential areas. Although this alternative was lower in cost than the other options, it was overwhelmingly opposed by the neighborhood during public meetings.

Creating a 2nd and 3rd Street one-way couplet (and eliminating the 1st/2nd couplet) would require improved connections of Santiam Road to 3rd Avenue and Salem Avenue to 2nd Avenue. Second Avenue would then carry westbound traffic and 3rd would carry eastbound traffic. Improvements, such as business and home displacements, parking removal, new street signs, and traffic signals would also be needed on 2nd and 3rd between Main Street and downtown. First Street would be converted back to a two-way street and traffic signals at Lyon and Ellsworth would need to be modified. This option was also strongly opposed by the neighborhood because it would route traffic next to a private school and negatively impact the livability of the area. Implementing the new couplet would also impact the operation of Lyon and Ellsworth. Changes to the Albany Comprehensive Plan and further study of the impacts along and at both ends of the couplet are necessary before this alternative should be implemented. The need for the couplet is not expected for about 20 years. During that time additional study, analysis, and a full cost estimate should be prepared.

Figure 4.2.1-1



**Giffen, Anne**

**From:** Burns Sharp, Helen  
**Sent:** Wednesday, August 25, 1999 4:42 PM  
**To:** Giffen, Anne; Harr, Peter  
**Subject:** RE: 401 Main St. SE

This is on the local inventory and would have to go through Landmarks' review, including a public hearing and the opportunity for appeal to Council. I'm sure we would all hope the building could be saved, if not on site at that funky intersection then moved somewhere. The procedures for demolition requests are in ADC 7.300 et seq. Councilors Killin and Olsen would likely be strongly opposed to demolition.

-----Original Message-----

**From:** Giffen, Anne  
**Sent:** Tuesday, August 24, 1999 1:35 PM  
**To:** Harr, Peter  
**Cc:** Burns Sharp, Helen  
**Subject:** RE: 401 Main St. SE

In reading further, i just noticed that it is the only Queen Anne Style church in Albany and one of the five most significant historic church buildings in Albany and the second oldest on the east side of town, dated 1892.

-----Original Message-----

**From:** Harr, Peter  
**Sent:** Tuesday, August 24, 1999 1:25 PM  
**To:** Giffen, Anne  
**Subject:** MS-98-02; Santiam Rd. Street Bond project

Anne;

The church property in question that I talked you about is located at 401 Main St., SE. It's status with regard to historic properties would be appreciated. We are looking at acquiring this property in order to improve the street alignment for the above project.

Also what, if any, limitations might we encounter in regard to either having relocate this structure? Or, would we have the option of demolishing it if that were to be the most appropriate course of action? Any other issues and concerns that we should be aware in regard to acquiring this property?

Your thoughts on any and all of the above would be appreciated.

- Is this an historic bldg?  
on any registers?
- Special rules that apply?  
disassemble: remove?  
reassemble?
- want bldg moved NLT 3-31-01
- Moved intact or if not intact,  
re-assembled at new site
- Requirements of bldg Dept. <sup>and</sup> Engineering?  
any other beyond  
intention.

10-4-00

Kim - Please prepare a RFP to move the church Bldg at 401 main st. to another site.

My idea is to offer the building for sale but buyer must move it and follow all our rules.

End result would be:

- 1) off our site
- 2) Bldg saved for historic value
- 3) Someone else would own it + worry about vandalism, insurance, etc.

I'd like to see the RFP as we put it together.

Let me know if you need more info.

Ken

*File 401 Main St.***Giffen, Anne**

**From:** Giffen, Anne  
**Sent:** Monday, June 12, 2000 9:57 AM  
**To:** Nelson, Kim  
**Subject:** FW: 401 Main St.

Kim,

The Linn County Geneological Society and Linn County Historical Society are interested in renting (or occupying in exchange for maintenance...) the church. The Geneology group is currently at the library and they desperately need more space (and maybe the library wouldn't mind getting the space back). I had a church group call me several months ago (i sent them off to Floyd) about renting the church. I didn't know this had been turned over to a rental company.

To protect the church building and eventually move it/sell it to a group that will take care of the church (community eyes are also watching what the city will be doing with this significant church) it's important to rent the church to someone who will be willing to take good care of the building while its in city ownership. I don't know exactly what maintenance needs it has and if the city is going to be doing the work, but several groups would do a good job of some fix-its and maintenance in exchange for some of the rent.

I'd like to go into the church to assess its current condition. I'm busy this week, but maybe next week i can see the inside?

thanks,

Anne

-----Original Message-----

**From:** Harr, Peter  
**Sent:** Monday, June 12, 2000 9:47 AM  
**To:** Giffen, Anne  
**Subject:** RE: 401 Main St.

Anne;

The only thing that has happened during the last few months is that we have officially become the new owners of the church and its adjacent vacant lot. There is no immediate project in the works for now, or for the next year or two or more. In the meantime, Kim Nelson in Finance is coordinating the management of the property, which we have turned over to Lund Property Mtg. (I don't know if it's been rented or not; the former church group left shortly after we acquired the property.) Kim can arrange entry into the building.

Thanks.....Peter

-----Original Message-----

**From:** Giffen, Anne  
**Sent:** Monday, June 12, 2000 9:33 AM  
**To:** Harr, Peter  
**Subject:** 401 Main St.

What's going on with the Santiam Road project and the future life of our historic church?

i've had different organizations inquire about the property and i really need to be in the loop if it's going to be rented out, and especially if it's going to be relocated. I'd like to see the inside of the church sometime in the next few weeks.

Thanks.

Anne Giffen, AICP  
 Planner II, City of Albany, OR  
 agiffen@ci.albany.or.us  
 541-917-7560

**Giffen, Anne**

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**From:** Giffen, Anne  
**Sent:** Tuesday, October 10, 2000 3:37 PM  
**To:** Nelson, Kim  
**Subject:** rfp

Moving the church is certainly a concern of mine and mostly so that it goes through the review process and ends up in a nice location. I assume that this is something that ken would want to tell council - probably at a work session. I remember that Dave Clark told council about the mayberry barn rfp and the house that had to be moved. council decided that the barn should be saved rather than taken down - to see if the barn could be reused and rehabbed. you may just want to mention to ken that usually council would be made aware of RFP's and things that affect city owned property. i know that the city is unable to save the church at it's location and someone else will be responsible for going through the review process other than the city - but it will certainly catch a lot of attention and is probably something that council should be made aware of - more to inform them - so that when their constituents ask about it - and it is in the paper, they new about it first -- not to change the inevitable.

Someone in Finance (not sure who) probably writes a lot of the RFP's coming from the city. Public Works also writes a lot of the RFP's. Planning does not write RFP's very often. I will start working on the relocation criteria and review process section now for you.

Helen has a copy of Ken's notes to you and she may talk to him, but maybe you could ask steve if this is something that council should be made aware of.

Anne Giffen, AICP  
Planner II, City of Albany, OR  
agiffen@ci.albany.or.us  
541-917-7560

**Giffen, Anne**

---

**From:** Giffen, Anne  
**Sent:** Tuesday, October 10, 2000 3:21 PM  
**To:** Nelson, Kim  
**Subject:** rfp for church

helen was too busy yesterday when i asked her about it. go ahead and draft the rfp - anything we recommend will be very short and can be subbed in.

I'll go check with her now.

Anne Giffen, AICP  
Planner II, City of Albany, OR  
agiffen@ci.albany.or.us  
541-917-7560

**CITY OF ALBANY, OREGON**  
**Request for Proposals**  
**Mayberry House Removal**

**I. Introduction**

The City of Albany is requesting proposals for the removal of a historic house in North Albany.

**II. Background**

The City of Albany is requesting proposals to remove the J.F. Mayberry house at 2880 Gibson Hill Road. The City plans to develop a neighborhood park on the site where the house currently resides.

**III. Selection Requirements**

The proposals will be reviewed and the selection made by a review board made up of City Council members. Selection will be made on the basis of the following criteria:

- A. Preservation and restoration of the exterior of the house to its original character  
Please explain your plan of preservation and restoration. Contact Roz Keeney, City of Albany Planning Department (541) 917-7574 for information on historical preservation.
- B. Relocation of the house as closely as possible to it's current location  
Where do you intend to place the house?
- C. Visibility  
Will the house be visible from the street at its new location?
- D. Please explain the intended use of the house.
- E. Removal of the house by May 15, 1999  
Do you agree to move the house no later than May 15, 1999?
- F. Monetary compensation  
Do you propose to pay the City for the house? If so, how much?
- G. Ability to perform all work in accordance with the applicable City of Albany Standard Construction Specifications, Which may be purchased from the Engineering Department for \$35 (541) 917-7676.
- H. Ability to provide and maintain insurance, as set forth in division 107.05.00 of the City of Albany Standard Construction Specifications.
- I. Ability to furnish performance and payment bond approved by the owner and City Attorney, as set forth in division 103.05.00 of the City of Albany Standard Construction Specifications, in an amount equal to the estimated house removal cost of \$25,000.
- J. Ability to perform work in accordance with City of Albany Community Development Standards. Contact Building (541) 917-7553 and/or Planning (541) 917-7550 for more information on Community Development Standards.

**IV. Submission Requirements**

Each party wishing to respond to this request should present a completed, signed proposal no later than 5:00 p.m. on January 15, 1999. For more information please call Shaun Cooper, City of Albany, (541) 917-7774.

**Giffen, Anne**

---

**From:** Harr, Peter  
**Sent:** Tuesday, August 24, 1999 1:49 PM  
**To:** Giffen, Anne  
**Subject:** RE: 401 Main St. SE

Thanks for the fast response. For my info, what exactly is "LAC"? From the description below, it sounds like demolition would only occur as a last resort, if at all.

-----Original Message-----

**From:** Giffen, Anne  
**Sent:** Tuesday, August 24, 1999 1:35 PM  
**To:** Harr, Peter  
**Cc:** Burns Sharp, Helen  
**Subject:** RE: 401 Main St. SE

In reading further, i just noticed that it is the only Queen Anne Style church in Albany and one of the five most significant historic church buildings in Albany and the second oldest on the east side of town, dated 1892.

-----Original Message-----

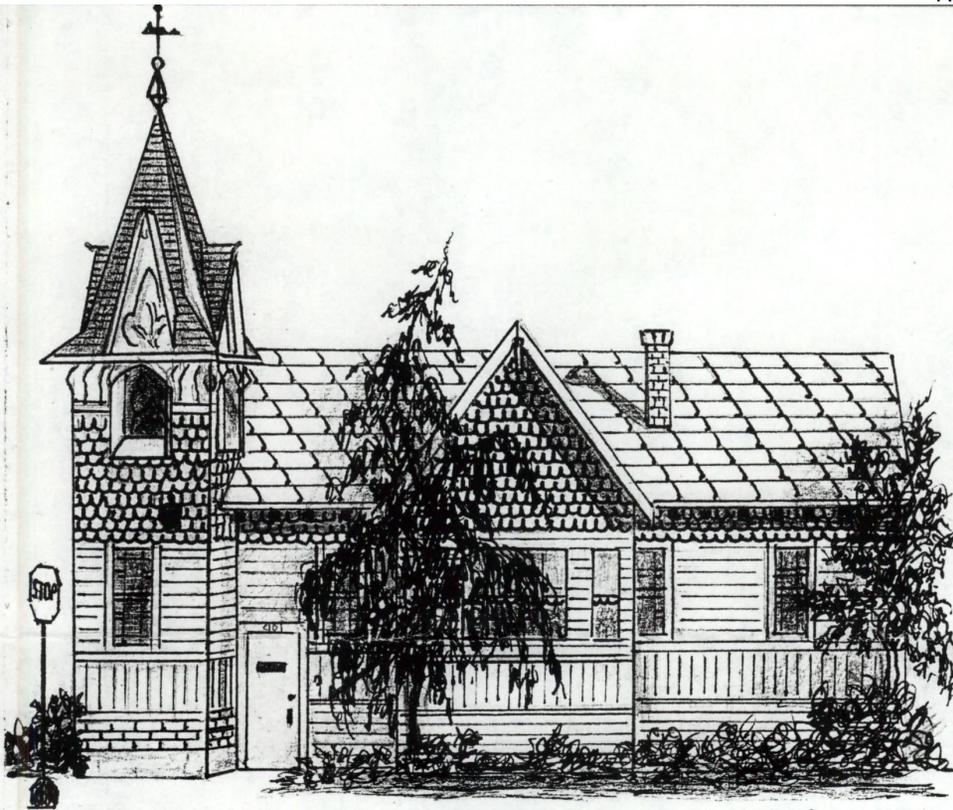
**From:** Harr, Peter  
**Sent:** Tuesday, August 24, 1999 1:25 PM  
**To:** Giffen, Anne  
**Subject:** MS-98-02; Santiam Rd. Street Bond project

Anne;

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Also what, if any, limitations might we encounter in regard to either having relocate this structure? Or, would we have the option of demolishing it if that were to be the most appropriate course of action? Any other issues and concerns that we should be aware in regard to acquiring this property?

Your thoughts on any and all of the above would be appreciated.



Rosalind,

I'm sorry we missed connections. I was in the church but I never heard you. I'll share with me you had been to our house.

I've enclosed some drawings of the church. I would appreciate any suggestions you have for colors. There is a good chance we will paint the church this fall.

You could either drop this by the church or mail it. Thank you.

Faith Bible Church,

God bless you,

Red Jarvis

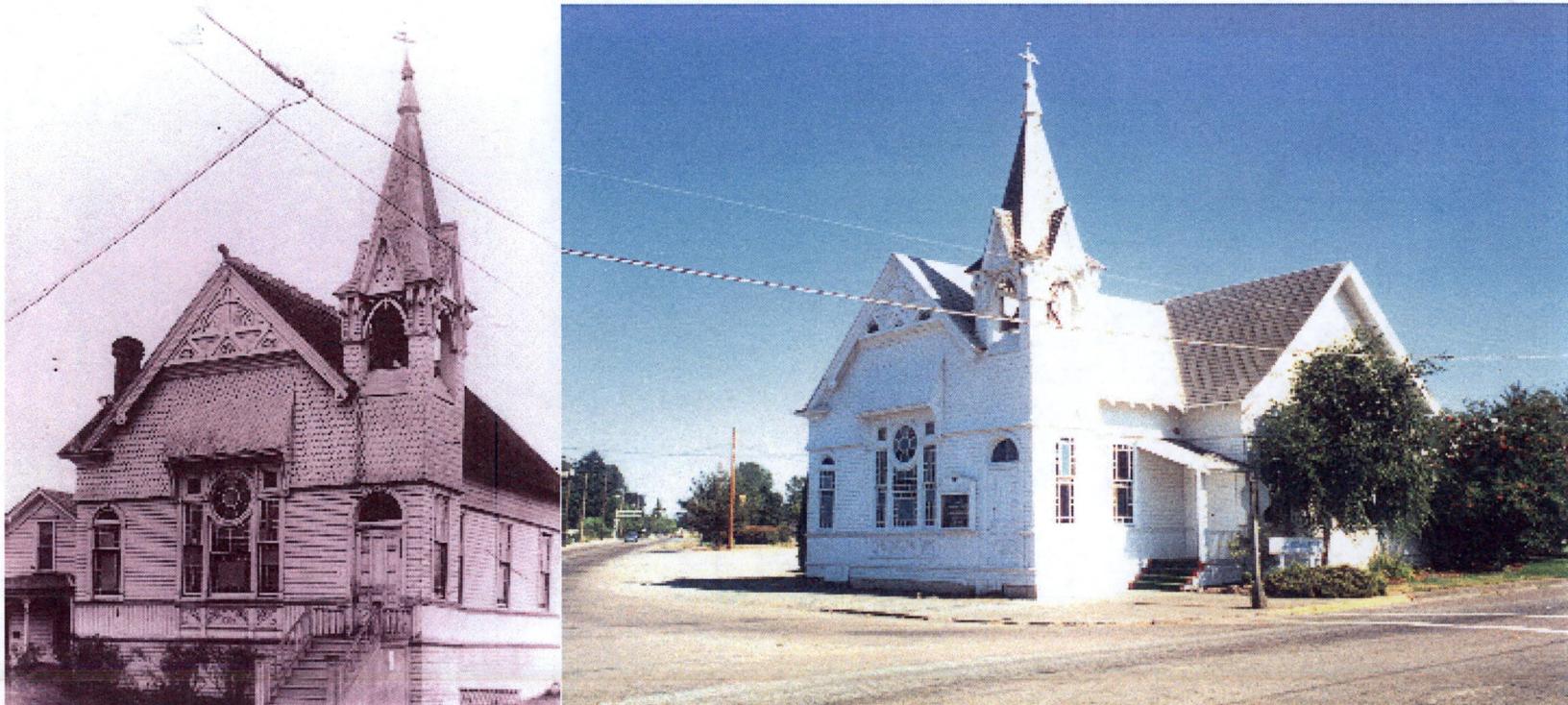
425

Hill S.E.

926-2870

P.S. we will be back in the midwest during August.

In 1892, Albany's Grace Presbyterian Church was built at Main Street and Santiam Road as a Cumberland Presbyterian Church. Less formal education was required of their pastors. Many Cumberland Presbyterians were from the South, so there were serious divisions during the Civil War. When additional space was needed the church was separated and a new section inserted at right angles in the middle. The Grace Presbyterian Church continued as a Cumberland Presbyterian church until the Great Depression when many of its members transferred to the First Presbyterian Church. Whitespires and the Grace church are the two oldest existing church buildings in Albany and both were Presbyterian. Mennonite and several other church denominations have used the building since the 1930s.



Grace Presbyterian Church before and after the addition

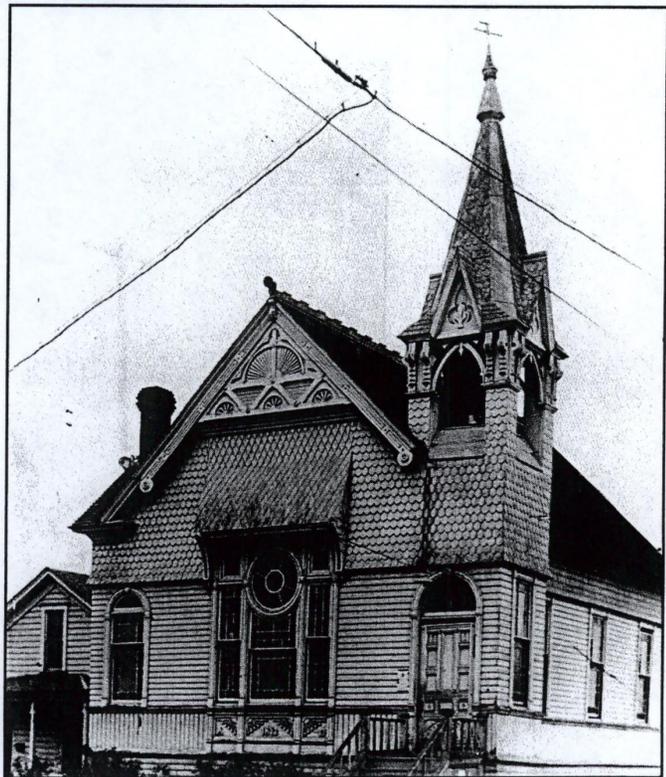
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## BUILDINGS

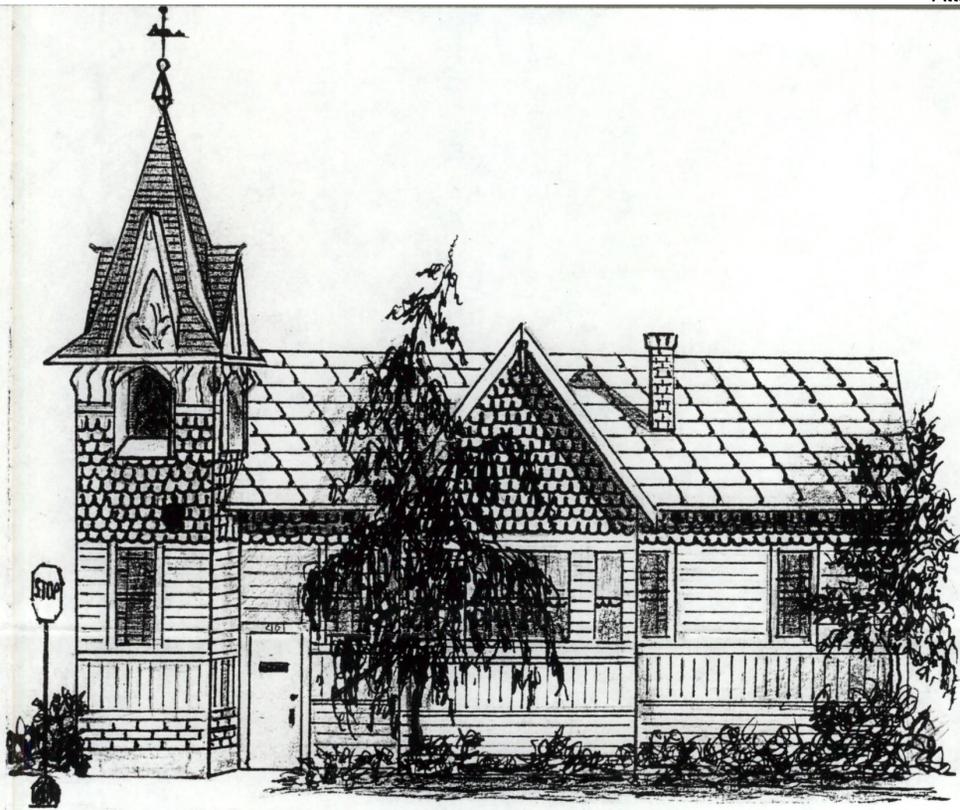
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78) Whitespires United Presbyterian Church, built in 1891, on the southwest corner of Fifth & Washington. The photo was taken c. 1905.



79) Grace Mennonite Church, Main & Santiam Road, c. 1905. The structure was built as Cumberland Presbyterian Church in 1892. Today, the building has been lowered to street level, but still stands as a church.



**MuniMAP 5.0** \_ □ ×

**Geographic Information Services**

	Tip	On/Off	Layer
About		<input type="checkbox"/>	Aerial Photos
		<input checked="" type="checkbox"/>	Parcels
		<input type="checkbox"/>	Site Address
Search		<input type="checkbox"/>	Linn County Address
		<input type="checkbox"/>	Sanitary Sewer
		<input type="checkbox"/>	Storm Drainage
Info		<input type="checkbox"/>	Water System
		<input checked="" type="checkbox"/>	Street Name Labels
		<input checked="" type="checkbox"/>	Site Address Labels
Layers		<input checked="" type="checkbox"/>	Buildings
		<input checked="" type="checkbox"/>	Transportation
		<input checked="" type="checkbox"/>	Hydrology
Landmarks		<input type="checkbox"/>	Contours
		<input checked="" type="checkbox"/>	City Limits
		<input checked="" type="checkbox"/>	Urban Growth Boundary
	<input type="checkbox"/>	<input type="checkbox"/>	Zoning
	<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive Plan
	<input type="checkbox"/>	<input type="checkbox"/>	Planning Review Cases
	<input type="checkbox"/>	<input type="checkbox"/>	City and County Parks
	<input type="checkbox"/>	<input type="checkbox"/>	Slopes
	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands
	<input type="checkbox"/>	<input type="checkbox"/>	100 and 500-Yr Floodplain
	<input type="checkbox"/>	<input type="checkbox"/>	LOMA/LOMR
	<input type="button" value="No Tips"/>	<input type="checkbox"/> Turn Off Tool Tips	

3:50 PM

Start | Inbox - Microsof... | **MuniMAP 5.0** | Microsoft Word | Calculator | Microsoft Outlook | 3:50 PM

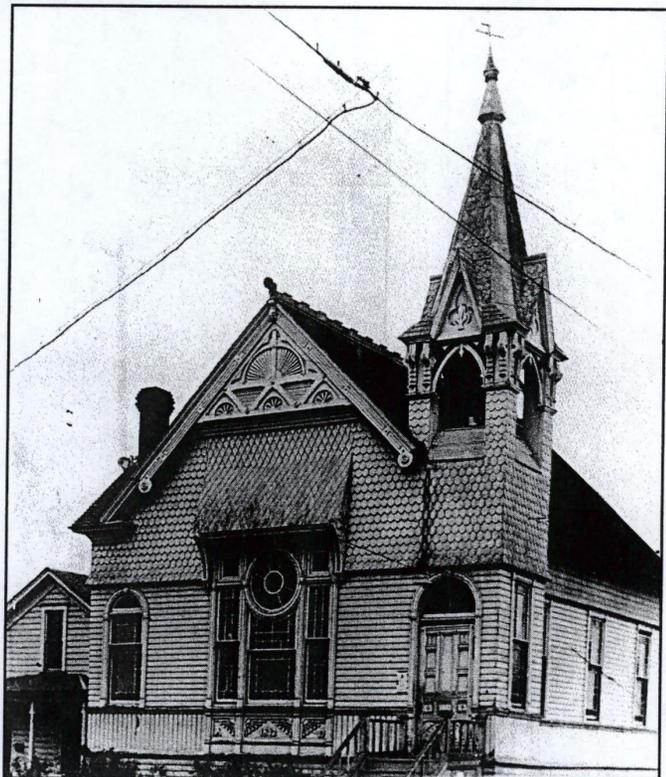
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## BUILDINGS

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78) Whitespires United Presbyterian Church, built in 1891, on the southwest corner of Fifth & Washington. The photo was taken c. 1905.



79) Grace Mennonite Church, Main & Santiam Road, c. 1905. The structure was built as Cumberland Presbyterian Church in 1892. Today, the building has been lowered to street level, but still stands as a church.

401 Main

1902. Cumberland Presbyterian

Preaching every 1st & 3rd Sunday of each month

PASTOR. Rev. C. A. Wooley

- 1905 - listed - No regular pastor

One of 3 Presbyterian churches listed

First Presby - Broadbin & S.W. corner W. 5th

United W. 5th S.W. corner S. Washington.

1911 - Grace Presbyterian. Rev. L. S. Mochel pastor

Land of Inn, Mullin.

Cumberland Presbyterians settled in Mt. Pleasant Kingston  
and N.E. of Scio. Mt. Pleasant church.

Memorite church for Aubite

general conference  
Memorites?

Floyd 928-3449

Ray Whitig

Clareganig.  
after 6/2

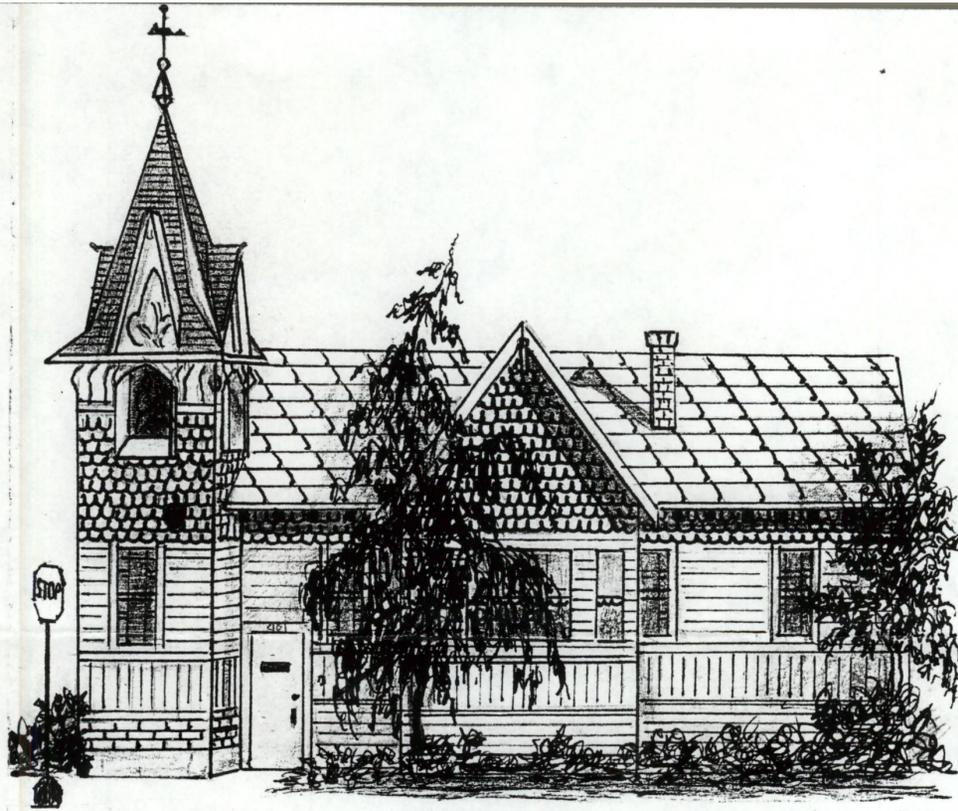
Prince of Peace or Fairview → 928-1067

928-7720

Else Scott - 928-4232

Elmer Burnett - Bought the Bldg. <sup>early 90s</sup> 928-7673

Kermit Beougler - founding 928-2804



Chuck Falconer  
Presbytery of the Cascades  
0245 SW Bancroft St.  
Portland, OR 97201  
227-5486

Paul Hovey  
Portland

Harriett Moore  
Corvallis

Beth Powell  
Albany College

## Maintenance

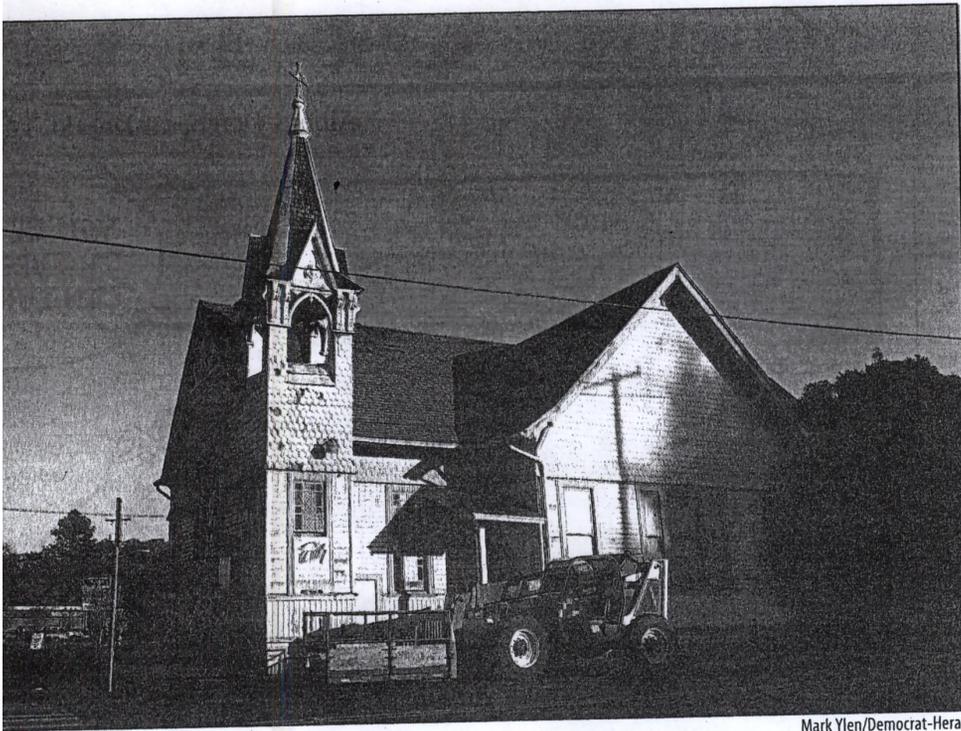
- Plumbing - below grade
- Powerflush toilets
- \$2,600





## MID-VALLEY/OREGON

ALBANY DEMOCRAT-HERALD, TUESDAY, APRIL 9, 2013



Mark Ylen/Democrat-Herald

Former Cumberland Presbyterian Church is undergoing some improvements required by the city.

## City seeks buyer for church

### CORVALLIS

ALBANY DEMOCRAT-HERALD

The former church, Queen Street, 2,000 square-feet, needs about 10,000 square feet, price probably

an view the build- S.E. To arrange for Chris Bailey, oper- the city of Albany,

uilt as the Cumber- Church, sits on a t lot near where it work is sched- umber.

structure and my eone who values ne will be interested said. "Although the nts as envisioned require demolition ability to be used on ly be affected by the

realignment of roads."

Moving the building before street construction begins would be ideal, she said.

"If I can find some interested people, we will schedule a time to discuss the options with the city council," Bailey said.

Staff can't set a purchase price because the disposal of city-owned property must go through a formal process.

Until recently, Faith Harvest Fellowship leased the building from the city.

In 2000, the city bought the site and a few nearby parcels for \$150,000 in anticipation of the reconstruction.

Earlier the city authorized several types of inspections to determine if the building was in good enough shape to save. Some of the problems have been addressed, while others are taking more time.

Taking priority are the items listed by the fire marshal to ensure the build-

ing's safety. Crews have moved flammables away from the furnace, secured the crawl space access, and trimmed or removed shrubbery that has attracted transients, she said.

The estimated cost of the street project is about \$1.5 million, said Nolan Nelson, a civil engineer with the city. He hopes to request bids by early May with construction to begin in mid-June and be finished by the time school starts in the fall.

The project includes reconstructing Main between First Avenue almost to Fourth; Santiam Road from Main down an estimated 280 feet; Salem Avenue from Main to Sherman; and about 175 feet down Third Avenue from Main.

A roundabout will be built at the intersection of Main, Salem and Third. Main between First and Second will become one way going north.

Sidewalks, crosswalks and bike lanes will be added.

## OBITUARIES

### Dinger

April 4, 2013

Dinger,

Ballinger of Sweet Home; 12 grandchildren; and 10 great-grandchildren.

Lorene was preceded in

Valencia, Calif., Kathy McCraven of Sweet Home, Trina Brogen of Bend and Jeff Medeiros of Tualatin; brother Jim Harner of Bend;

funeral service will follow at 1 p.m. Burial will be at Providence Cemetery in Lacombe. Sweet Home Funeral Chapel is handling

## YourCommunity

### Former LB Center director to speak at luncheon

LEBANON — Penny York, former director of the Linn-Benton Community College's Benton Center, will talk about effective ways to manage work, life and community challenges during the Women in Business luncheon at noon today at the River Center, 300 South Santiam Highway.

The program is sponsored by the Lebanon Area Chamber of Commerce.

York has more than 20 years experience as a manager, administrator and consultant.

Cost is \$14.50 per person — and men are invited as well — and the deadline to register is Friday, April 5. Call 541-258-7164. Space is limited.

Reservations can also be sent to the chamber, 100 Park St. or made online at [www.lebanon-chamber.com](http://www.lebanon-chamber.com)

### Women's luncheon themed 'Singing in the Rain'

LEBANON — All ladies are invited to a lunch themed "Singing in the Rain" from 11:30 a.m. to 1:30 p.m. Tuesday today at Bing's Kitchen, 2416 S. Santiam Highway in Lebanon.

The special feature will be singer Kathy Boel. The guest speaker will be Hayly Lester of Prineville who will speak about how she can enjoy peace and happiness during all circumstances of life.

Cost is \$12. Complimentary child care will be provided off site.

For more information or to make reservations, contact Nancy at 541-259-1396 or Norma at 541-259-1396.

### Virtual school to host info session in Corvallis

CORVALLIS — Oregon Connections Academy will have an information session for families interested in exploring tuition-free online education for their children.

It will be at 5:30 tonight at the Hilton Garden Inn, 2500 S.W. Western Blvd., in Corvallis.

Oregon Connections Academy is the largest tuition-free virtual public school in the state with enrollment of more than 3,300 students in grades K-12. Students can interact with certified teachers online and on the phone. Parents or other adult monitors progress at home.

For more information, go to [www.connectionsacademy.com](http://www.connectionsacademy.com).

### Samaritan hospice to offer grief support series

Samaritan Evergreen Hospice will offer a five-week grief education support series beginning Tuesday.

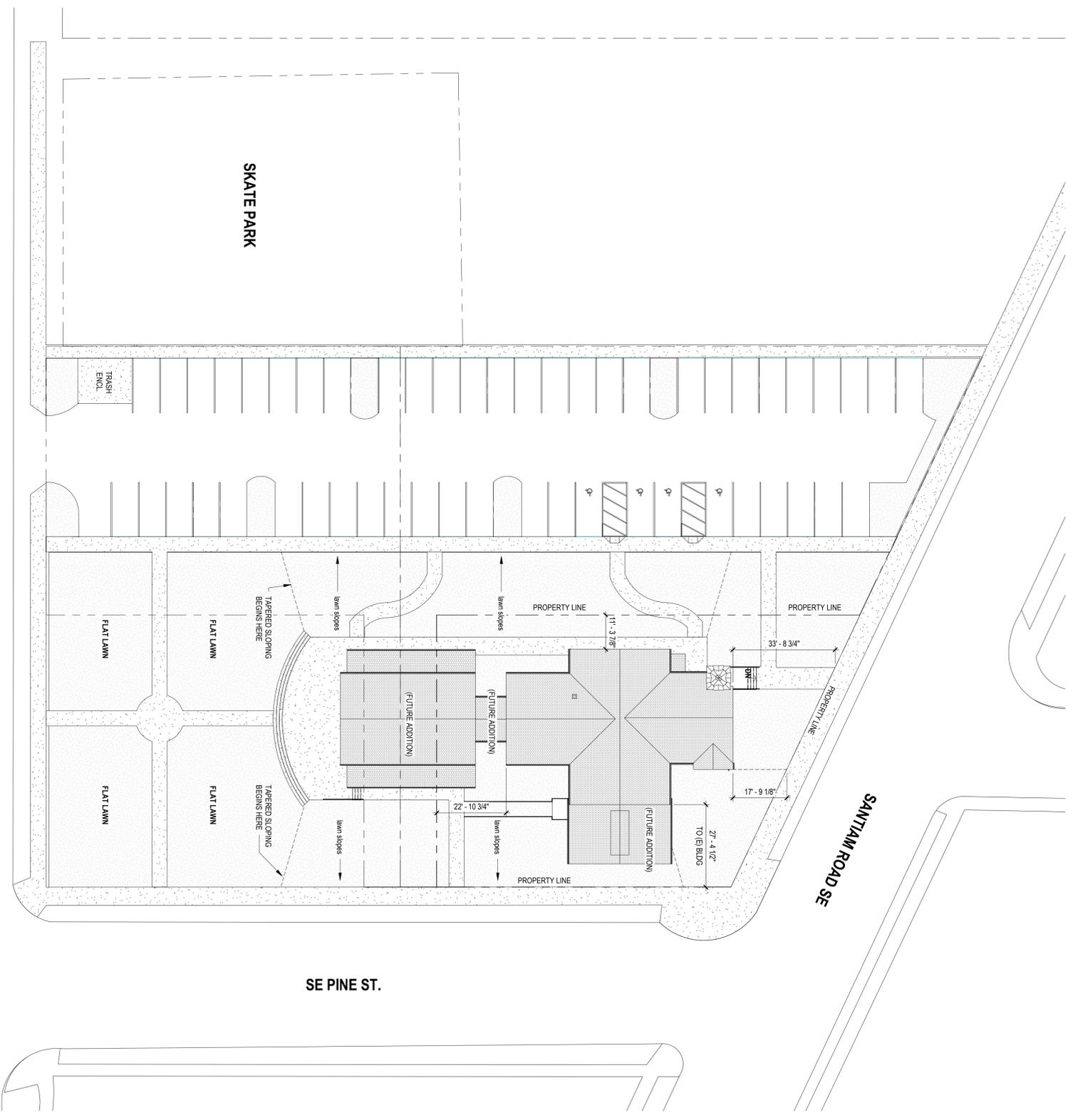
The series is open to anyone seeking guidance through grief. It begins on Wednesday, April 10, and runs for each consecutive Wednesday through May 22.

Classes are from 5:30 to 7 p.m. and offer a chance for people to meet in a small group consisting of five to seven people who are learning how to cope with the death of someone they love. Pre-registration is required.

The series will be at Samaritan Evergreen 1111 4600 Evergreen Place S.E. in Albany. The hospice is located on the corner of Waverly and Del Rio.

Each session will include information on a variety of aspects of grief while providing an opportunity to share about experiences in a confidential support group.

To register, or for more information, contact 541-259-1396.



1 SITE PLAN PROJECT NORTH  
1" = 20'-0"

- LEGEND:**
- PROPERTY LINE
  - - - SETBACK LINE
  - ..... EASEMENT LINE
  - ⬇️ PARKING LOT LIGHTING

**KEYNOTE LEGEND**

#	Keynote Description

**SD SET**

**VARITONE** ARCHITECTURE & INTERIOR DESIGN  
A LIMITED LIABILITY COMPANY

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

**CUMBERLAND CHURCH**

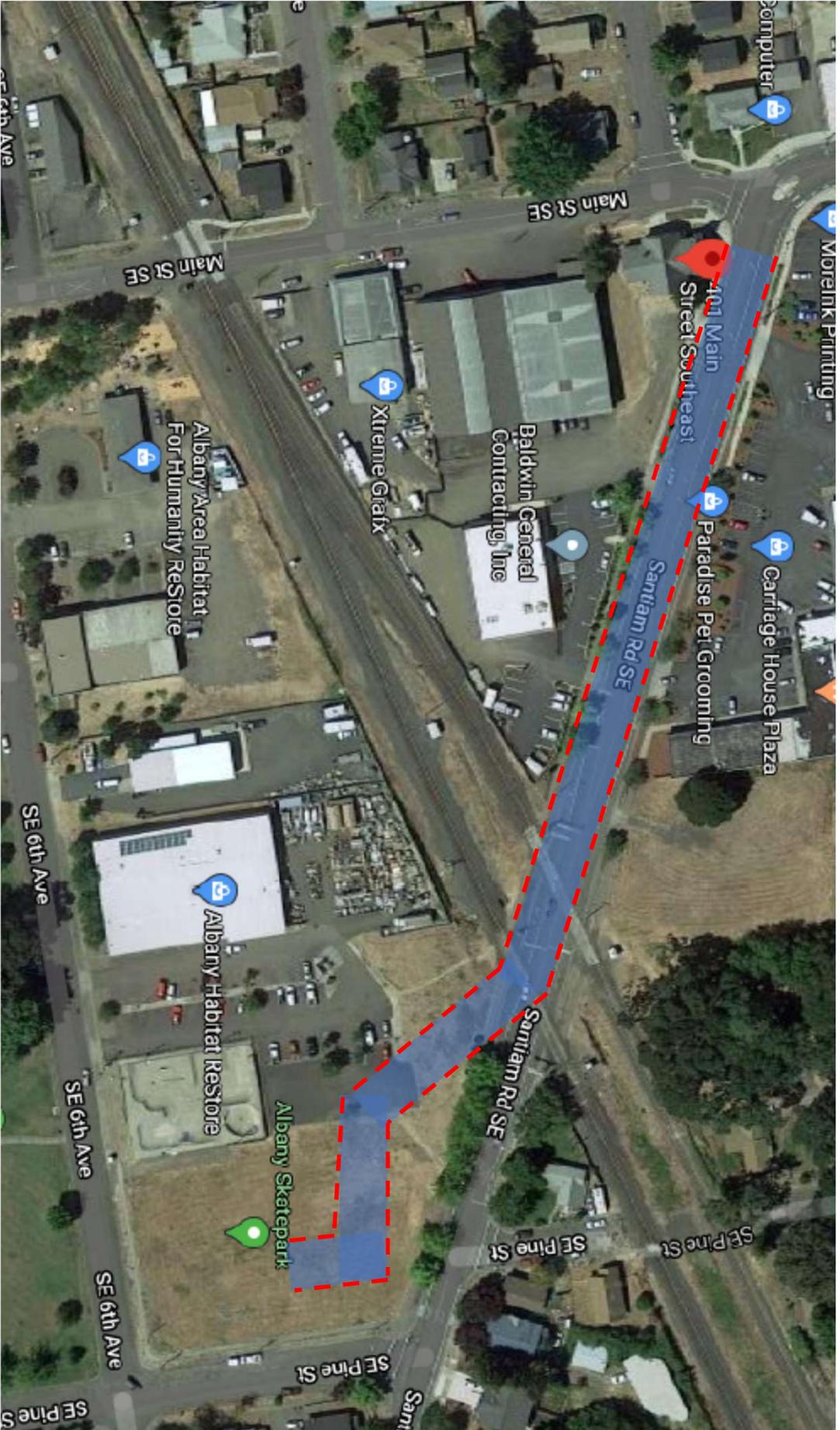
CURRENT: 401 MAIN ST SE, ALBANY, OR 97321  
NEW: INTERSECTION OF SANTIAM RD SE AND PINE ST SE

Issue	SD SET
Date:	APRIL 2020
Revison:	Date:

SITE PLAN

A1.00

# Relocation Route



## Findings of Fact

### **1) No prudent or feasible alternative exists.**

The City first attempted to sell this property in 2014. Following multiple unsuccessful attempts at a sale, in early 2017 the City Council approved the formation of a Mayor's Historic Properties Work Group tasked with determining the best option for saving the church. The group determined that restoring the building on its current location was not feasible due to the significant costs of bringing it into code-compliance and the lack of parking space required to make it a viable commercial property. The group investigated options for relocating the church to another site and determined that the city-owned property at Santiam Road & Pine Street, across from Hackleman Park, was the most practical. In late-2017 the group presented this recommendation to City Council who refused to commit any funds to saving the church.

The Cumberland Community Events Center (CCEC), established as a nonprofit organization in 2019, was formed to implement the recommendations of the Mayor's Historic Properties Work Group by raising the funds needed to relocate the church to Santiam Road & Pine Street and repurpose the building as a community events center. Over the past year the CCEC has been providing periodic progress updates to the City Council. During both the June 10 and July 8 City Council meetings, council members clearly stated that the building will be demolished if the CCEC does not act on their plans to acquire and relocate the church.

### **4) The proposed development, if any, is compatible with the surrounding area considering factors as location, use, bulk, landscaping and exterior design.**

Plans for the new site preserve the historic character of the building and its orientation to Santiam Road while creating an attractive linkage between the surrounding neighborhood and Hackleman Park.

The subsequent phase includes construction of an addition to the south, a small addition to the east and parking to the west. The additions are designed to be complementary to, but clearly differentiated from, the original historic structure. The landscaping is designed to enhance the site, support exterior activities and serve as an extension of Hackleman Park.

### **5) If the building or structure is proposed to be moved, moving to a site within the same historic district is preferred to moving it outside the district.**

The building will be moved approximately 1,000 feet to the east of its current location along Santiam Road and maintain the same orientation to the road. Although not located within a historic district, it will remain in the same neighborhood.

DATE APPROVED: March 13, 2017

HISTORIC PROPERTIES AD HOC WORK GROUP  
 401 Main Street SE, Albany, Oregon  
 Monday, March 6, 2017  
 12:00 p.m.

**MINUTES**

Work Group Members present: Mayor Sharon Konopa; City Councilors Dick Olsen and Mike Sykes; CARA Advisory Board Members Rich Catlin and Mark Spence; Landmarks Advisory Board Members Kerry McQuillin, Larry Preston, and Bill Ryals; and Parks & Recreation Commission Members Russ Allen and Will Sheppy.

Work Group Members absent: None.

Staff present: Public Works Operations Director Chris Bailey; Parks & Recreation Director and Interim Urban Renewal Director Ed Hodney; Assistant City Manager/Chief Information Officer and Interim Economic Development Director Jorge Salinas; and Planning Manager Bob Richardson.

Others present: Hasso Herring, local blogger; Michael Campbell, owner of Pepper Tree Sausage House; Nolan Strietberger, local artist; Matthew Fitchett, owner of 3Lifestyle Homes; and Emma Eaton, owner of the historic Key Hole House.

**CALL TO ORDER**

Mayor Sharon Konopa called the meeting to order at 12:08 p.m.

**SCHEDULED BUSINESS**

Konopa explained her motivation for wanting to form the work group and facilitated introductions of those present.

Public Works Operations Director Chris Bailey reviewed the costs associated with the purchase and ongoing maintenance and operation of the property. The City purchased the church in 2000 with Transportation Funds as part of the Main Street roundabout project. The church was initially leased to a small congregation, but it is now used for minimal storage by another lessee. The City has minimal monthly maintenance costs that include insurance and natural gas charges. The water and sewer services have been disconnected. The average cost is \$6,000 per year, but that includes major costs since 2012 from two separate events – a storm-flooding event and a freezing event that caused a water line break in the basement.

Once it was determined that the property was not needed for the Main Street roundabout, the City Council's direction was to start a Request for Proposals (RFP) process to dispose of the property. The RFP identified a good fit for rehab and repurpose of the church in its current location by a local Christian ministry, but the purchase fell through. The property has no funding-source strings attached, and the City Council can dispose of the property however they see fit.

An architect's estimate for an appropriate, historically accurate restoration including repair or replacement of all systems was approximately \$300,000. Known issues with the structure include no Americans with Disabilities (ADA) access, structure doesn't meet current codes, City electrical inspector found issues with the electrical service, a structural engineer found that the main floor needs additional reinforcement in the basement, a pest and dry rot inspection revealed areas of dry rot, and the roof needs to be replaced as well. The church was built in the 1880s, initially with a square footprint. Sometime in the 1920s, the building was split, a basement dug out, and then the middle was filled in with a newer add-on to the original structure. The building has been modified quite a bit over the years. The bell tower appears to be structurally sound; but the bell was taken down for safety, and it

## Historic Properties Ad Hoc Work Group

Page 2

March 6, 2017

is located at the City's Operations building. Parking limitations were identified as the primary issue with the current location. A possible solution would be shared parking agreements with neighbors, but this would likely restrict the days of the week and times when the church could be used; there is very limited on-street parking in the area.

Bailey also summarized preliminary estimates for relocating the church. An estimate to move the church to City-owned property on Water Avenue was received for \$80,000, which includes the cost to move the structure plus traffic control measures and moving power lines. Additional estimates to demo the Main Street location, fill in the basement, SDC fees, electrical, plumbing, reconstruction, new foundation, and relocation costs came to \$330,000. Bailey cautioned that moving and restoration estimates can vary widely based on the location and the desired end product. The church has not been evaluated structurally to determine whether it would survive the move.

Bailey noted that the building could be listed for sale without an RFP, but Konopa explained the Council's hesitation to list it for sale without some stipulations for restoration outlined in the RFP process.

Assistant City Manager/Chief Information Officer and Interim Economic Development Director Jorge Salinas handed out a list of questions for the Work Group members to consider before the March 13, 2017, meeting. The group took a tour of the basement. Bailey explained that the basement has flooded at least three times since she became responsible for the building. The City made some storm improvements, and the basement hasn't flooded so far this year. Water and sewer services are now disconnected, but the City had been paying a contractor a regular service fee to pump the sewer line each month. The group toured various rooms in the rest of the church as well as the exterior of the building.

## NEXT MEETING DATE

Monday, March 13, 2017; 12:00 p.m.; Santiam Room, Albany City Hall

## ADJOURNMENT

There being no further business, the meeting was adjourned at 12:52 p.m.

Respectfully submitted,



Holly Roten  
Administrative Assistant I

Reviewed by,



Jorge Salinas  
Assistant City Manager/Chief Information Officer  
and Interim Economic Development Director



APPROVED March 14, 2018, City Council Meeting

HISTORIC PROPERTIES AD HOC WORK GROUP  
City Hall, Santiam Room  
Monday, July 24, 2017

MINUTES

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 12:00 p.m.

ROLL CALL

Work Group Members present: Mayor Sharon Konopa, City Councilors Dick Olsen and Mike Sykes, CARA Advisory Board Member Mark Spence; Landmarks Advisory Board Members Kerry McQuillin, Larry Preston, and Bill Ryals, Parks & Recreation Commission Member Russ Allen

Work Group Members absent: CARA Advisory Board Member Rich Catlin (excused); Parks & Recreation Commission Member Will Sheppy (unexcused)

Staff present: City Manager Peter Troedsson, Assistant City Manager/Chief Information Officer and Interim Economic Development Director Jorge Salinas; Parks & Recreation Director and Interim Urban Renewal Director Ed Hodney; Public Works Operations Director Chris Bailey; Urban Renewal Officer Nathan Reid

Others present: Lise Grato, Albany Downtown Association, Hasso Hering

APPROVAL OF MINUTES

June 12, 2017

MOTION Member Russ Allen moved to approve the minutes as presented. Member Bill Ryals seconded the motion, and it passed 8-0

SCHEDULED BUSINESS

Updates on the Portland Development Commission approach and Postal Service contract

Assistant City Manager/Chief Information Officer and Interim Economic Development Director Jorge Salinas said that the Work Group had asked staff to contact the Portland Development Commission, which was recently involved in a post office relocation process, to see whether they could share contact information and/or insight into the process. In an email exchange with staff, Portland Development Commission Director Kimberly Branam advised that discussions with the United States Postal Service (USPS) had been underway for about 20 years on the relocation, that earlier conversations gained traction with political engagement from former Portland Mayor Katz, and that, most recently, the approach involved identifying a relocation site that met the USPS requirements and acquiring the site at a price that allowed them to relocate operations. The total funding package was \$157 million, which included funds from the urban renewal district and Portland Housing Bureau. Branam suggested a point of contact in Tom Samra, USPS Vice President of Facilities. The Work Group briefly discussed the scope of the Portland Post Office relocation compared to the much smaller scope of the potential Albany Post Office relocation.

Historic Properties Ad Hoc Work Group  
 July 24, 2017  
 Page 2

Konopa shared that a staff member of a congressional leader has indicated that he would be willing to convene a meeting with his contacts at USPS when we are to that point. She said that the goal of this Work Group is to identify some viable options to be presented to the Post Office; she would want to leave it to the property owners to work out the specifics.

Member Mark Spence noted that there is currently no tax revenue from the property since it is publicly owned, he wondered what the potential tax revenue would be if the property were privately developed.

Allen said that there has been talk about maintaining the property in the public realm, in which case there would continue to be no tax revenue. He said that the current value of the property isn't a primary concern at this point because the Post Office isn't interested in selling; this will only work if they can be provided with an avenue where, for little or no money, they can have a new facility

Member Larry Preston said that the Post Office may be motivated to relocate due to logistics with increased use of the Albany Historic Carousel and adjacent park.

Ryals said that this is the first step toward something that may take several years. He said the Post Office has two functions – distribution/sorting and serving the local community – and he suggested a scenario where a small post office is located downtown for local customers and the distribution function is moved out by the freeway which would reduce ongoing costs for the USPS

Konopa suggested that Council members of the Work Group could update the full Council and get approval to proceed. She asked whether the Work Group would like to make a recommendation to the CARA Advisory Board and get feedback on whether they think the relocation should be pursued.

Member Dick Olsen said he wouldn't want to get the Post Office enthused about a potential project before the CARA Advisory Board is informed and hopefully onboard. Member Mike Sykes said that it would be better to understand what the Post Office might entertain and put some numbers to that before making a proposal to the CARA Advisory Board. Allen agreed, he suggested a "fishing expedition" to get more information before anything is proposed.

In response to questions, Parks & Recreation Director and Interim Urban Renewal Director Ed Hodney suggested that, after updating Council, a good next step would be for staff to have a conversation with the USPS point of contact to understand from their perspective what components would be needed in any future proposal. There was consensus for this approach.

#### Updates on strategy and next steps for the Main Street Church

Hodney distributed and reviewed a Tentative Action Plan for Relocation of Cumberland Presbyterian Church, noting that the Work Group had previously charged him with coming up with an approach to the project. Hodney said that real estate broker Gary Brown has shared that a local construction contractor is considering the possibility of a gift or donation in terms of construction services for the project. The next step would be to work with an architect to refine the site plan, design a foundation, and estimate costs so that information can be provided to the construction firm. It is important to move quickly if we intend to do this project this calendar year; Hodney would like to have information to bring to Council in late August.

Ryals said that it is important to have a project name. Following brief discussion, there was general support for the name Cumberland Community Center

Historic Properties Ad Hoc Work Group  
July 24, 2017  
Page 3

Ryals wondered whether this would go through the Landmarks Advisory Board. Hodney said he will follow up and plug that into the process timeline if necessary

Konopa said that she will update Council and advise that they will be seeing a more fleshed out plan in August.

Sykes suggested starting a GoFundMe campaign to help fund the project; he would like to see the money come from private sources rather than from the City

Preston noted that one of CARA's goals is to improve the Hackleman District. Ryals noted that moving this to a more appropriate place will allow for something at the existing site that benefits that whole area. Konopa noted that a community center would provide a community benefit. Preston acknowledged that the project is ideal for raising private funds. Allen said he understands that public funds might be needed for the initial move but that some of those costs could be reimbursed with eventual sale of the property. Spence said that the move itself will bring attention and potential donors.

In response to questions from the Work Group, Public Works Operations Director Chris Bailey said that there are probably enough reserves in the Street Fund to get the building moved and prepare the current property for sale and that those funds can come back to the Street Fund when the property is sold. In response to a question from Konopa, Sykes said that he doesn't have a problem with that process.

**MOTION** Ryals moved that a subcommittee of the Work Group be created to work with staff to come up with a site plan and associated costs. Allen seconded the motion, and it passed 8-0

Ryals, Preston, McQuillin, and Konopa volunteered to serve on the subcommittee.

**NEXT MEETING DATE**

To be determined.

**ADJOURNMENT**

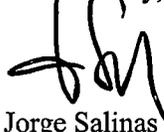
Hearing no further business, Konopa adjourned the meeting at 1:07 p.m.

Submitted by,



Teresa Nix  
Recorder

Reviewed by,



Jorge Salinas  
Assistant City Manager/Chief Information Officer  
Interim Economic Development Director

## LINN County Assessor's Summary Report Real Property Assessment Report FOR ASSESSMENT YEAR 2019

September 30, 2020 11:00:55 am

Account # 86062	Tax Status NONASSESSABLE
Map # 11S03W06DD 11300	Acct Status ACTIVE
Code - Tax # 00846-86062	Subtype NORMAL

Legal Descr Multiple Lots - See legal report for full description.

Mailing Name ALBANY CITY OF

Deed Reference # 2018-17079

Agent

Sales Date/Price 09-26-2018 / \$0

In Care Of

Appraiser UNKNOWN

Mailing Address PO BOX 490  
ALBANY, OR 97321

Prop Class	941	MA	SA	NH	Unit
RMV Class	201	01	01	012	8113-1

Situs Address(s)	Situs City
ID# 1 401 MAIN ST SE	ALBANY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00846 Land	146,950			Land	0
Impr.	56,330			Impr.	0
<b>Code Area Total</b>	<b>203,280</b>	<b>131,260</b>	<b>131,260</b>		<b>0</b>
<b>Grand Total</b>	<b>203,280</b>	<b>131,260</b>	<b>131,260</b>		<b>0</b>

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
00846	1	<input checked="" type="checkbox"/>			Market	109	S	9,599.00	146,950
<b>Grand Total</b>								<b>9,599.00</b>	<b>146,950</b>

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
00846	100	1892	500	Commercial Improvements	109	2,602	56,330	
<b>Grand Total</b>						<b>2,602</b>	<b>56,330</b>	

Code Area	Type	Exemptions/Special Assessments/Potential Liability

**NOTATION(S):**

- CITIES AND TOWNS ORS 307.090 ADDED 2018

Appr Maint: 2019 - SIZE CHANGE, 2019 - COMBINATION - TO  
 Comments: \*\*\*\*\* CAP NOTE - Type A \*\*\*\*\*  
 BOE 94-0689 imps -26110 land n/c 2/95 kr.

\*\*\*\*\* CAP NOTE - Type J \*\*\*\*\*  
 EV2000-89:TAXABLE STATUS CHANGE TO NON-TAXABLE GJ 3/00  
 EV2001-253:NON-TAXABLE TO TAXABLE STATUS PROPERTY BEING LEASED GJ 5/01  
 EV2002-435: CODE CHANGE FROM 8-1 TO 8-46 FOR 2002 DS 10/14/02  
 CHANGED FOR 2002, MISSED IN 2003 & 2004, FIXED IN 2005 DS  
 19MX: PART PLAT 2018-53 CONSL'D ACCT 86054 INTO THIS ACCT. 1601 SQ FT GOES TO RD, LEAVING THIS 9599 SQ FT.  
 3/19 NB