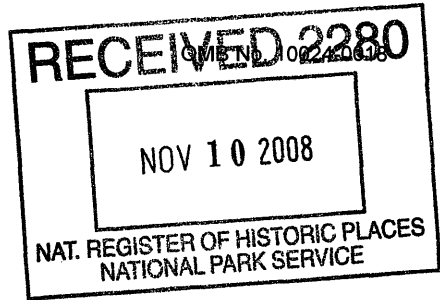


United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Albany Monteith Historic District - Boundary Expansion

other names/site number _____

2. Location

street & number Elm St. SW to Calapooia and 9th Ave. SW to 11th and 12th Avenues SW not for publication

city or town Albany vicinity

state Oregon code OR county Linn code 043 zip code 97321

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.

11/7/2008

Signature of certifying official/Title - Deputy SHPO, Assoc.

Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register
See continuation sheet.

_____ determined eligible for the National Register
See continuation sheet.

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain):

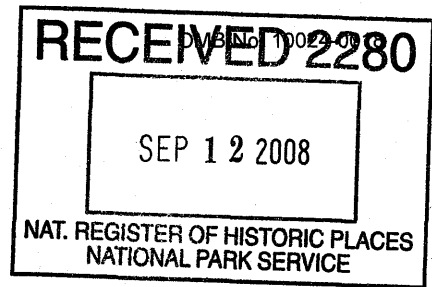
Signature of the Keeper

Date of Action

11/13/08

United States Department of the Interior
National Park Service

1017



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Albany Monteith Historic District - Boundary Expansion

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2. Location

street & number Elm St. SW to Calapooia and 9th Ave. SW to 11th and 12th Avenues SW not for publication

city or town Albany vicinity

state Oregon code OR county Linn code 41 zip code 97321

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _____ nomination X request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.

Signature of certifying official/Title - Deputy SHPO

9-8-08

Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

____ entered in the National Register
____ See continuation sheet.

____ determined eligible for the National Register
____ See continuation sheet.

____ determined not eligible for the National Register

____ removed from the National Register

____ other (explain):

Albany Monteith Historic District- Boundary Expansion

Linn Co., OR

Name of Property

County and State

5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- private
- public - local
- public - state
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
46	32	buildings
		sites
		structures
		objects
46	32	Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

None

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
Enter categories from instructions)

LATE 19TH CENTURY AND EARLY 20TH CENTURY MOVEMENTS:

Bungalow/Craftsman

LATE 19TH CENTURY AND EARLY 20TH CENTURY REVIVALS

MODERN PERIOD: Minimal Traditional

WWII Era Cottage

foundation: CONCRETE, BRICK, STONE

walls: WOOD, BRICK, ALUMINUM, VINYL

roof: ASPHALT, WOOD

Other: _____

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

See continuation sheets.

Albany Monteith Historic District- Boundary Expansion

Name of Property

Linn Co., OR

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing).

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1849-1915
1915-1945 (Amended 2000)

Significant Dates

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes
- B removed from its original location
- C a birthplace or grave
- D a cemetery
- E a reconstructed building, object, or structure
- F a commemorative property
- G less than 50 years of age or achieved significance Within the past 50 years

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

Previous documentation on file (NPS):

- preliminary determination of individual listing (36CFR67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Various

Albany Monteith Historic District- Boundary Expansion

Name of Property

Linn Co., OR

County and State

10. Geographical DataAcreage of Property approx 18 acres total

UTM References

(Place additional UTM references on a continuation sheet) – See attached continuation pages

1	_____	_____	_____
	Zone	Easting	Northing
2	_____	_____	_____

3	_____	_____	_____
	Zone	Easting	Northing
4	_____	_____	_____

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared Byname/title Albany Landmarks Advisory Commission/ Kimberli Fitzgerald and Tama Tochiara, Historic Preservation Consultantsorganization Anne Catlin/City of Albany/ Landmarks Advisory Commission date April 4, 2008street & number 333 Broadalbin Street telephone (541) 917-7550city or town Albany state OR zip code 97321**Additional Documentation**

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

Property Ownername Various

street & number _____ telephone _____

city or town Albany state OR zip code 97321

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

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SUMMARY

The Monteith National Register Historic District was listed on the 29th of February, 1980, and is located in the western portion of downtown Albany (Figure 1). Nominated under Criterion A and C, the original Monteith Historic District included a total of 381 properties constructed during the period of significance, 1849-1915. In 2000 the National Register nomination was amended to adjust the period of significance to include the years from 1915 to 1945, thus adding single- and multi-family residences constructed in the district as infill during WWI through the end of WWII. These resources included excellent examples of Craftsman, Bungalow, Colonial Revival, Minimal Traditional, and Depression/World War II-Era Cottage styles. The 2000 amendment also included updated survey and rating data. The 2000 amendment identified 418 resources within the original Monteith Historic District boundary. A total of 330 resources were contributing under the new period of significance, 1849-1945.

The adjusted period of significance allows for the consideration of residential areas to the south and west of the district that were previously excluded because the construction dates of the resources did not fall within the period of significance specified in the 1980 historic district nomination. Many of these properties were constructed between 1915 and 1945, and reflect the continuing growth and development of Albany through the first half of the twentieth century. The purpose of this second amendment is to include the previously excluded properties that now fall within the amended period of significance for the Monteith Historic District. This document also provides additional context for resources constructed after 1915, which was not provided in the 1980 National Register nomination. See Figure 2 for a map of the current National Register district and the proposed expansion area.

The area originally known as Monteith's Southern Addition, platted by the Monteith brothers,¹ abuts the existing district at its southwest edge. The boundary of the expansion area includes approximately four blocks, as well as portions of an additional nine blocks within Monteith's Southern Addition plat (Figure 8). An additional lot located on the southeastern corner of 6th Avenue SW and Elm Street is included within the expansion area. Within the identified area there are a total of seventy-eight new resources with 59 percent, forty-six total, of these contributing to the historic character of the district (Figure 3).² Architectural styles include examples of Queen Anne, Craftsman, Bungalow, Minimal Traditional and Ranch styles.³ Construction

¹ Walter and Thomas Monteith, founding fathers of Albany. The Monteith family built and owned the Magnolia Flouring Mills along the Calapooia River. The Monteiths operated a store in Albany and completed the first frame house in 1849. Albany's first indoor sermon was preached in the house, and in 1856 political leaders met there to establish the Oregon Republican Party. Residents of the Monteith District were mainly Republican merchants and professionals. The Monteith House is currently open as a museum.

² In 2005/2006, a survey of this area was completed. In 2006/2007, a windshield survey of the entire plat area was completed to determine its appropriateness for inclusion in the Monteith District. It was determined that the area south of 12th Avenue would be more appropriately served by establishing a separate district (Central District). Both the Albany Landmarks Advisory Commission and the Oregon SHPO were supportive of expanding the existing Monteith District to include the area bounded by the original Monteith Plat.

³ See Figures 5 and 6 for Streetscape photos of the Expansion Area and a Streetscape photo location map.

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dates for this area range from 1900 to 1970: 25 percent of the buildings were constructed between 1900 and 1919, 34 percent between 1920 and 1939, and 23 percent between 1940 and 1945. Less than 21 percent of the resources were constructed between 1947 and 1957.

ALBANY AND THE MONTEITH DISTRICT

Albany spans Linn and Benton Counties in the heart of the Willamette Valley. The city lies on the banks of the Willamette River, just below the mouth of the Calapooia River. Albany is the county seat of Linn County, which was established in 1847. Almost two decades later, Albany incorporated in 1864. Today, the city is the largest in Linn County with a population of 47,470, and the city limits that include an area of eighteen square miles.

The area that would become the City of Albany was initially settled in 1848 when Walter and Thomas Monteith arrived in the area and purchased the Smead claim. The two settlers platted about sixty acres near the river into lots, forming the original Albany town plat. The Monteiths named Albany after their hometown in New York. A few years later, in 1850, Abner Hackleman platted seventy acres of land in the eastern part of Albany, known as Hackleman's First Addition. Early commercial, industrial, and residential development occurred within the two initial land claims of the Monteiths and the Hacklemans. First Avenue between Ferry and Calapooia Streets formed the early commercial core, while most of the early industrial development was located along the river, near the commercial center. In the mid-nineteenth century, residential development in Albany was initially concentrated around the city center, with farms located further out. As the town grew, Albany developed in a radiating pattern from the city center.

Albany currently includes four National Register Historic Districts: Monteith, Hackleman, Downtown Commercial, and a portion of the Albany Municipal Airport (See Figure 16 for a map of Albany's central area Historic Districts). The Monteith district is located in the western portion of Albany, and is composed primarily of one- and two-story wood-frame residences built between 1849 and 1945. As described in the original nomination, the architectural styles represented in the Monteith Historic District include examples of Gothic Revival, Italianate, Queen Anne, French Second Empire, Stick Style, Georgian Revival, Italian Villa, and Rural Vernacular. The original district included approximately fifty city blocks, each measuring 220 by 260 feet. The district is roughly bounded on the north by 2nd Avenue and the Calapooia River. The eastern boundary is Lyon Street. The boundary on the south is 9th Avenue with an extension reaching to 12th Avenue between Ferry and Calapooia Streets. The western boundary is Elm Street.

DEVELOPMENT OF THE EXPANSION AREA

The proposed Monteith Expansion Area is a cohesive collection of early- to mid-twentieth century residential buildings located south and west of the existing Monteith Historic District. The area consists of approximately four blocks, as well as portions of an additional nine blocks within Monteith's Southern Addition plat (Figure

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8). The expansion area is roughly bounded by Elm Street on the west, 12th Avenue on the south, 9th Avenue on the north, and Calapooia Street on the east (Figure 2). An additional lot is located on the southeastern corner of 6th Avenue SW and Elm Street is included within the expansion area. The expansion area is laid out in a grid pattern that matches the current Monteith Historic District, in contrast to the blocks directly south of this area, which were platted at a later time and are configured with larger rectangular blocks roughly twice the length. The Monteith Historic District and the associated expansion area developed as residents moved out from the original city core. Development closely followed transportation improvements that included streets, the streetcar, the railroad, and the canal, and the location of important institutions. The result was the clustering of older buildings near these features, while later construction occurred toward the southern and eastern edges of town.

Initial development and the physical layout of the neighborhood in the area were influenced by the location of schools. Constructed in 1867 on land donated by the Monteiths, the Albany Collegiate Institute was located on the southern edge of the Monteith Historic District at 9th and Broadalbin. The Monteith brothers drew up the plat for Monteith's Southern Addition (1872), which was designed around the existing college.⁴ The plat included a large block set aside for the school, which they called College Square, bounded on the north by 9th Avenue, the east by Ellsworth Street, the south by 11th Avenue, and the west by Ferry Street. The college eventually outgrew this space and moved farther southwest. A new building to house Central School was constructed on this square in 1915 (Figure 9). A small portion of the existing Monteith Historic District is included in the eastern portion of Monteith's Southern Addition with the expansion area lying in the western portion of the plat (Figure 8). Except for College Square, Monteith's Southern Addition is uniformly designed with fifteen equal-sized 220-foot by 260-foot residential blocks that are laid out in a grid pattern. Numbered streets (9th-11th) run east to west, and named streets run north to south (Elm, Walnut, Maple, Vine, Calapooia, Washington, Ferry, Broadalbin, Ellsworth and Lyon). This layout mirrors the original Albany town plat, which is within the existing Monteith Historic District.

As the city grew, developing transportation networks began to shape the city. The streetcar company constructed a regular line down Lyon Street beginning in 1889, which caused development of the southeastern edge of the original district, along Lyon Street from the 1st Avenue in downtown south toward the train depot located at 9th and Lyon.⁵ The evidence of this line's existence is still evident in the built environment. As judged by the age and style of buildings, residential development within the expansion area began at the north and eastern edges, abutting the existing district at 9th Avenue to the north, Calapooia Street to the east, then

⁴ See Figures 7 and 8 for the Monteith's Southern Addition Plat (1872) and Historic Plat Map, City of Albany (1878).

⁵ See Figures 10, 11 and 12, which are Sanborn Fire Insurance Maps from 1908 and 1925. Figure 12 specifically shows Elm to Vine and 7th to 11th as undeveloped in 1925.

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proceeded to grow west to Elm Street and south to 12th, with 12th Avenue unopened west of Calapooia Street until after 1945.⁶

Another important factor in the development of Albany and the neighborhood was the development of waterways. The Albany-Santiam Canal runs north along Vine Street through the Monteith Expansion Area and the existing Monteith Historic District, to the confluence of the Calapooia and Willamette rivers. This eighteen-mile earthen canal served as a drinking water source for both the Albany and Lebanon communities since the 1880s, and many homes were built along its banks. The Canal has a variable width up to thirty feet and a depth from four to seven feet. In many areas the canal banks are overgrown with trees and brush. Concrete bridges cross the canal throughout the expansion area and the district. The canal is still a prominent neighborhood feature.

Because of the long development period, the expansion area contains a wide variety of residential housing styles and types. The expansion area's single-family and multi-family residential buildings retain a high level of integrity and range in height from one to two stories in the Bungalow, Craftsman, Minimal Traditional, Depression/World War II (WWII)-Era Cottage, and Ranch styles.⁷ All of the structures on the interior streets are single family with duplexes located at the edge of the expansion area on Calapooia Street on the east, and multiple-family housing located at the west end of 10th Avenue toward the exterior street of Elm. All are wood-frame construction with gable, hip or hip-and-gable roofs clad in wood or asphalt-composition shingles. The buildings are generally clad in wood siding of various sorts, but some are clad with asbestos shingle. Windows are typically double-hung wood or fixed-aluminum plate glass. Craftsman-style houses, often built in Bungalow volumes, are located at the northern and eastern edges of the district abutting the existing Monteith District. The later Minimal Traditional, Depression/WWII-Era Cottage and Ranch style houses are located to the southwestern edge of the area reflecting the growth of Albany outward from the city center toward the south and east. Like the rest of the Monteith Historic District, the expansion area is flat, averaging about 218 feet above sea level, which allowed for the platting of regular-shaped lots. The street rights-of-way typically contain a planter strip with street trees, grass, and setback sidewalks. Yards are landscaped with grass lawns and a variety of ornamental trees and foundation plantings.

⁶ Albany city directories from as late as 1948 indicate that 12th Street remained unopened between Calapooia and Elm Streets. Addresses on Elm between 640 12th and 1006 12th are not shown in the 1946 Albany Street or House Guide. Assessor's information for these addresses indicates earlier dates for these houses. Additional research is required to confirm the precise construction dates, however additional evidence, including recollections from Rogene Odden, a local resident who grew up in the area, would seem to point to this area being developed much later. She recalls: "...I lived here from 1943-1946. The parcel of swamp land from 12th to Queen and from the canal to Elm was not developed until after the war in 1946..."

⁷ A few houses are constructed in other styles including 20th Century Revival, Vernacular and Modern styles.

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RESOURCE TYPES & ARCHITECTURAL STYLES: 1915-1945

Within the existing Monteith Historic District there are ninety-one identified Bungalow and Craftsman houses and thirty-eight identified Depression/WWII-Era Cottage and Minimal Traditional residences constructed between 1915 and 1945. These buildings were constructed largely as infill. Mirroring the ongoing growth of the Monteith Historic District in the early- and mid-twentieth century, the expansion area includes similar buildings. Within the expansion area there are thirty identified Bungalow and Craftsman houses, twenty-two Depression/WWII Cottage and Minimal Traditional houses, and six Colonial Revival and Tudor styles.

*Bungalow and Craftsman Houses in Albany*⁸

The Bungalow and Craftsman styles first appeared nationally in the early 1900s and experienced major popularity between 1910 and 1930.⁹ Craftsman and Bungalow style houses began to appear in Albany just after the turn of the century, replacing the Victorian styles of the earlier era.

A Bungalow can be defined as a one-story or one-and-one-half-story structure, with a wide-eaved low-pitched roof, often with dormers that emphasize the general horizontal character of the design. Materials are typically wood and brick, with roof brackets, rafter tails, and exposed beams and pillars. Bands of multi-paned windows, applied decoration, and porches are typical design features. A Craftsman is typically one-and-one-half- to two-stories with hipped or gable dormers. Pyramidal roof forms are common, as well as broad and wide eaves. The Craftsman typically has a prominent porch with pillars and symmetrically arrayed multi-paned windows. In Albany, Bungalow and Craftsman styles remained a prevalent building style throughout the 1930s, with fewer being built as World War II approached. Several good examples of Bungalows can be seen on the east side of the expansion area, just west of Central School, such as 1136 Calapooia Street SW (1915) and 1140 Calapooia Street SW (1920). In Albany, Bungalows were constructed for working-class families and speculative developers. Builders even promoted “Bungalow Blocks,” which were entire subdivisions of Bungalow homes that offered developer-sponsored financing. Additionally, since the Bungalow style became the dominant housing type during a period of economic prosperity in Albany, some earlier Victorian-era structures were renovated to include Bungalow-style features. For example, the houses at 539 and 630 5th Avenue SW, and 639 5th Avenue SE include added Bungalow-style front porches.

Bungalows are found throughout Albany, and specifically have been identified through Kramer’s *Albany Bungalow and Craftsman Context*, as well as through survey and inventory associated with the establishment of Albany’s historic districts. A total of 204 Bungalows and seventy-one Craftsman houses were identified in Albany, but it is quite likely that there are many more. Bungalows were constructed as infill within parts of

⁸ Much of the information regarding Bungalows in Albany has been taken from the *Bungalow and Craftsman Architecture: 1900-1940 Historic Context Statement* written by George Kramer for the City of Albany, in August 1992.

⁹ Some architectural historians assert that the term Bungalow may be more properly describe a volume and Craftsman a style.

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Albany that developed earlier, such as the Montieth Historic District, and as new construction within plats that were developed during the period between 1910 and 1935, as is seen in the expansion area.¹⁰

Colonial Revival and Tudor Styles (1910-1950)

Colonial Revival houses started appearing around the turn of the century in Oregon. The full complement of classical decorative elements were often used and applied to symmetrical forms. The style is symmetrical and detailed with classical elements, but its verticality and massive front gable show its chronological ties to the Queen Anne. In the 1920s, Colonial Revivals found their way into catalogs in a bungalow form. Naturally symmetrical with minimal classical detailing, they usually were side-gabled with multi-light sashes. Interest in reviving the nation's heritage at Williamsburg maintained the Colonial Revival's popularity through the 1930s.

Designers in the late 1930s and 1940s used the Colonial Revival style by either applying its elements to Minimal Traditional dwellings or recreating colonial antecedents. The Cape Cod variant was a generally smaller, one- to one-and-one-half story, side-gabled house, three bays wide with a central entry. It often had multi-light windows, shutters, and exterior chimneys. The Williamsburg variation is basically a Cape Cod with gabled dormers. Colonial Revivals are still being built today, although with minimal detailing. There are two properties that could be classified as Colonial Revival in the expansion area. They are 625 12th Avenue SW (c.1922) and 823 9th Avenue SW (c.1940). A later version of this style can be found in the Neo-Colonial residence located at 728 10th Avenue SW (c.1952).

In addition to revivals of early American building types, beginning in the early 1920s, there was a resurgence of the English Cottage, Tudor Revival and other related "Cottage" styles. These typically have steeply pitched partial-triangle rooflines, brick or stucco and half-timbered walls, and arched- or rounded-top doorways. A variation of the style was the shingled imitation of a thatched roof's rolled eaves. These residences were particularly popular in the suburbs of the late 1920s through the 1940s. Two examples of this style in the expansion area are at 906 11th Avenue SW (1940) and 1114 Walnut Street SW (1946).

Depression/WWII Cottage and Minimal Traditional Houses in Albany

Depression/World War II styles first appeared nationally in the late 1930s and experienced major popularity between 1936 and 1945. In response to the Great Depression of the 1930s, houses became less elaborate, but still favored traditional forms and influences. Minimal Traditional houses are simplified, less expensive

¹⁰ Due to the concentration, number and quality of Albany's 19th century structures associated with the Victorian period, Albany has been recognized as having one of the best collections in the State. The most dominant house types from the earlier Victorian era (1880-1910) are the Italianate and Italianate Cottages, of which 113 have been identified. In addition, 70 Queen Anne style houses have been identified in Albany from this period. While it is likely that not all resources have been surveyed and additional research is required to confirm these findings, it appears as though Albany has more Bungalows and Craftsman resources than houses from the earlier Victorian era based upon existing data.

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versions of the eclectic period revival houses of the 1910s and 1920s. For example, houses may exhibit Tudor-type roofs with a reduced pitch or feature some simplified classical or colonial detailing. The type remained popular in the period immediately following World War II, when resources were still limited and rapid construction was necessary. Buildings generally have one- or one-and-one-half stories, with low to medium roof pitches and minimal eaves. When structures are side-gabled, they often feature a smaller front-facing gable. Porches are reduced and often limited to a covering over the front door.

The Minimal Tract house appeared shortly before the beginning of World War II and continued to be built in great numbers for many decades. The economic depression of the 1930s led to this simple style of architecture, which often lacked decorative detailing. Minimal Tract homes tended to be relatively small, one-story structures, with hipped or gable roofs. Many versions of this style include a front-facing gable and a large exterior chimney, influenced by the Tudor style. During the war, there was a shortage of materials and housing. After the war and with the peacetime economy just beginning to start up, materials remained in short supply, with demand for housing exacerbated by returning soldiers and their new families. As a response to this situation, new houses were built rapidly and with little ornamentation, often in large subdivisions. These houses were also small, corresponding to the small size of young families, but designed with future additions in mind. Because of their simplicity and low cost, the Minimal Tract homes also made the dream of home ownership possible for an unprecedented number of people.

The Depression/WW II-Era Cottage resembles the Minimal Traditional house. Depression/World War II Era Cottages typically have only one story covered by a hipped or gabled roof with minimal eave overhangs. The overall shape is square or rectangular. In Albany, the volumes of the Depression/WW II-Era Cottage-style buildings are similar to both the Colonial Revival and English Cottage or Tudor types, but with even more minimal decoration. Common features could often include a large exterior chimney located along a side facade, a steeply hipped roof and sometimes a decorative or pedimented overdoor. The Depression/WWII Cottage styles are found primarily along either side of 11th Avenue SW, with 804 and 825 11th being good examples of this style.

Depression/World War II styles are found throughout Albany and specifically have been identified through Albany's local resource inventory as well as through inventory associated with establishment of historic districts. A total of sixty-one Depression/WWII style resources have been identified throughout Albany. Many plats were developed during this period on the south, east and west sides of Albany especially in response to the need for additional housing caused by the large number of soldiers and their families who were located at Camp Adair. WWII-era homes were predominantly constructed as infill within the earlier developed parts of Albany, and as new development within plats that were developed during the period between 1936 and 1945. Within the proposed expansion area, Depression/WWII styles are found primarily in the southwestern corner of the original Monteith Plat, clustered along the south side of 10th, and along 11th and 12th Avenues, and as infill in the rest of the area.

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Ranch (1930s-1950s)

Even though most of the Ranch houses within the expansion area (eight out of ten) are out of period, it is worth mentioning “The Ranch,” which originated with California architects in the mid-1930s and was the most popular style of architecture from the 1940s through the 1960s. Ranch homes tend to maximize facade width; have integrated garages; and appear to “sprawl” out, especially when placed on large lots. The Ranch thrived on the increased dependence on the automobile, as it was no longer necessary to live in proximity to bus and streetcar lines, symbolizing urban sprawl in its very form. The Ranch is characterized by asymmetrical, one-story plans with side entries, low-pitched roofs, and moderate overhangs. Large picture windows in the living area, decorative iron or wooden porch supports, and either wood or brick wall cladding are common features. Roman brick was especially favored. Partially-enclosed patios or courtyards were influences from early Spanish Colonial precedents.

RESOURCE TYPES WITHIN THE EXPANSION AREA

The distribution of historic resources in the expansion area reflects the influence of developing transportation networks and the location of important public buildings over time. Early twentieth-century styles are most common closer to downtown and historic transportation corridors, while more recent construction is usually located farther from the city center. Between 1915 and 1935, Craftsman and Bungalow styles were the predominant housing type within the expansion area. Bungalows were constructed along the northern edge, along 9th, 6th and Calapooia streets as well as along Maple and Walnut streets. Bungalows can also be found along the north side of 10th Avenue, which developed earlier than the south side of this street. Within the proposed expansion area, Depression/WWII styles are found primarily in the southwestern corner of the original Monteith Plat, west of Calapooia to Elm Street, clustered along the south side of 10th and along 11th and 12th Avenues. Ranch houses began to appear in the late 1940s and became the dominant housing type through the 1950s. Within the expansion area there is ten Ranch houses constructed between 1940 and 1974, located primarily as infill along the side streets running north and south (Maple, Walnut and Elm), with a few early examples located along 11th Avenue.

Of the total seventy-eight resources that were surveyed, forty-six were found to be contributing within the period of significance. The rest were found to be non-contributing or out of the period of significance. The most common type of residential style was the Bungalow (twenty-two) or the Craftsman (five) the second most common type of residence was found to be either Depression/WWII-Era Cottages (fourteen) or the Minimal Traditional style (eight). A good example of the Bungalow style is a house located at 910 9th Avenue SW. It is an intact, classic example of the Bungalow built in 1915. The house at 813 10th Avenue is a two-story Craftsman built in 1909 with shingled gable ends, decorative brackets, and wood and leaded glass windows. A good example of the Depression/WWII-Era Cottage is the one-story house located at 825 11th Avenue SW, built in 1943. The simple house features shingle siding and original wood windows with decorative shutters. A good example of the Minimal Traditional Style is the house located at 840 Maple Street SW, built in 1936. The

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multi-family complex, known as Jansen Manor, was constructed on the southwest corner of 10th and Walnut Street in 1943. These units feature wood-shingle siding and wood-framed windows, and are a good example of multi-family development from this period. There are only two Ranch-style houses within the period of significance. An example of this type of early Ranch is located at 940 11th Avenue SW (1945). However the house at 1115 Maple Street SW (1950), with its long asymmetrical, one-story plan, with low-pitched roof, and large front picture window is an excellent example of the Ranch style.

CONCLUSION

The period of significance for the Monteith Historic District was expanded to 1945 in 2000 in order to include those resources within the existing district that developed between 1915 and 1945. This boundary expansion includes properties abutting the original district that developed during this period and share a similar historic association and feeling. The proposed expansion area itself is a cohesive collection of early- to mid-twentieth century residential buildings located south and west of the existing Monteith Historic District. There are a total of seventy-eight new resources within the proposed expansion area, with 59 percent of these contributing to the area's historic character.

The expansion area is eligible for the National Register under Criterion A for local significance in the area of community planning and development. Monteith's Southern Addition was designed and planned by the Monteiths to accommodate future residential growth in Albany. The plat's grid street pattern, transportation network, location of public institutions, and economic factors during the early-twentieth century shaped the area's development. In addition, the expansion area is eligible under Criterion C for architecture due to its association with the development of Bungalow and Depression/WWII-Era styles.

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STATEMENT OF SIGNIFICANCE

The Monteith Historic District Expansion Area is eligible for the National Register under Criterion A, for local significance in the area of community planning and development, and for its association with the growth and development of Albany in the early-twentieth century. Additionally, the expansion area is locally significant under Criterion C for architecture because of its cohesive and largely intact collection of early-twentieth century residential buildings.

SUMMARY OF GENERAL HISTORIC CONTEXT: 1849-1915

In the mid-nineteenth century, Walter and Thomas Monteith settled in the Willamette Valley, and named their new claim after their hometown in Albany, New York. Just a few years later, Abner Hackleman secured a claim just to the east of the Monteiths. Albany's early development occurred within the two land claims of the Monteiths and the Hacklemans.

Agriculture was the first major industry in Albany, with wheat as the principal crop for Linn County from 1845 to 1885.¹ The founding of city's agricultural industry fortuitously coincided with a period of expansion along the West Coast, resulting in rapid development. Residents of Albany took advantage of these trends by founding cooperative organizations that supported farmers locally and statewide. For example, Cyrus Hamlin Walker, a property owner in the proposed expansion area, organized forty-three granges throughout Oregon.² Granges worked to improve river transportation and to facilitate the transport of agricultural products without costly rates for shipping. This cooperative attitude among farmers continued, and by 1915 Linn Benton Cooperative Growers Association incorporated. As the importance of agriculture grew, so did processing facilities. Canneries, and mills began operating in the early-twentieth century. By the mid-twentieth century the agricultural economy began to diversify. Grass seed replaced wheat as a major agricultural product. Dairy and poultry farming also grew, as did the export of milk and poultry products. Timber-related industries also began to appear in the 1860s, such as sawmills and sash, door, and furniture factories.

As Albany grew so did the need for reliable sources of water and power and good transportation routes. To meet these demands, Thomas Monteith, owner of the successful Magnolia Flour Mill, conceived of a canal system as a means of enabling freight to be transported by barge over manmade waterways. The canals were completed by Chinese laborers in 1873. Due to the swiftness of the water, Monteith's idea didn't emerge as he originally conceived, but the canal system provided hydropower to the waterfront industries like the Magnolia Flour Mill. By 1880, fourteen turbines supplied power to sawmills, flourmills, a foundry, and a twine mill. The Santiam Canal began at the Santiam River below Lebanon and from there ran about twelve miles to Albany north along

¹ City of Albany. "Albany's History: Albany Firsts." <http://www.ci.albany.or.us>; accessed June 7, 2007.

² Property owner of 821 Maple in 1912. He was known in 1913 as the oldest person born west of the Rockies when he celebrated his 75th birthday on Dec. 7, 1913. In addition to organizing granges throughout the State, he also served as Chaplain of the State Grange and as State Deputy of the Grange. The main objective of the Grange was to ensure that farmers did not have to pay excessive prices for farm machinery and supplies and to encourage cooperative buying and selling.

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Vine Street. Along its route, the canal provided much needed irrigation water and was often used to water stock. The canal divided at 8th Avenue and Vine Street with the main branch extending north along Vine and emptying into the Calapooia River. The second branch extended eastward down 8th Avenue to a canal in Thurston Street, and then northward to the Willamette River. This branch of the canal provided power to run the Red Crown Mill. In addition to water power, the canal supplied drinking water to Albany and in 1888 it provided power for Albany's first electric lights. Electricity, lights and phone service were provided by power generated from the canal. Eventually Mountain States Power Company operated the Albany Canal from 1918 to 1954 when it was sold to Pacific Power and Light.³ Growth and development within the Monteith District, as well as the expansion area tended to occur earlier along the canals, most likely due to the development of roads like Vine and 8th and other infrastructure built to support the construction and maintenance of the canals.

Albany's successful industries drew many people to the town in the late-nineteenth century. Growth in agriculture and related industries between 1845 and 1865 caused Albany's population to increase to 800 people. Reflecting the town's rising importance, Albany's first college (Albany Collegiate Institute) was established in 1867, just east of where Central School is today on the southwest corner of 9th Avenue and Broadalbin Street. A growing population required more housing. By 1878, four additions were added to the original town plat: Eastern Addition, Hackleman's Addition, Hackleman's Second Addition, and Monteith's Southern Addition. By 1880, the population had grown to 1,800. The City's most significant period of growth occurred during the next ten years as the population almost doubled to 3,079. As the population grew, a significant number of residences were constructed in a wide variety of styles to accommodate the population's varied architectural tastes. Since many of these dwellings remain intact within the original sections of the City, Albany has been recognized as having one of the best collections of historic middle-class/working-class residential architecture in the State.

Along with a significant portion of the State of Oregon, Albany experienced an economic boom at the turn of the century. After the Lewis and Clark Fair in 1905, the nation focused its attention on Oregon resulting in a significant increase in demand for agricultural and timber products. In 1908, the Commercial Club developed a promotional brochure titled: "Albany - The Hub of the Willamette Valley." As a result of this promotional campaign to attract new businesses and residents, both construction and population increased, with Albany growing to 4,275 citizens by 1910. In 1910, the editor of the *Albany Citizen* pointed out the success of the campaign and the subsequent lack of available housing for new residents. He suggested the formation of a building and loan association to help finance new housing for working class residents.⁴ Both the economic boom in Albany and the local promotional campaign resulted in an increase in the construction of new houses, especially for working class residents toward the end of the first decade of the twentieth century.

³ Carter & Dennis. *Albany, OR 1845-1955. Historic Context Statement*. 2004. p 23. Note: today the canal's primary function is to supply drinking water to the cities of Lebanon and Albany. Hydroelectric power is still generated at the water treatment plant.

⁴ Kramer, George. *Albany Bungalow and Craftsman Context*. July 1992, p 5.

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HISTORIC CONTEXT: 1915-1945

Albany experienced consistent periods of growth throughout the latter part of the nineteenth century and through the mid-twentieth century. Due to the need for residents to be located close to places of employment and commerce, houses were initially constructed close to the commercial center. As time went on and transportation improved, development occurred outward toward the south and east, typically along streetcar lines. With the invention of the automobile, residents became free to locate anywhere they wished, as long as there were roads, resulting in the physical expansion of the town.

The Albany Historic Context Statement has defined the period from 1914 to 1945 as the *Motor Age*. For the purposes of understanding the development within the expansion area, as well as the infill development that occurred within the existing Monteith district, the Motor Age can be divided into two clear periods. The first period is from 1915-1935. During this period, a total of twenty-five residences were constructed in the expansion area, in predominantly the Bungalow or Craftsman style, but also in various “cottage” styles. Ninety-one residences were constructed as infill within the existing Monteith Historic District. The second period is from 1936-1945. During this period, a total of twenty-seven structures were built within the expansion area, predominantly in the Depression/WWII-Era Cottage or Minimal Traditional style, and thirty-eight were constructed as infill within the existing Monteith Historic District.

Albany Comes of Age

At the turn of the century, Albany experienced an economic boom after the Lewis and Clark Fair that lasted through the 1920s. During this period there was a significant increase in demand for agricultural and timber products that flowed through Albany. While the boom ended during the 1930s, both construction and population growth continued to occur during this time with Albany growing to 5,660 citizens by 1940.⁵ Matching this rise in population was a corresponding increase in the construction of new houses, especially for working-class residents. Additionally, the period of 1915 through 1935 saw increased availability and use of the automobile, which impacted development patterns throughout Albany.

Improved transportation allowed people to settle further away from the downtown to areas toward the south of the commercial core. In early years, people settled near the commercial center, to be close to sources of water and supplies primarily due to the lack of adequate and reliable transportation. This began to change when the railroad came to Albany in December of 1870. By 1907, an interurban line operated by the Oregon Electric Railway provided passenger service from Eugene to Portland. Branches went to Hillsboro, Forest Grove, Woodburn, and Corvallis. Within Albany, streetcars provided service beginning in 1888. By 1908-09, the streetcar line was electrified. The streetcar ran down Lyon Street, providing convenient access to residents

⁵ See Figures 13 and 14 for Bird’s Eye Aerial Views of Albany in 1927, 1928, 1929 and 1939.

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wishing to settle in new areas like Central Addition, platted in 1910, just south of the newly built Central School (1915),⁶ and located at the corner of 9th Avenue and Ferry Street.

While the Bungalow and Craftsman styles could be seen as early as 1905, they did not become the dominant building type in Albany until 1910 and later.⁷ Due to the increased availability of additional transportation alternatives by 1910, Bungalows can be found throughout the City as infill within the existing Monteith Historic District and within the more recently developed northwestern and southeastern portions of the expansion area. Construction slowed throughout the WWI because resources were diverted to the war effort.⁸ Only one Bungalow house was constructed in 1917 within the expansion area as construction slowed throughout the city. After the end of the war in 1918, there was another housing shortage in Albany, with returning soldiers requiring homes. While no houses were constructed between 1917 and 1920, growth began again in the 1920s, as it did throughout the country.

Much of the new construction in Albany was greatly affected by new transportation options. Beginning in the late 1910s, automobiles became more affordable, and the public became less reliant on the interurban rail lines and streetcars. To keep up with the demand for roads Oregon enacted a gasoline tax in 1919 to help pay for new roads around the state. The increasing reliance on the automobile eventually impacted Albany's public transportation network. Both the streetcar and Oregon Electric Service ceased by 1933 because of decreasing demand for the service.⁹ Changing modes of transportation led to increased development in outlying areas. Interestingly, as late as 1925 according to the Sanborn maps, the area south of 10th Avenue and east of Elm Street was open pasture and Walnut and Maple Streets terminated at 10th Avenue.¹⁰ The lots north of 10th Avenue developed in the 1910s primarily with houses in the Bungalow style. The lots east of Elm Street and south of 10th Avenue developed primarily between 1938 and 1945 and later, after the north/south streets of Walnut and Maple were constructed providing access through to 12th Avenue.

Albany's industries also grew in the early-twentieth century leading to continued development and population growth. The town attracted sash, door, and furniture factories, which joined existing sawmills, canneries, and other processing plants. At the same time, an increase in the availability of credit to purchase everything from cars to houses allowed middle-class families to purchase homes, often for the first time. The town's growth led to the development of new transportation options. The Albany airport became a municipal airport in 1929. By

⁶ Central School was originally located at the current site of the Linn County Courthouse.

⁷ Kramer. *Bungalow and Craftsman Architecture: 1900-1940*. 1992. p9.

⁸ While rationing was not required during the First World War, resources were still scarce. The federal government required that resources were rationed during the Second World War. Everyday items like food, clothing and gas were rationed through ration books (coupons). Items like steel and metal were salvaged, and lumber was especially precious- the government restricted all new construction.

⁹ Carter & Dennis. *Albany, OR 1845-1955. Historic Context Statement*. 2004. p 27.

¹⁰ See Figures 10, 11 and 12 for the Sanborn Maps from 1908 and 1925.

¹¹ Greater Oregon, 5 October 1923: 2.

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1930, there was a Greyhound bus terminal located downtown at 2nd Avenue. Within the expansion area, fourteen houses were constructed between 1920 and 1930, primarily in the Bungalow or Craftsman styles.

Construction slowed again during the Great Depression, as it did around the country. One house was constructed within the expansion area between 1930 and 1934. During this time, the Federal Housing Administration (FHA) offered modernization loans to encourage homeowners to update and improve their property.¹¹

Albany and the Impact of World War II

The late 1930s and 1940s were a period of tremendous change and growth in Albany. Along with the rest of the nation, Albany struggled in the early 1930s with a slowing economy and unemployment. While construction slowed in Albany during the Depression, it did not cease altogether. The New Deal programs initiated by Roosevelt provided work through the Civilian Conservation Corps and the Works Progress Administration (WPA). The WPA improved US Highway 99E (99E), rerouting the highway through Albany and making 8th Avenue the new northern entrance to the City. The Linn County Courthouse, constructed by the WPA, was completed in 1937. In the mid-1930s construction picked up again, with eleven houses constructed between 1935 and 1940 within the Expansion Area.

After the start of WWII, a large military training base (Camp Adair) was constructed close to Albany, jump starting Albany's economy and providing many opportunities for employment. As a result, the population boomed during the 1940s, jumping from 5,660 in 1940 to 16,200 in 1950. War-time demand for raw materials spurred another economic boom in Albany. Production was aided by local road improvements. Pacific Highway (99E) and the Pacific Boulevard overpass were constructed in 1939. This road facilitated the growth of numerous new businesses east of the former downtown in the mid-twentieth century. The still important timber industry continued to grow in Albany and Linn County during this time as demand for timber and timber product exports increased. Reflecting the importance of the industry, the city's now well-known Timber Carnival was first held in 1941. By 1942, three billion board feet of lumber were cut annually in Linn County.¹²

Reflecting these trends, construction within the expansion area increased, with fourteen houses constructed between 1940 and 1946. During this time period, a shift in tastes can be detected with a mix of Bungalows, Depression/WWII-Era Cottages and Minimal Traditional houses starting to be seen within the expansion area and as infill within the existing Monteith Historic District. This shift in taste reflects a shift in overall lifestyle brought on by necessity. Due to hard economic realities of the Depression and war-time rationing, many average American families could not afford large houses with intricate architectural detailing. Small, single-story houses, with practical floor plans devoid of ornamentation allowed middle class families to have a place of their own within the harsh economic realities brought about by the Depression. This remained the dominant

¹¹ Greater Oregon, 5 October 1934: 2

¹² Carter & Dennis. *Albany, OR 1845-1955. Historic Context Statement.* 2004. p 29.

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residential form through WWII and into the years immediately following the war due to the restrictions placed upon average Americans on building and the use of resources like lumber for construction.

Perhaps the largest influence in Albany during this time was the presence of the U.S. military. Camp Adair was constructed on a site between Corvallis and Albany just east of US Highway 99W in 1942.¹³ The site included about 50,000 acres and served as an Army cantonment.¹⁴ The US War Department utilized Camp Adair to train American soldiers for WWII.¹⁵ Specifically the Camp was used as a training site for four infantry divisions for overseas duty.¹⁶ Each division consisted of 15,000 men assigned to infantry, artillery, and engineering units, with necessary support personnel. While it was active, it had approximately 50,000 people. The community of Wells, located along US Highway 99W north of Corvallis and west of Albany, was completely uprooted to make way for the base and never returned. The land on the valley floor east of Highway 99W was used as the base camp while the hilly area west of the highway was used for training. Full-scale models of European towns were constructed in this area to assist with training maneuvers.¹⁷

Due to the significant number of troops stationed nearby, as well as their families and visitors, a large number of people came to live in Albany. Beginning in 1942, the local Chamber of Commerce undertook a local campaign to promote the construction of additional housing to support local army officers and their families: *“V.A. Hurley, president of the Albany Chamber of Commerce, has made an urgent appeal for the people of Albany to open their homes for officers and men of the U.S. Army stationed at Camp Adair. Hurley is kept busy every day locating homes or apartments for officers and the supply of available furnished and unfurnished houses is about exhausted. Most of the commissioned and non-commissioned officers have their families with them, in many cases just their wives, but with practically all houses in the camp area rented they are finding it difficult to locate places to live.”*¹⁸

This campaign was expanded to request permission from the federal government to build fifty to one-hundred new residences in Albany to accommodate the need: *“That Albany is in need of from 50 to 100 residences and apartments of reasonable size, all of which would be readily occupied on the arrival of the military forces at Camp Adair, was definitely made known at a meeting of a group of Albany businessmen called by the Chamber of Commerce... Plans of forming a corporation and building a group of apartment houses were advocated.”*¹⁹

¹³ See Figure 15 for photos of the Wartime Guard and Camp Adair Officers.

¹⁴ A temporary military camp or garrison.

¹⁵ Camp Adair is still a military training ground operated by the Oregon Military Department. Their location is now on Rifle Range Road, west of Highway 99, in Benton County between Corvallis and Albany.

¹⁶ The 91st Powder River Infantry Division, the 96th Deadeye Infantry Division, the 104th Timberwolf Infantry Division, and the 70th Trailblazer Infantry Division.

¹⁷ Benton County Historic Society and Museum. Camp Adair History Project.

<http://home.teleport.com/~eewilson/campadair.html>; Accessed June 7, 2007.

¹⁸ “More Rooms Wanted For Army Officers,” *Albany Democrat-Herald*. July 14, 1942. p1.

¹⁹ “Start is Made Toward Local Housing Drive,” *Albany Democrat-Herald*. July 2, 1942. p1.

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Permission was granted and several new multiple-family structures were constructed within the expansion area. For example, the Jansen Investment Company constructed Jansen Manor at the corner of 10th Avenue and Walnut Street in 1943, on the west side of the expansion area. Directly to the east of Jansen Manor and across Walnut Street, a group of four duplexes were constructed during this same period. The need continued throughout the war, and a 1943 newspaper article requesting bedding for returning soldiers suggested that all local hotels, rooming houses and rooms in private homes were taken, indicating the lack of available housing for the soldiers.²⁰ By 1944, available multiple-family housing had increased and there were five additional apartment buildings listed in the Albany telephone directory.²¹

The effect of the war-time demands on Albany is notable, especially considering the increase in the town's population and demand for housing and services during the war years. Albany, a town of just around 5,000 people was asked to host officers, their families, and workers from Camp Adair, which had a population ten times Albany's located only ten miles to the west. Camp Adair had an average population second in size only to Portland at this time. From 1942 through the end of World War II in 1945, Albany experienced a significant increase in construction, which was a departure from the rest of the country. In order to preserve construction materials for the war effort, a national 'stop order' for building construction was issued in 1942 limiting residential construction to homes under \$500.²² Due to the large operation at Camp Adair and the subsequent need for housing for soldiers and support personnel to operate the Camp, it was argued that the lack of available housing in Albany was impeding the war effort. In 1944, approval was given for Albany to construct thirty-five new homes and remodel thirty, some of which were constructed within the expansion area to meet this need. Some of the larger houses were divided into multiple units. Another fifty houses were approved in 1945.

The effect of WWII extended beyond the war years. After WWII Camp Adair was dismantled and many of the structures offered for sale. Some Albany residents took advantage of this opportunity. The house at 627 5th Avenue SW (1942) within the existing Monteith District is one such house, purchased and moved from the Camp to Albany. The location of the Camp so close to the city also led to a population increase at the end of the war. Many soldiers who had come to Albany to train at Camp Adair returned to stay. While Albany's population in 1940 was 5,660, it jumped to 16,200 by 1950, a 156 percent increase. Thirty-five new plats were filed during the 1940s to accommodate the significant increase in population.²³

Post-1945 Economic Development and Industry

In the immediate postwar years Albany continued to be an important employment center and its success was reflected in the construction of new residences, businesses, and transportation infrastructure. After WWII, Albany companies, such as NW Fabricators and Sound Built Homes, provided families with pre-cut partially

²⁰ Carter & Dennis. *Albany, OR 1845-1955. Historic Context Statement.* 2004. p30.

²¹ Caeron's Cabins 13th and Thurston; Ellsworth Apts. 805 Ellsworth; Lemmon Apts. – 610 Ellsworth; Logsdon Apts. - 505 Lyon; Munsey Apts. - 222 E 1st.

²² Carter & Dennis. *Albany, OR 1845-1955. Historic Context Statement.* 2004. p29.

²³ Ibid., p8.

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pre-fabricated homes that were quick and easy to construct. During this period, the more dominant housing type was the Ranch. Ranch houses appeared as infill within the southwestern portion of the expansion area. Construction boomed as the lifestyle of the average middle-class American no longer was as restricted as it had been during the Depression and WWII. Demand for housing driven by the many soldiers returning from the war who took advantage of the GI Bill, which offered them an opportunity to buy a home of their own.

By 1950, the Edwards Brothers had constructed Albany's twelfth sawmill. While the timber-related factories were originally concentrated along the river, as the transportation networks changed with development of Highway 99E, industrial businesses began to locate along Highway 99E, east of downtown. The construction of Interstate-5, the new freeway, began in the early 1960s, causing further development east of downtown.

In the postwar period new industries developed in Albany. The metals industry grew in part as a result of the U.S. Bureau of Mines' research center in Albany. As a result, Albany has consequently become one of the world's leading producers of rare metals such as zirconium and titanium. Companies such as Wah Chang, a metals manufacturing company originally founded in 1916 in China, established a manufacturing plant in Albany in 1956 and is still operating a thriving company today. Elmer Shreve, the owner of 821 Maple Street from 1959-1968, within the expansion area, was a chemist with the Wah Chang Corporation. Other metal industry companies include the Oregon Metallurgical Corporation and Pacific Cast Technologies.²⁴ Additionally, companies such as Golden West Homes continue to produce finished building products. National Frozen Foods and Oregon Freeze Dry continue to process agricultural products and distribute them nationally. Albany still serves as a shipping and transportation hub for agricultural, industrial, and timber related products in the Willamette Valley as it has since the late-nineteenth century.

CONCLUSION

The Monteith Historic District Expansion Area is eligible for the National Register under Criterion A and C for significance in the area of community planning and development and for its association with the growth and development of Albany, as well as development of the dominant architectural styles including the Bungalow, Craftsman, Period Cottage, and Depression/WWII-era styles.

The resources represented in the expansion area include intact examples of a number of styles, including Craftsman Bungalows from the 1920s, Minimal Traditional houses from the 1940s, and a large number of modest WWII-Era Cottages constructed between 1915 and 1945. There are a few unique and individually notable resources, such as the house at 1030 Maple Street SW, a wonderful example of the International Style of the 1930s, or the Prairie Style house at 1034 Calapooia Street SW, that draw attention because of their original design or rare style. There are also a few resources from the earlier period of development that are within the original Monteith Historic District's period of significance. These additional resources will add a new

²⁴ *Economic Conditions Trends & Projections. Albany Economic Opportunities Analysis. February 2002.*

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dimension to the original district. The resources are a vital representation of the development of the Monteith Historic District and the City of Albany over time.

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Potts, Robert. *Remembering When IV: A Photo Collection of Historic Albany, Oregon*. Albany, Oregon: The Albany Regional Museum. 1994.

Sanborn Fire Insurance Maps. City of Albany Oregon. New York, New York: Sanborn Map Company, 1884, 1888, 1890, 1908, 1925, 1949.

“*Start is Made Toward Local Housing Drive*”. *Albany Democrat-Herald*. July 2, 1942.

Witherspoon, Phyllis & George McMath. *Monteith Historic District National Register Nomination Form*”. 1980.

Albany Monteith Historic District – Boundary Expansion

Name of Property

Linn Co., OR

County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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VERBAL BOUNDARY DESCRIPTION

The boundary of the Monteith Expansion Area encompasses approximately 18 acres containing forty-six contributing- and thirty-two non-contributing or out-of-period resources located along the western portion of the Monteith’s Southern Addition to Albany (1872) in two separate discontinuous areas adjacent to the existing historic district.

Boundary Increase Area A (6th Avenue) is less than one acre in area and encompasses a full lot on the southeastern corner of 6th Avenue SW and Elm streets, which abuts the existing historic district, see map-Figure 2. This area represents the full urban lot historically associated with the property at 940 6th Avenue SW, and shares the same architectural and associative characteristics as the original district. See Map-Figure 2

UTM Coordinate: (1): 10 490961 4941724

Boundary Increase Area B (12th and Elm) includes approximately 17 acres. The boundary runs south from the existing historic district one-half block south on Walnut Street, including properties on the east side of the street; then west along 9th Avenue, including properties on the south side of the road; then turns south before reaching Elm Street to exclude noncontributing properties at the end of the block; on 10th Avenue the boundary turns west to Elm Street and then runs south along Elm Street including the lots on the east side of the road before turning east and running along the south lot lines of those properties fronting 11th Avenue; on Vine Street the boundary turns south and continues one-half block before turning east on 12th Avenue; the boundary ends at the current western edge of the Monteith Historic District. This area represents full urban lots historically associated the historic district and that share the same architectural and associative characteristics as the original district. See Map-Figure 2.

UTM Coordinates: (2): 10 491221 4941724
(3): 10 491380 4941580
(4): 10 491408 4941454
(5): 10 491049 4941397
(6): 10 490999 4941689

BOUNDARY JUSTIFICATION

In 2005/2006 a survey of the area surrounding the existing Monteith Historic District was completed. In 2006/2007, this initial work was followed up with a “windshield survey” of the entire plat to determine its appropriateness for inclusion in the Monteith Historic District. The proposed boundary increase includes adjacent properties that share the same period of significance, historic association, and feeling with the existing Montieth Historic District. Resources in the expansion area developed largely between 1915 and 1945 in response to broad growth trends reflected in the infill construction throughout the existing Monteith Historic

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District. The properties in the expansion area are set on the same rectilinear street grid and retain the residential feel of the existing district. The northern and western boundaries of the expansion area, including the single additional house located on the southeastern corner of 6th Avenue SW and Elm Street, are bounded by encroaching noncontributing and out-of-period commercial development along Elm. The southern boundary of the expansion area is limited by the high number of non-contributing and out-of-period residential development. The Albany Downtown Historic District occupies several blocks immediately northeast of the Montieth Historic District, thus limiting expansion into this area. The commercial nature and diminished integrity of properties to the north, east, and southeast of the district makes these areas poor candidates for inclusion in the boundary expansion.

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Supplemental Information Contents

- Figure 1: Existing Monteith District and Expansion Area Map
- Figure 2: Monteith District Expansion Area- Inset Map
- Figure 3: SHPO Survey Data and Statistics Summary
- Figure 4: Photograph Continuation Sheet
- Figure 5: Streetscape Photographs Location Map
- Figure 6: Streetscape Photographs of Expansion Area
- Figure 7: Historic Plat Map, City of Albany, 1878
- Figure 8: Monteith's Southern Addition Plat
- Figure 9: Central School- 1920 (Robert Potts, *Remembering When II*, page 40)
- Figure 10: 1908 Albany Sanborn Map Cover
- Figure 11: 1925 Albany Sanborn Map Cover
- Figure 12: 1925 Sanborn, page 23 showing Elm to Vine, and 7th to 11th Avenues SW
- Figure 13: Bird's Eye Views of Albany- 1928, 1929. (Robert Potts, *Remembering When IV*, page 24)
- Figure 14: Bird's Eye Views of Albany- 1939, 1927 (Robert Potts, *Remembering When V*, page 29)
- Figure 15: Wartime Guard, 1943 and Camp Adair Officers, 1942 (Robert Potts, *Remembering When II*)
- Figure 16: Albany's Central Area Historic Districts Map

Albany Monteith District & Expansion Area

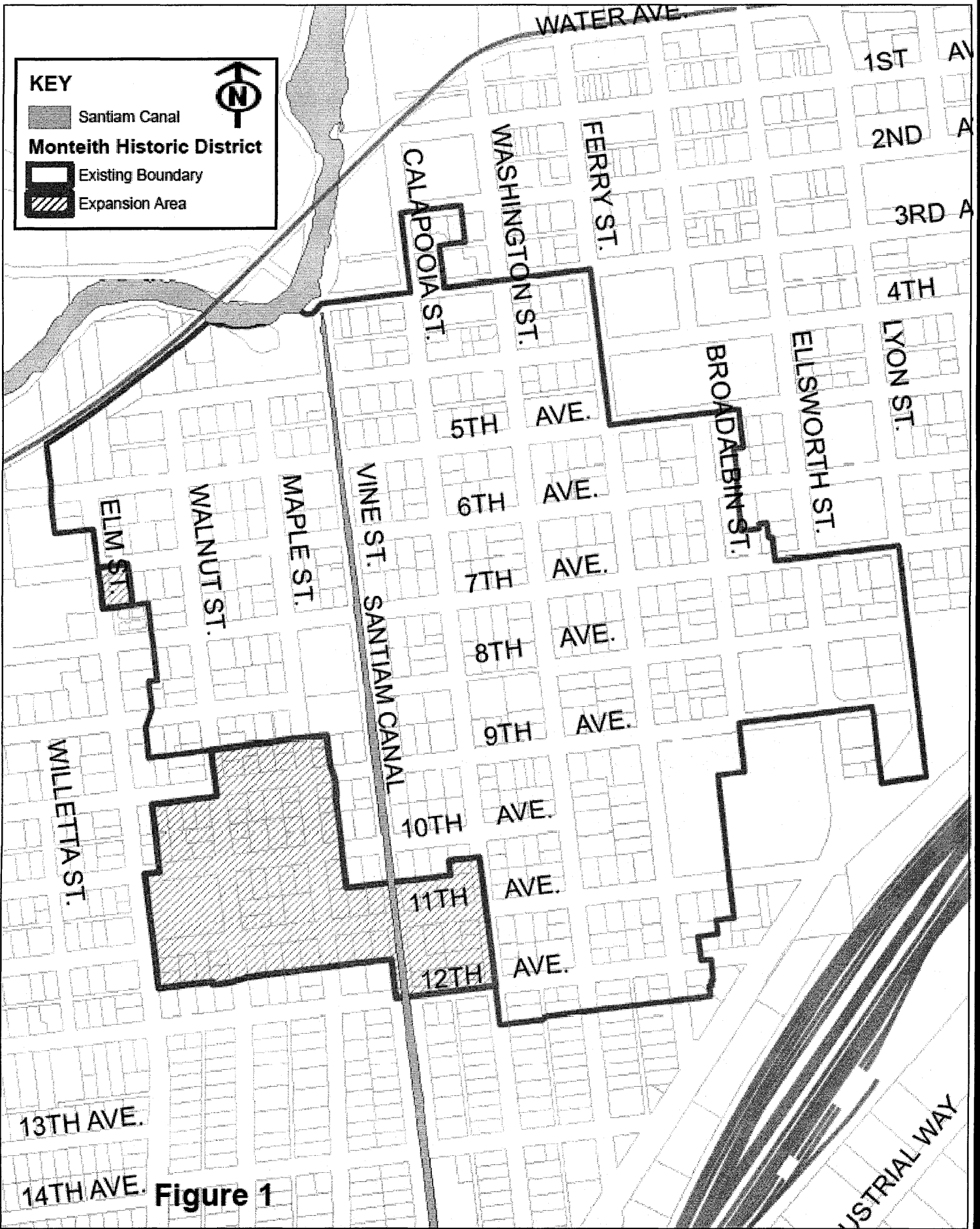


Figure 1

Albany Monteith District Expansion Area

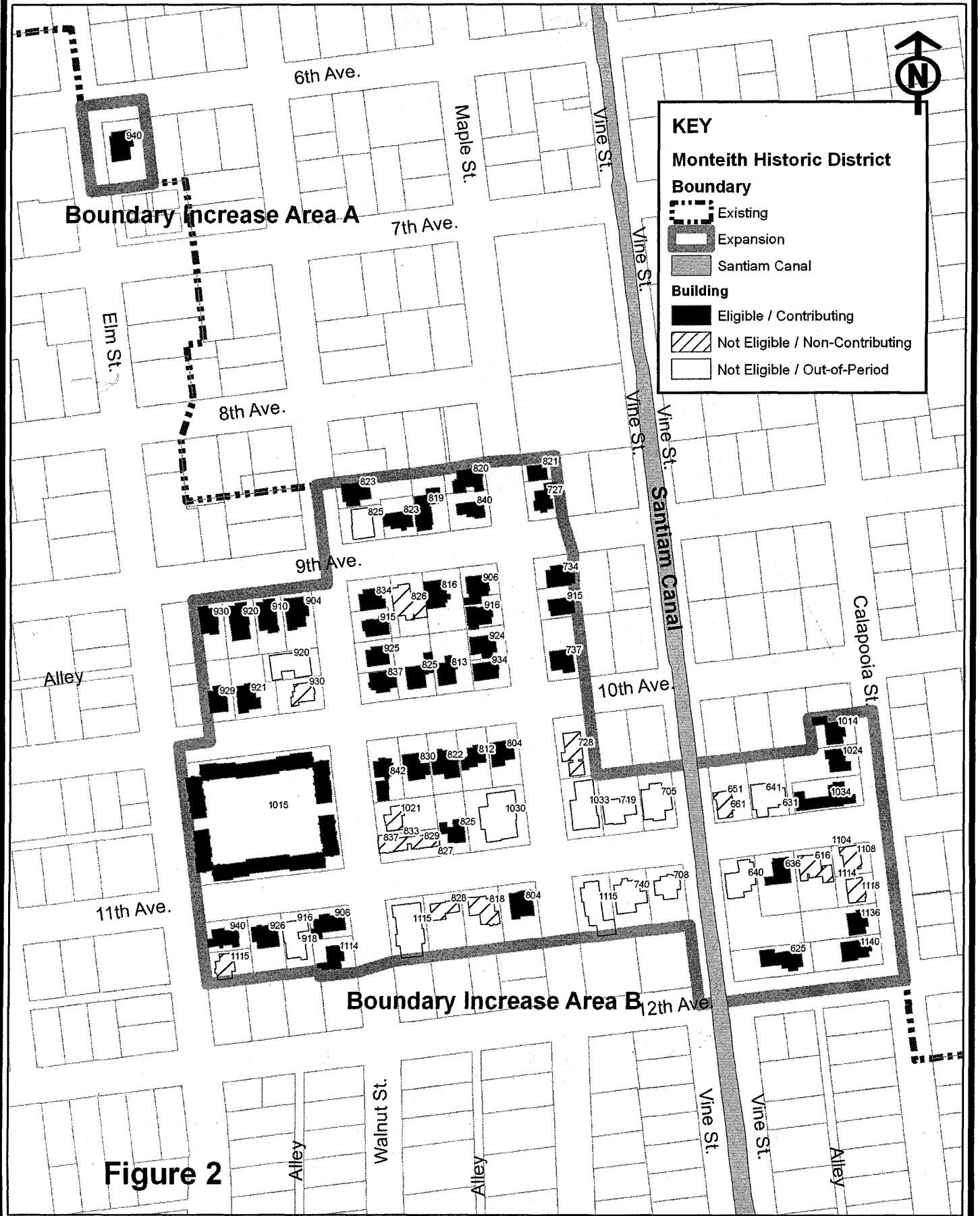
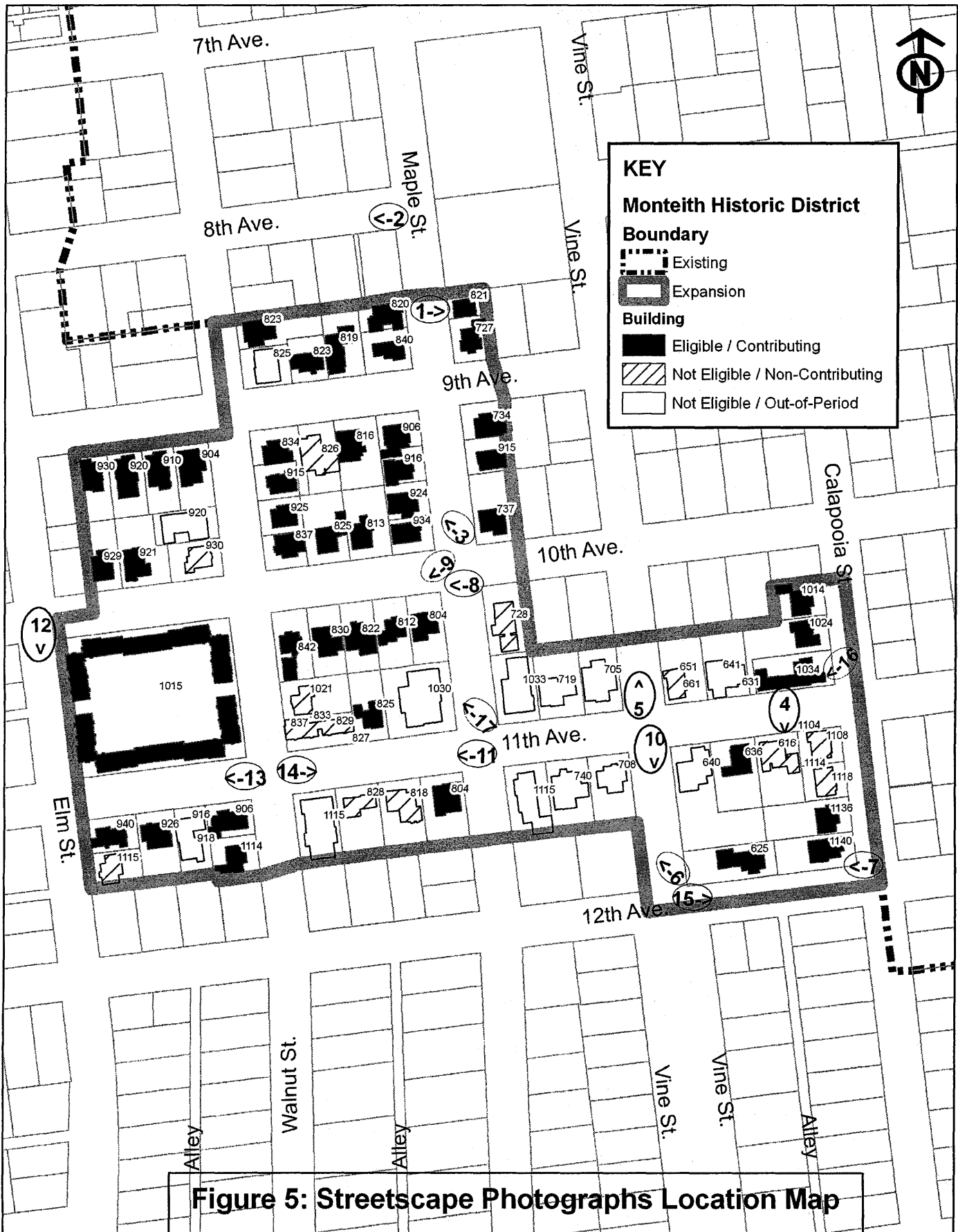


Figure 2

Albany Monteith District Expansion Area



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PHOTOGRAPHS

Address: Albany Monteith Historic District – Boundary Expansion
Linn County, Albany, OR

Photographer: Margaret Marcusen

Date: October 2007

Ink and Paper: Epson Premium Glossy Paper and Epson Ultrachrome pigmented ink

Location of Negatives: Digital, images held by photographer

- 1 of 17 821 Maple Street SW, facing E
- 2 of 17 8th and Maple, facing W
- 3 of 17 10th and Maple, facing NW
- 4 of 17 616 11th Avenue SW, facing S
- 5 of 17 Canal, taken from 11th Avenue, facing N
- 6 of 17 Canal, taken from Vine and 12th, facing NW
- 7 of 17 Calapooia and 12th, facing W
- 8 of 17 10th and Maple, facing W
- 9 of 17 10th and Maple, facing SW
- 10 of 17 708 11th Avenue, facing S
- 11 of 17 11th and Walnut, facing W
- 12 of 17 10th and Elm, facing S
- 13 of 17 11th and Walnut, facing W
- 14 of 17 11th and Walnut, facing E
- 15 of 17 12th and Vine, facing E
- 16 of 17 1034 Calapooia, facing SW
- 17 of 17 1030 Maple Street SW, facing NW

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Photo 1: 821 Maple Street SW, facing East

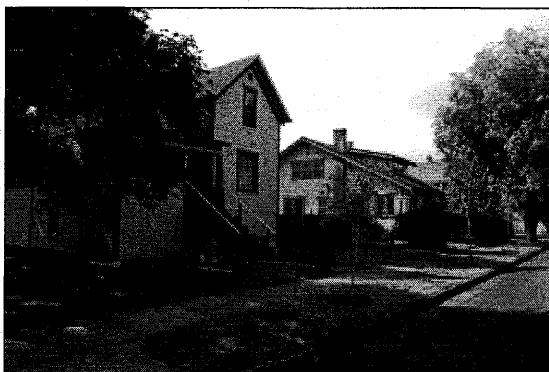


Photo 2: 8th and Maple, facing West



Photo 3: 10th and Maple, facing Northwest



Photo 4: 616 11th Ave. SW, facing South

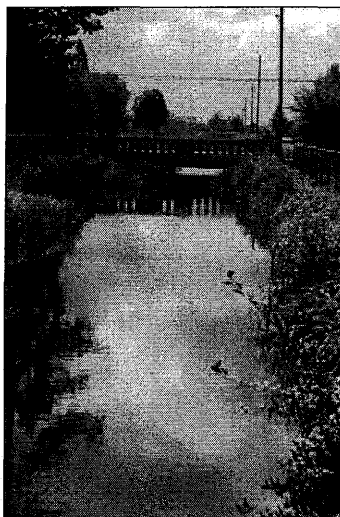


Photo 5: Canal from 11th, facing North



Photo 6: Canal from Vine and 12th, facing NW

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Photo 7: Calapooia and 12th, facing West

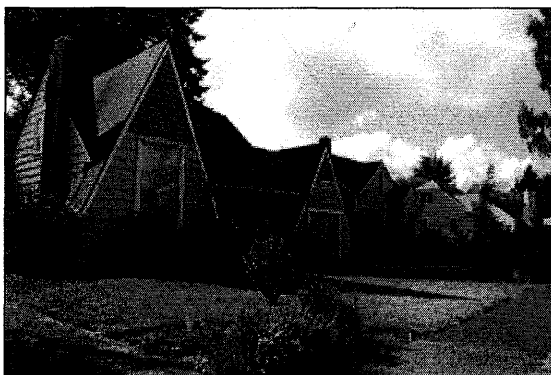


Photo 8: 10th and Maple, facing West



Photo 9: 10th and Maple, facing Southwest

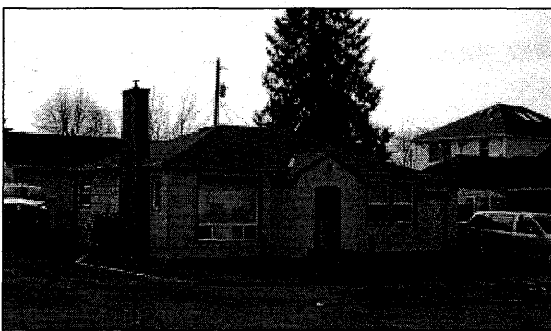


Photo 10: 708 11th Avenue SW, facing S

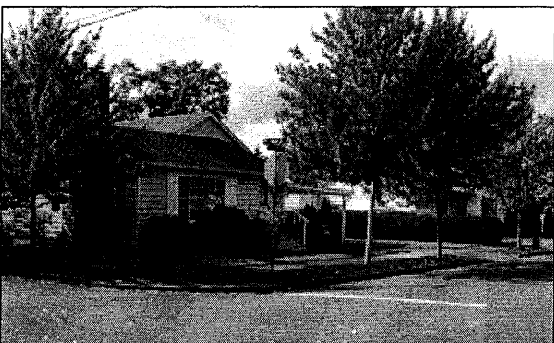


Photo 11: 11th and Maple, facing West

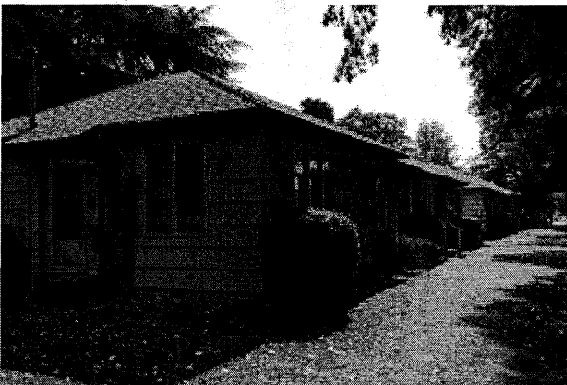


Photo 12: 10th and Elm, facing South

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Photo 13: 11th and Walnut, facing West



Photo 14: 11th and Walnut, facing East



Photo 15: 12th and Vine, facing East

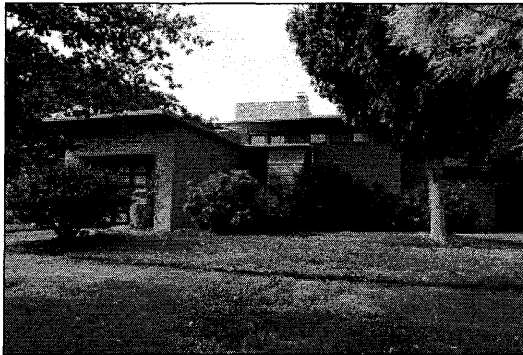


Photo 16: 1034 Calapooia St. SW, facing SW



Photo 17: 1030 Maple Street SW, facing Northwest

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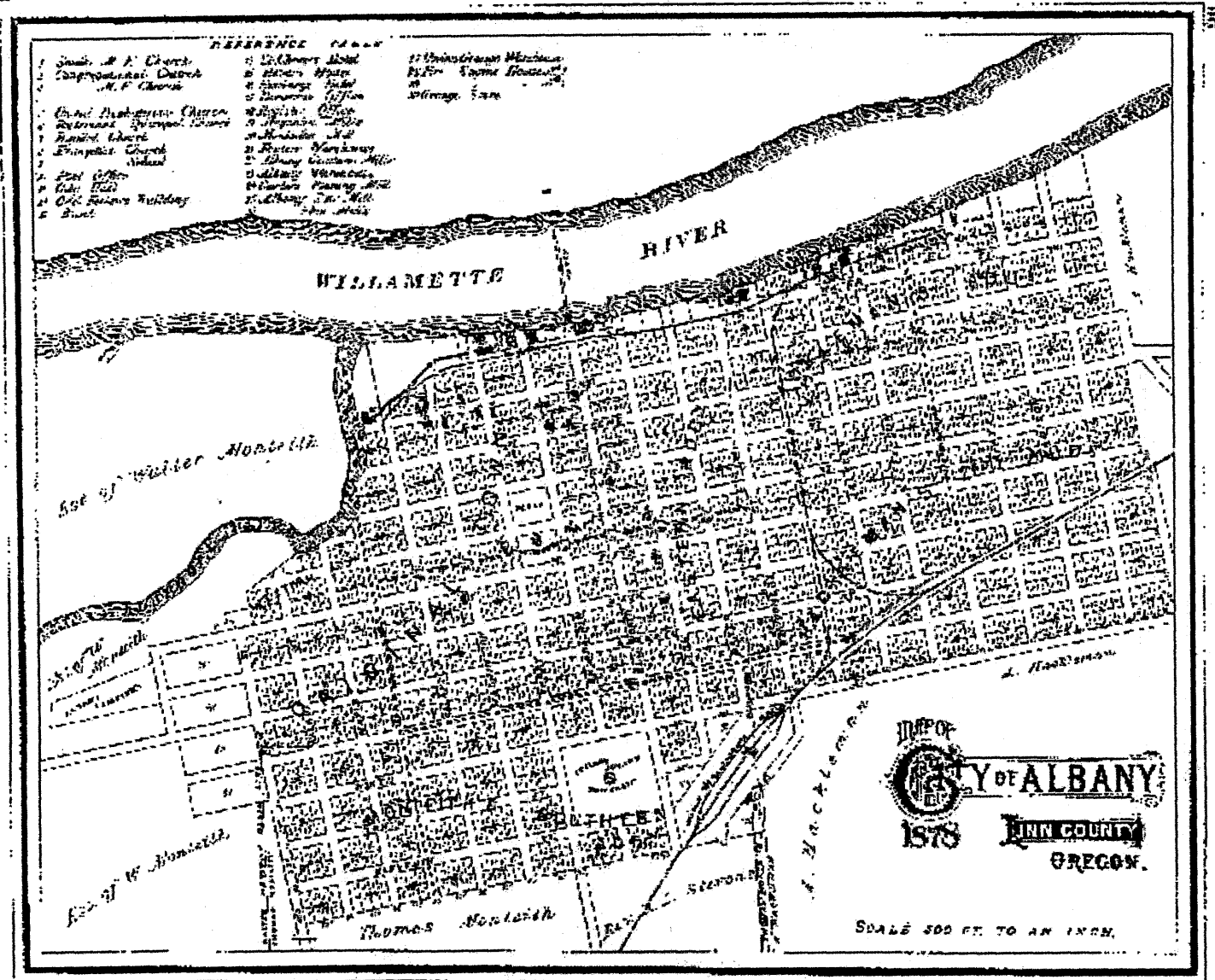


Figure 7: Historic Plat Map, City of Albany, 1878

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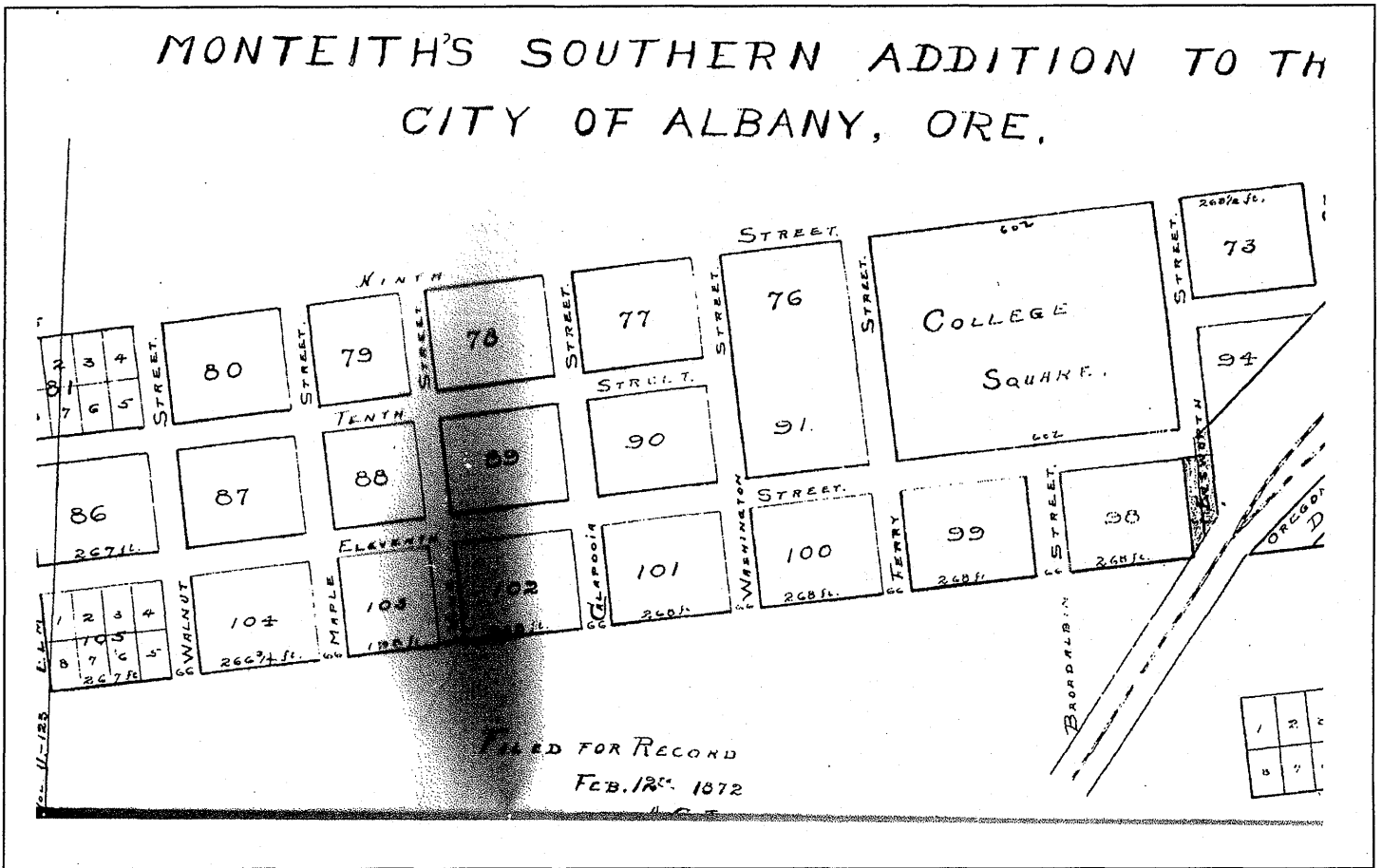
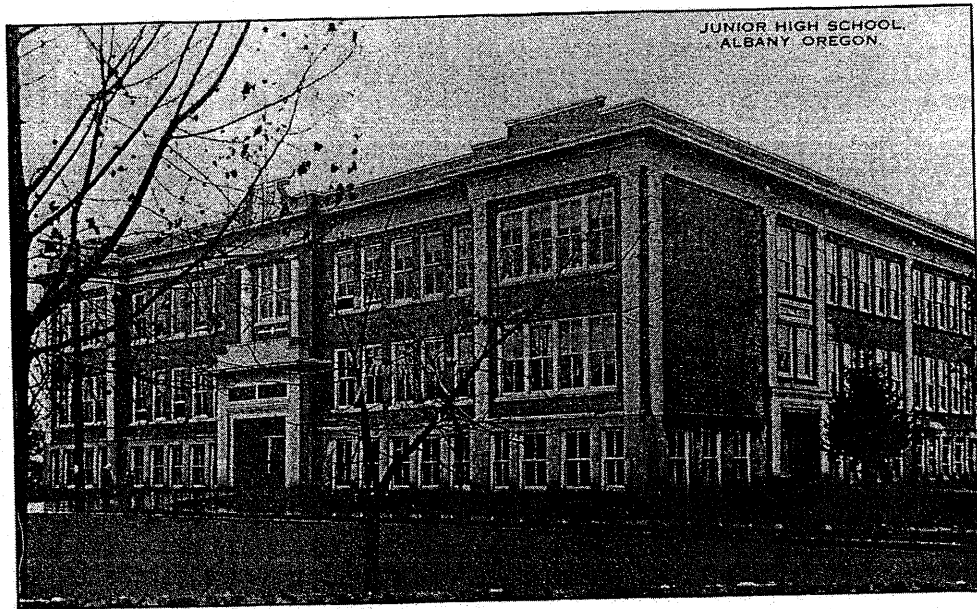


Figure 8: Monteith's Southern Addition to the City of Albany, 1872

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75) The new Central School at Ninth & Ferry. Built in 1915 from plans by Charles Burggraf. For many years it housed grades one through nine, c. 1920.

Remembering When II – 40

Figure 9: Central School

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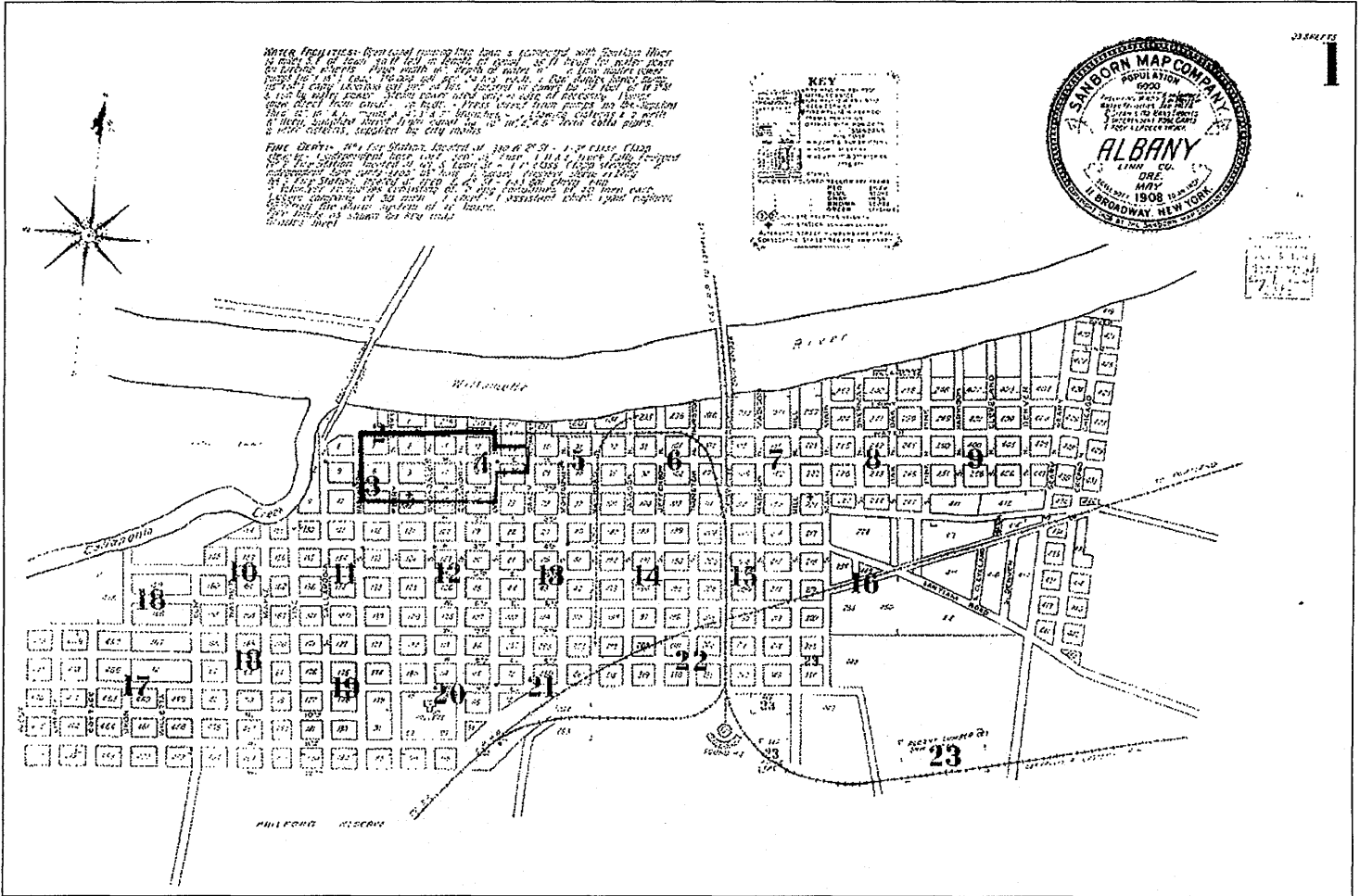


Figure 10: 1908 Albany Sanborn; Cover

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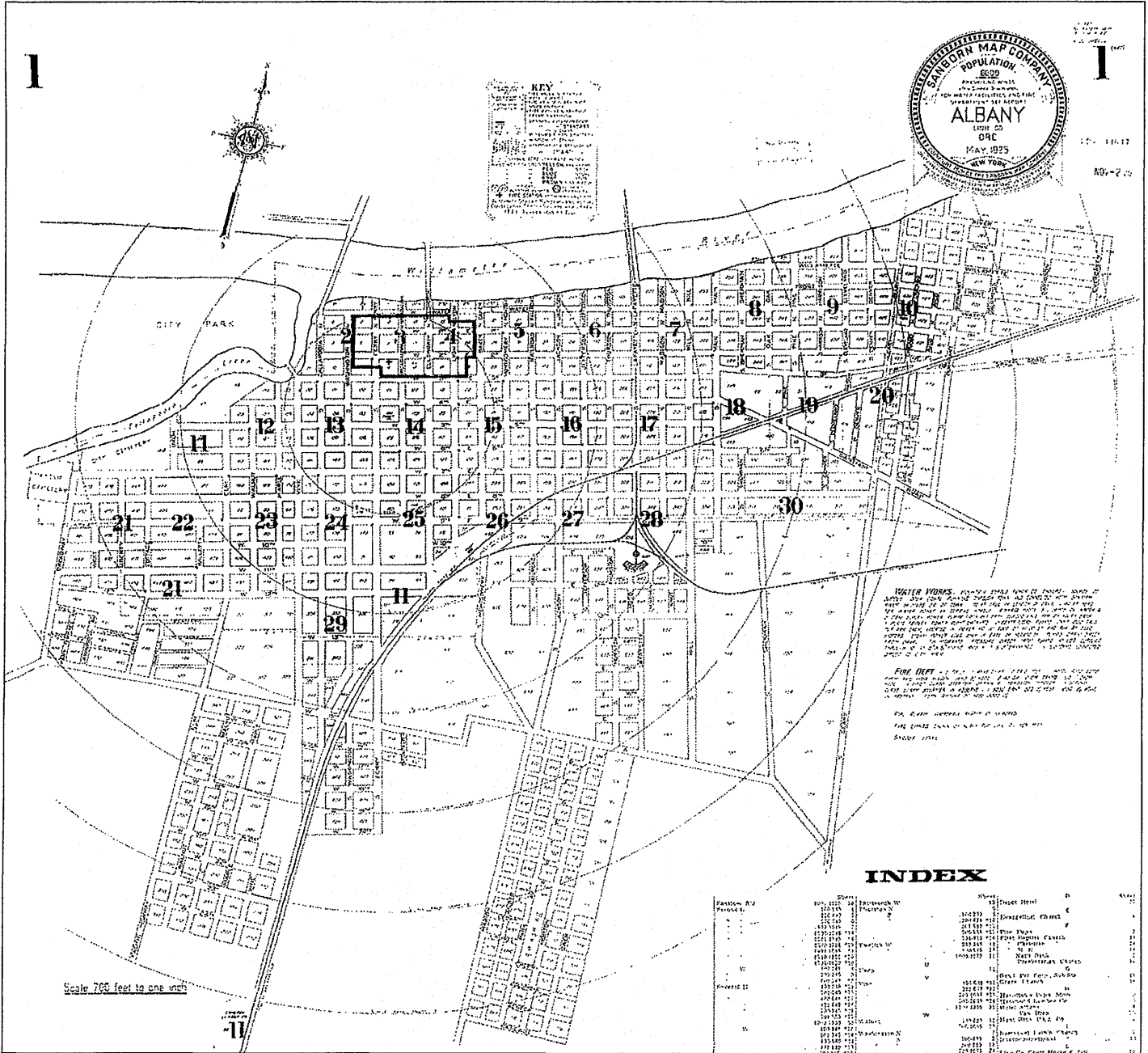


Figure 11: 1925 Albany Sanborn; Cover

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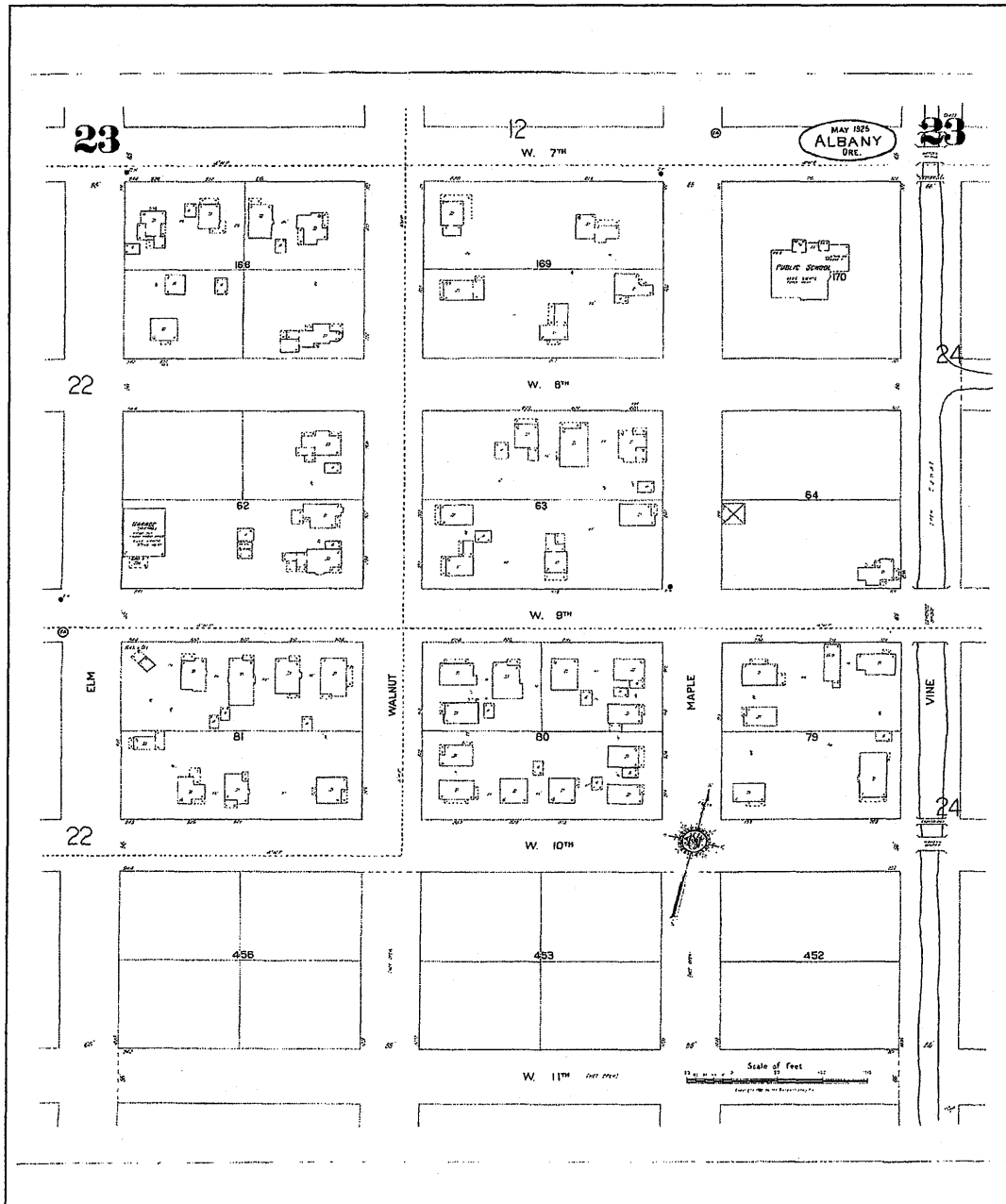


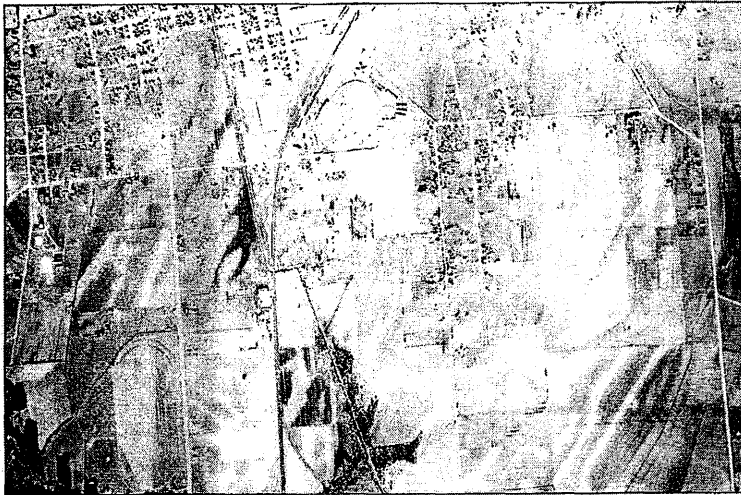
Figure 12: 1925 Albany Sanborn; page 23- Showing Elm to Vine and 7th to 11th Avenues SW

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BIRDS EYE VIEWS



Note: The race track is actually not "ancient," but is over 50 years old.

43) An air survey photo straight down on south Albany. Geary Street runs down the right side. Elm Street runs down near the left side. An ancient race track shows at the left of Elm at bottom. Upper center is the old Linn County Fairgrounds bordered by Howard Drive, Queen Avenue and Ferry Street. The race track and fair buildings are plainly visible, c. 1929.



44) City of Albany from the northeast. The old Linn County Fairgrounds with race track is in the upper left. Oldtimers will identify old Maple School, the old court house and the "duck pond" in the upper center that has since become a 24-block housing development between Vine, Elm, Tenth and Queen, c. 1928.

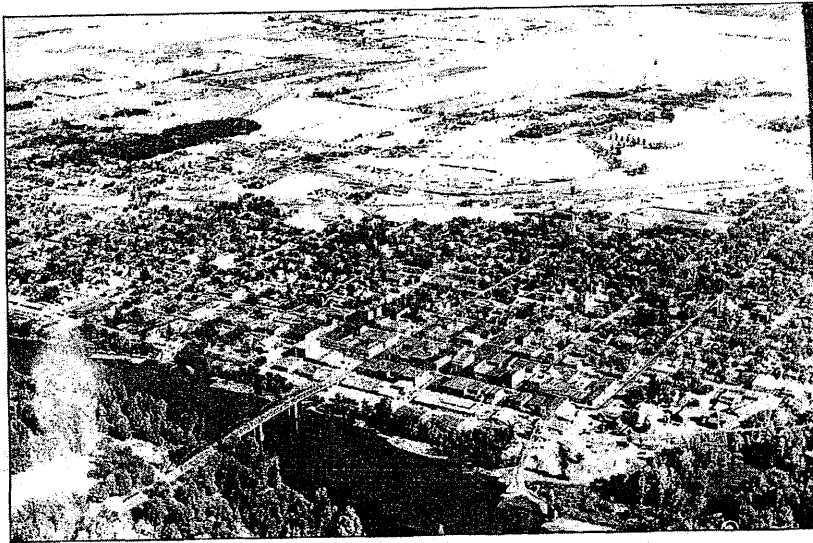
Figure 13- Bird's Eye Views of Albany; 1928 and 1929

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BIRDS EYE VIEW



53) Looking southeast. Photo taken after new courthouse built and before demolition of old one. Hackleman's Grove in upper left. c. 1939



54) Looking north. Remains of demolition of old Albany College shown just above Central field. race track in lower left. Photo taken before construction of Pacific Boulevard. c. 1927

Figure 14: Bird's Eye Views of Albany; 1939 and 1927

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16) Albany's war-time Home Guard posed before the old post office. Ken Bloom with officer Perry Stellmacher at center. Officer R. L. Chandler at right. Others shown include: Roy Kinsey, D. M. Shreve, Lawrence Scharffenberg, Lee Bellows, Richard McDonald, Ethil Arnold, Frank Zarones, Harry Eagles, Spencer Long, Frank Stellmacher, Rex Butler, Dan Roth, Glenn McDaniel, Floyd Speer, Spencer Griffith, "Sandy" Senders, Ray Porter, Virgil Calavan and Max Kelly, c. 1943



17) Chamber of Commerce members pose with a group of officers from Camp Adair beside Hotel Albany. Chamber members include: Cliff Knodell, Art McMahan, Chet Wheeler, Ralph Cronise, Don Primrose, Raymond Fisher and "Zeke" Curlee, c. 1942.

Figure 15: Wartime Guard, 1943 and Camp Adair Officers, 1942

Albany's Central Area National Register Historic Districts

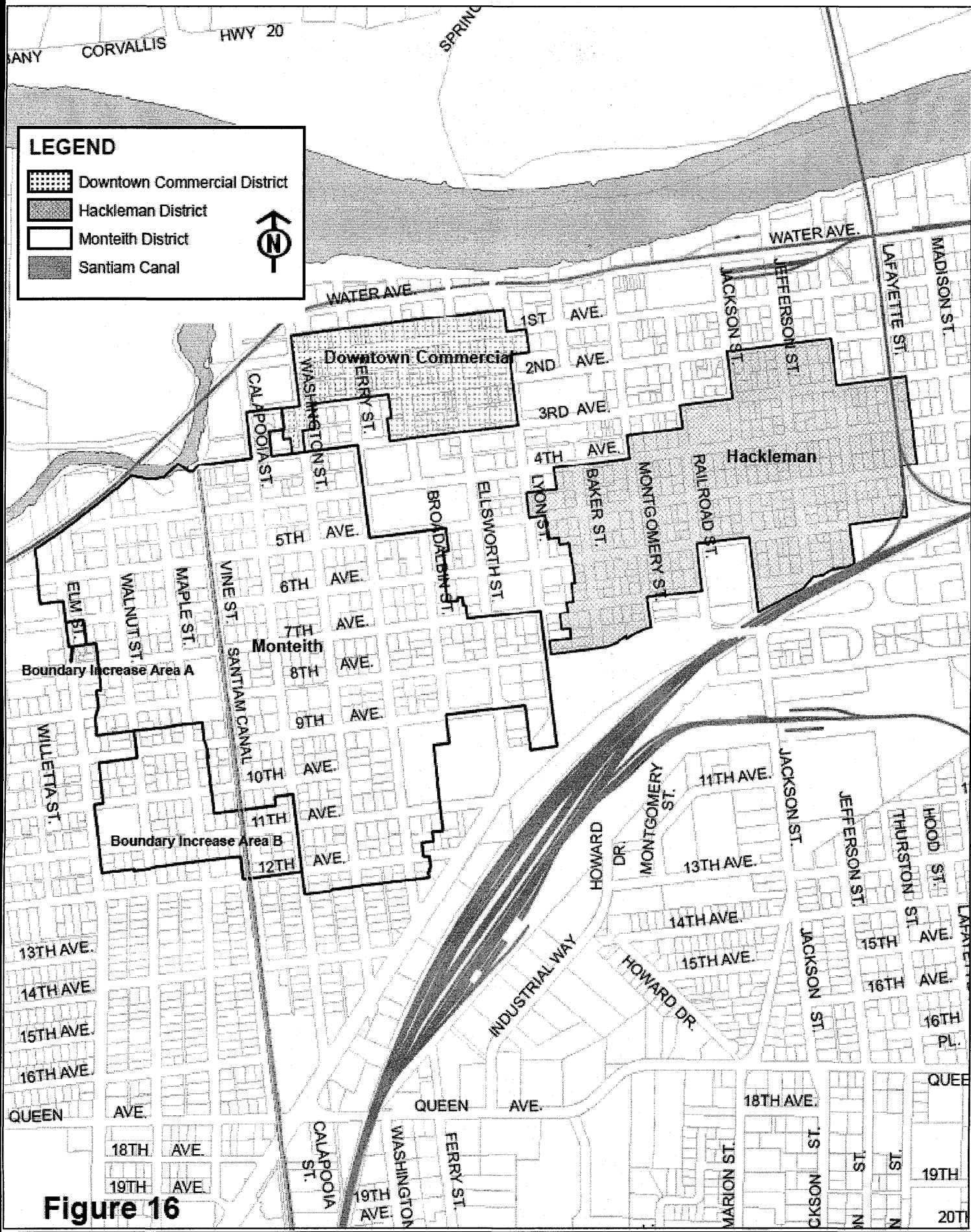


Figure 16

Albany's Central Area National Register Historic Districts

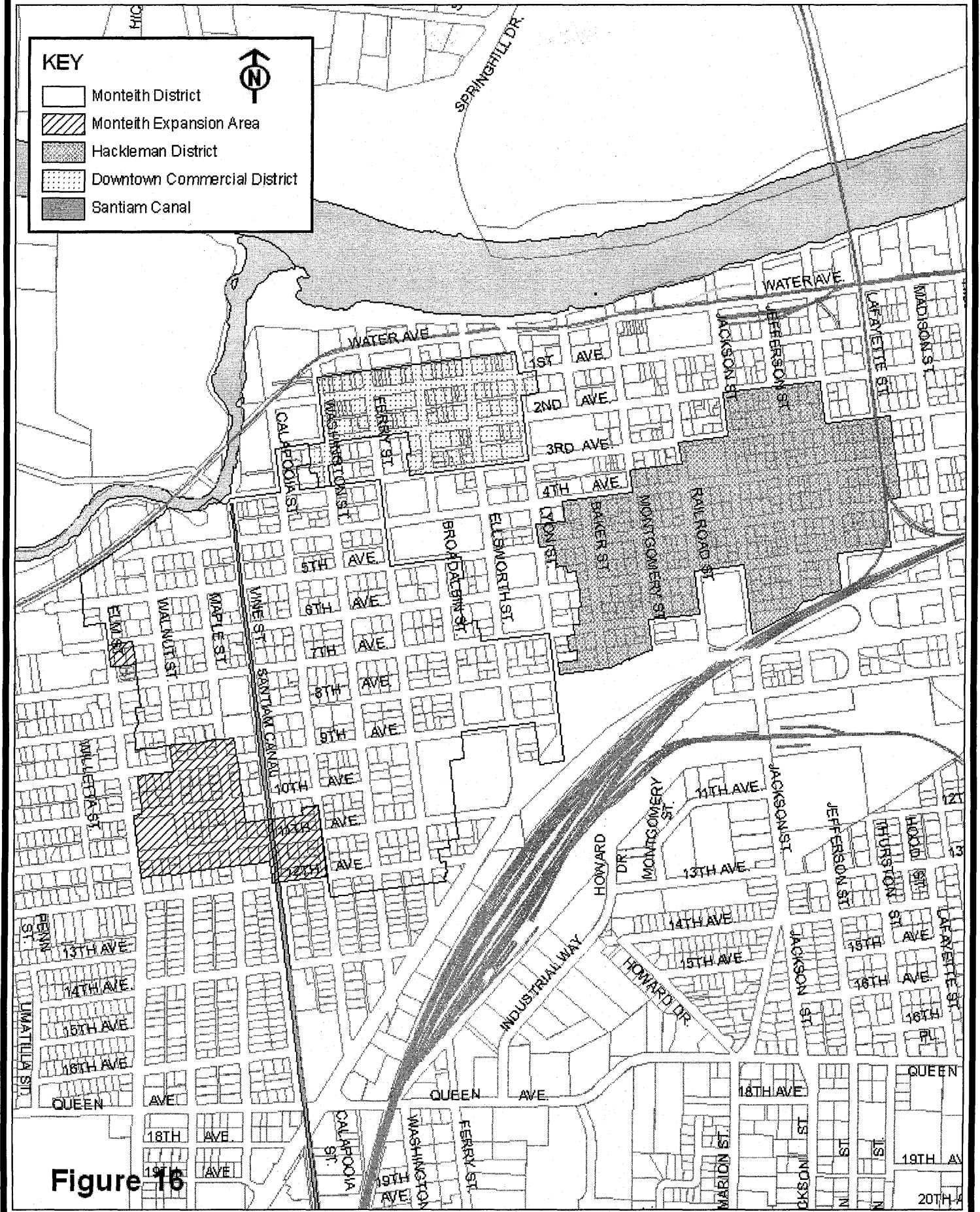


Figure 16