

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH0695726

FOR NPS USE ONLY

RECEIVED JAN 29 1979

DATE ENTERED MAR 2 1979

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1** NAME

HISTORIC

Flinn Block

AND/OR COMMON

Fanny Flynn's

## LOCATION

STREET &amp; NUMBER

222 S. W. First Avenue

\_\_NOT FOR PUBLICATION

CITY, TOWN

Albany

CONGRESSIONAL DISTRICT

2nd

\_\_ VICINITY OF

STATE

Oregon

CODE

41

COUNTY

Linn

CODE

043

## CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

## OWNER OF PROPERTY

NAME Flynn Custom House, LTD.,  
RoJean Evans

STREET &amp; NUMBER

13881 S. W. Shireva Drive

CITY, TOWN

Lake Oswego

\_\_ VICINITY OF

STATE Oregon 97034

## LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Linn County Courthouse

STREET &amp; NUMBER

S. W. Fourth and Broadalbin Streets

CITY, TOWN

Albany

STATE Oregon 97321

**6** REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Inventory of Historic Properties

DATE

1976

\_\_FEDERAL  STATE \_\_COUNTY \_\_LOCALDEPOSITORY FOR  
SURVEY RECORDS

State Historic Preservation Office

CITY, TOWN

Salem

STATE Oregon 97310

## 7 DESCRIPTION

### CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

### CHECK ONE

UNALTERED  
 ALTERED

### CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

### EXTERIOR

Two story, 68' x 100', brick walls with stucco and cast iron facade, and flat roof. This building is Albany's grandest extant 19th century commercial structure, and has one of the finest cast iron facades in the region. The facade is intact except for store front alterations, and the removal of the mansard roof in c. 1911 due to a fire.

The ground floor facade is divided into nearly equal store front bays, plus a round arch entry bay leading to the second floor stairway. Bays are framed by ornate cast iron pilasters featuring a variety of classical motifs including modified Ionic capitals and frieze blocks with anthemion decoration. The fluted frieze has a sign panel centered in each bay. The first floor is terminated with a belt cornice.

The second floor facade is divided vertically into a wide central bay and two narrower end bays, also framed with ornate pilasters. End bays have paired windows with shouldered architraves flanked by modified Corinthian pilasters. Sash is double-hung, one light over one. The center bay has four equally spaced windows also with one over one double hung sash with a bead pattern at the inner frame moldings. Windows have ornate side frames with console brackets supporting a cornice and pediment. A Festoon decorates the frieze panel between brackets. The projecting sill element has a panel with running acanthus decoration. Between each window is a "grotesque" ornament, probably cast iron.

Main pilasters carry console brackets, and in turn a classical cornice. Running between brackets is a dentil course. Above is a paneled parapet with the building name in the center.

The cast iron work was manufactured by "Cherry & Parks, Albany, OR."

For alterations - see above - some alterations and additions at rear.

### INTERIOR- First Story

The first story was originally divided into three nearly equal store areas. The original brick dividing wall between the two bays on the west side is still intact. In 1892, the divider was removed between the store areas on the east side, although, the dividing cross beam still exists. This area contains seven small stores. The enclosed area to the west contains one store. (continued)

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Flinn Block, Albany, Linn County, Oregon

CONTINUATION SHEET

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The downstairs ceiling is the original pressed tin. A row of Corinthian columns support the dividing cross beam. A small paned glass added in the early 1900's is evident in the front interior above the entry reaching across the entire front of the building remains. To the right of entry is the original wooden office directory.

INTERIOR- Second Story

The second story is set on an "H" floor plan. A stairway extending from the street elevation breaks into the side of the central hall. Nearly identical office rooms break off the two side hallways. Approximately 21 rooms are located off the hallways.

The stairway's carved newel posts are in the Eastlake tradition. The bannisters contain decorative turned posts. Panel wainscoting extends down the stairway.

The hard wood floors are original to the building. Wainscoting with a molded chair railing extends throughout the second floor area; the walls and ceilings are lathe and plaster. Many of the original single multi-panel doors are still intact, along with classically molded door surrounds and transoms. Some of the original woodwork is apparent in the marble door panels. Many of the original door hinges are also extant. Skylights are located in the interior rooms with classical molding around the ceiling edge. A dumb waiter shaft in the interior area of the building extends the two stories. The heating source is recently added heat pump installed in the attic. However, the original radiators remain throughout.

The upstairs interior is in poor condition, however, it appears structurally very sound. The wiring and plumbing is deteriorated and the plaster is crumbling in several areas due to previous water leakage. Alterations have occurred in several rooms - walls have been added and possibly some have been removed.

Planning is in progress for preservation work to be done in the upstairs. The proposed restoration is the return of the second story to its original use as office space. Reduplication of the mansard roof is not planned at present.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input checked="" type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input checked="" type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES      1887                                      BUILDER/ARCHITECT      Charles H. Burggraf

## STATEMENT OF SIGNIFICANCE

The two-story brick building erected in 1887 for L. Flinn - one time county judge, mayor and real estate investor- to house the First National Bank is significant to Albany as the largest and most elaborate of 19th century business blocks remaining in the city. Its cast iron front, manufactured by the local foundry "Cherry and Parks," is one of the state's notable examples of the Second Empire Baroque Style, although its mansard roof, dormer windows and corner pavilions were lost as a result of a fire in 1911.

The First National Bank occupied the west bay of the building, while the other two-thirds was in use by two separate stores; the east bay being used by "Allen Bros." and the center store area by "Krause and Klein." The second story was office space, and continued to be used as such for many years, until most recently it was used for apartments. This upstairs is now vacant.

Charles H. Burggraf is understood to be the architect for the Flinn Block. In Flinn's estate record there is a bill for Burggraf's architectural services.

After the bank moved from this location in 1913, the building was used by various mercantile establishments, Payless Drug Store being one of them. Blain Clothing Company moved to the other portion of the building on January 22, 1892 and continued business at that location for 84 years. Fanny Flynn's Custom House presently occupies the full ground storage as a small shopping mall.

## ARCHITECTURE

This building is an example of the French Second Empire Style. When new, the facade was boldly molded in a very three dimensional manner, but much of this was removed along with the mansard roof after the building was damaged by a fire in 1911.

Early pictures of the Flinn Building show it as one of the most ornate in the city (see inclosed drawing). In 1887, a Portland publication spoke of the Flinn Block as a "handsome and imposing structure built of ornamental iron work, having a frontage on First Street of 66 feet."<sup>1</sup>

This building is now Albany's grandest extant 19th century commercial structure. It also has one of the best examples of cast iron facades in the Northwest according to a recently completed architectural survey of the city.<sup>2</sup>

(continued)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See attached bibliography)

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one.

UTM REFERENCES

A	<u>10</u>	<u>49, 1670</u>	<u>49, 2420</u>
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

Lot 2, Block 8 in the City of Albany Addition.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Lori A. Strauss, Reserch Assistant

ORGANIZATION

City of Albany Planning Department

DATE

September 14, 1978

STREET & NUMBER

P. O. Box 490

TELEPHONE

(503) 967-4318

CITY OR TOWN

Albany

STATE

Oregon 97321

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE State Historic Preservation Officer

DATE January 15, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST: W. Ray Juce  
KEEPER OF THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE 3.2.79

DATE 2/28/79

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CONTINUATION SHEET  
~~COMMERCE~~

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S. E. Young, vice-president and shareholder of the First National Bank upon its opening and later, its president, owned a mercantile establishment. As early as 1887, it was the largest, most prosperous, popular, and extensive establishment of its kind in Albany and Linn County.

The Allen Bros. Store was the first establishment located in the east side of the Flinn Building. The Allen brothers were wholesale and retail grocers. They operated one of the most extensive businesses of this type in Albany during the late 1880's and early 1890's. The stock they carried was considered to be second to none in the city. The store included all staple lines of groceries, and also fancy specialties found in high-class establishments. There was a clerical force of three to wait on patrons. In 1887, the firm was doing a \$25,000.00 per year business and spreading business to other parts. The Allen brothers were native Oregonians, travelled considerably, and were considered shrewd financiers.

E.W. Langdon, cashier of the First National Bank upon its opening, entered Albany in 1874 in the position of a druggist's clerk. He later bought out the business, conducted it successfully, and made it the nucleus of his fortune.

On January 22, 1892, the L.E. Blain Clothing Company moved to the east half of the Flinn Building. The company had originally started in March, 1865. This store eventually became the oldest store in Albany, reaching 111 years of age. In 1925, it was the oldest store in Oregon where the founder was still active in the business he established. By 1921, Blain's was one of the largest firms of its kind in the Willamette Valley. It was also the ninth Oregon firm to become a member of the Oregonian's 100 Year Club.

When L.E. Blain and S.E. Young first began their general store, stock from the East was brought around the Horn. The goods were then transported by stage coach and barges from San Francisco.

Blain and Young would go to San Francisco to buy their goods and bring them back on the boat with them. It was not until the railroad was built across the continent that they began to buy from the eastern wholesalers. In the past, they had always gone to San Francisco by ship to buy their stock.

Documentation shows that some brands of merchandise were sold by Blain's for at least 75 years. The Stetson Hat Company has detailed records of sales to the store dating to 1891. There was a picture taken in 1890 that shows Stetson hats in the front store window. In 1955, Blains's received a 65 year plaque from the Red Ball (Ball Brand) Shoe Company. For over 70 years, the store did business with the Joseph and Feiss Company of Cleveland, Ohio, the oldest clothing manufacturer in the country.

Blain's Clothing Company was perhaps the first "co-op" business venture in the area. Blain, who had no children, provided for his employees to be

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given shares in the company. Any employee who wished to become a stockholder was sold stock in the business. Earnings were allowed to pay on the principal. With this type of "co-op" situation, merchandise and customers were always handled with care, and the same employees continued to stay with the company year after year.

Blain's was the first business west of the Rocky Mountains to use outdoor advertising. They used an "Iron Man" hung from the ledge above the barn door on the old Whit Crawford farm to advertise the store. The sign on his back read, "Visit the Blain Clothing Co." Eleven other "Iron Men" were later placed around the city and surrounding areas. There was never a town name printed on the signs, for evidently one was not needed.

The second store in the Payless Drug Store chain was opened at 234 West First Avenue in 1943 by Leslie Downie. This location was originally occupied by the First National Bank. Payless used 2700 square feet of retailing space when first opening on this site, it now uses over 20,000 square feet in its present location.

ECONOMICS

The First National Bank was the first banking institution in Albany. It was originally organized by John Conner on February 1, 1870. By 1883, the bank was incorporated. Conner continued to retain personal control until 1887, when L. Flinn purchased the First National Bank. Upon this purchase, the Flinn Building was built to house the bank. Mr. Flinn became president of the bank; George E. Chamberlain, who later became governor of Oregon, was cashier; and Samuel E. Young, a prosperous Albany businessman, was vice-president.

The bank's charter expired, and was renewed April 2, 1903, but in the meantime it knew a remarkable successful era, having increased the capital stock from \$50,000.00 to \$80,000.00. It also weathered the financial panic of 1893, when so many similar institutions throughout the country were wrecked.

Under Flinn's management the bank made its greatest advances. His strong personality was so stamped upon every transaction of the bank that it became known as "Flinn's Bank." L. Flinn was known to be cautious, thoughtful, and conservative. He was of the old school of thought; while president of the bank, he regarded character higher than security in making loans. His successor, E.W. Langdon, operated in the same manner.

In 1921, of the 251 banks in Oregon only five banks had transacted business longer than the First National Bank of Albany. By this time, they

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had established the First Savings Bank within a large, nearby building. This bank was started especially to give people of small means an opportunity to earn something on their savings. Deposits as small as one dollar were received and interest was paid semi-annually. To the community, the First National Bank was a "symbol of financial solidarity and integrity."<sup>3</sup> In 1904, 512 shares of capital stock in the First National Bank were appraised at \$63,500.00.

In the bank, many former Oregon bankers received their early training. For example, Charles H. Stewart, who later became president of the Portland Trust and Savings Bank, received his early training in the First National Bank in Albany.

A fire occurred on the night of August 6, 1909 in the Flinn Building. The interior of the Flinn Block was gutted by the fire. The banking room, however, escaped the direct action of the flames. By the hard all-night-labor of the bank's employees the doors were open as usual at nine a.m. the next morning. Canvas wagon covers were stretched over the counters as protection from the sooty water dripping from the upper floors. In a few months the building was in normal condition.

The bank came through the fire relatively unharmed, but by 1933, the bank was not able to continue in its present state. Ever since the bank holiday had been declared, the bank had operated on a restricted basis. The First National Bank of Portland took over the assets of the old First National Bank, and the U.S. National Bank of Portland took over the First Savings Bank's paper.

EDUCATION

L. Flinn was educated in the Vermont public schools and Middlebury College. As the custom was in those days, the colleges gave long vacations during the winter season to enable the students to engage in teaching, and Flinn took advantage of this opportunity. Soon after his graduation in 1863, he moved to Elizabethtown, New York, and studied law in the office of Robert S. Hale.

Flinn moved to Albany in 1865 and began teaching in a small one-room school. He had taught during the preceding summer in Polk county. While teaching in Albany, his school grew in attendance, until in 1868, it required three rooms.

Later in Flinn's life, he was a member of the board of trustees of the Albany College. And in his will, he gave the college one thousand dollars as an endowment fund. Flinn was also a member of the Albany school board



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for several years.

L. Flinn's four children were well-educated, Stephen, the only son, was educated at Princeton College; Anna W., a graduate of Albany College and Leland Stanford University; Orpha J., also a graduate of Albany College and Leland Stanford University; and Ruth, a graduate of Albany College.

George E. Chamberlain, Flinn's banking partner, was a graduate of Washington and Lee University in 1876. He received both his A.B. and B.L. from the university.

INDUSTRY

L. Flinn was a stockholder in several of Albany's local industries. His interests included the Albany Woolen Mills; the Albany Canal and Water Company, of which company he was a treasurer; and the Albany Creamery Association.

LAW

In 1865, L. Flinn was admitted to practice at the bar in Salem, Oregon. He later formed a partnership with J.C. Powell in 1868. At the end of ten years Flinn severed his connection with Powell and practiced alone for a year. He then entered into partmenship with George E. Chamberlain, under the firm name of Flinn and Chamberlain. This association continued until 1888, when in connection with Chamberlain and S.E. Young he purchased the First National Bank of Albany.

In the second story of the Flinn Building Jason K. Weatherford and George E. Chamberlain had their law office. (Weatherford was also a regent of Oregon Agricultural College and he served for more than 40 years on the Albany School Board.)

For many years the second story of the building housed various law offices. In the late 1890's George W. Wright, attorney-at-law, had his offices there, as did William S. Risley, lawyer and notary.

LITERATURE

One of the "Iron Men" used to advertise Blain's Clothing Store in the 1800's was reproduced in the June, 1959 issue of American Heritage, the book-magazine of American history. In Linn and Benton Counties, the life-like

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painted sheet-metal man was seen along the quiet roads. He was either flattened against board walls or great trees; but he was always going hand-over-hand in one direction - toward Albany. His legs were bent as if running. This particular "Iron Man" was out of the collection of Ben Maxwell, Salem, Oregon.

POLITICS/GOVERNMENT

L. Flinn was judge of Linn County from 1880 to 1884. He served as mayor of Albany for one term. Flinn was a member of the Republican party.

George Chamberlain was elected to the state legislature in 1880. In 1884, he was district attorney for the third judicial district in Oregon; in 1891, he was attorney general; by 1900, he was district attorney for Multnomah County; and 1902, Chamberlain was elected governor. Chamberlain was a Democrat.

REAL ESTATE

L. Flinn was one of the leading real estate owners in Albany. When Flinn died in 1904, his total real estate was appraised at \$19,930.00. The Flinn Building and lot was appraised at \$12,000.00.

A.M. Hammer, manager of Blain Clothing Store, purchased the Flinn Block in February, 1923. The consideration for the building at that time was \$45,000.00. He bought it with the belief that "the location of this property will increase in value during the years of development that are predicted for Albany's future."<sup>4</sup>

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FOOTNOTES

<sup>1</sup>The City of Albany, State of Oregon (Portland: Lewis and Dryden, 1887),  
p. 15.

<sup>2</sup>George McMath, AIA, Albany Architectural Survey.

<sup>3</sup>"First National Bank Symbol of Financial Solidarity and Integrity,"  
Albany Democrat-Herald, November 1925.

<sup>4</sup>"Several Big Deals Prove Investors Have Faith in Future of Albany,"  
Albany Evening Herald, 1923.

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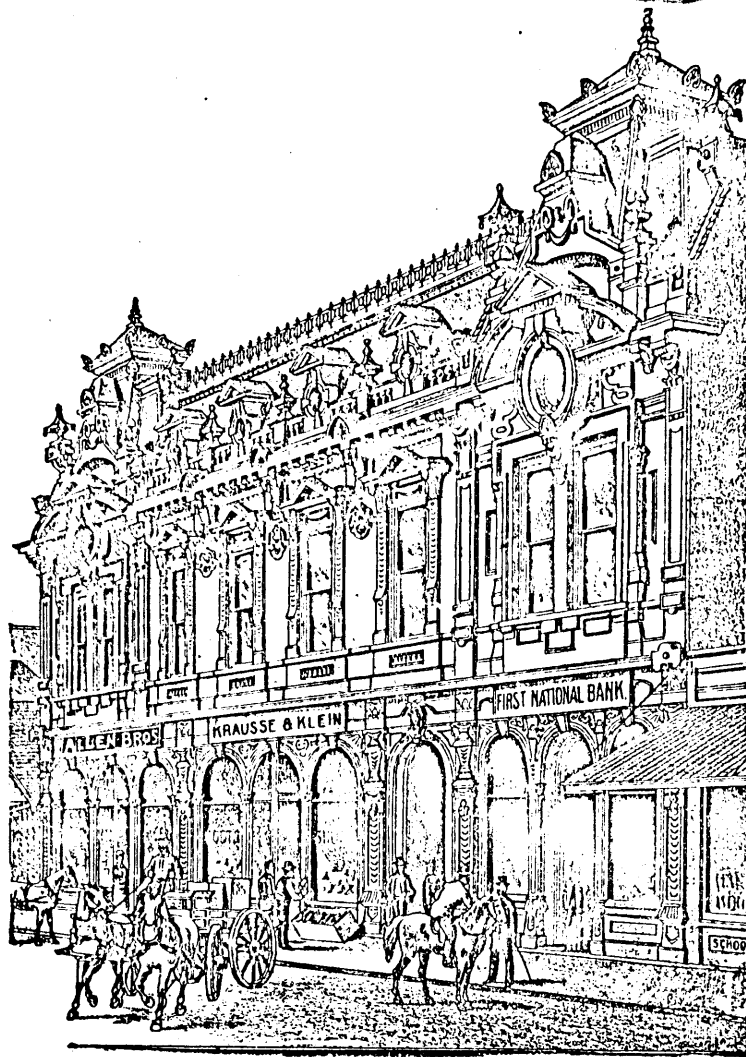
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Rendering ca. 1887  
Flinn Block  
Albany, Linn County, Oregon