

United States Department of the Interior
National Park Service

National Register of Historic Places
~~Submitted 08001017~~
NRIS No. 11/13/2008
Oregon

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 SW to 11th and 12th Avenues SW not for publication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.

Christi Curran Signature of certifying official/Title - Deputy SHPO, ASPO
Date 11/7/08

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 _____

Albany Monteith Historic District- Boundary Expansion

Linn Co., OR
County and State

Name of Property

5. Classification

Ownership of Property
(check as many as apply)

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

Category of Property
(check only one box)

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

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

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)

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

Current Functions
Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(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

Materials
Enter categories from instructions)

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).

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND
DEVELOPMENT

Period of Significance
1849-1915
1915-1945 (Amended 2000)

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

- 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.

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

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 Tochihara, 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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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