

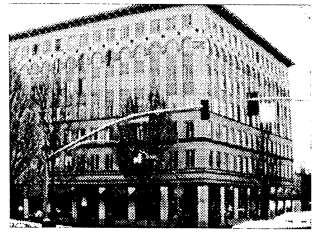
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

Historic Name: Hotel Benton
 Current Name: Benton Plaza
 Street: 408 SW MONROE AVE
 City: Corvallis
 County: Benton
 Owner: BENTON PROPERTIES LTD, P O BOX
10342, EUGENE, OR 97440
 Category: Building Location: Urban
 TRS: 11 05 35
 Quad: Corvallis
 Map: 11535CD TLN: 4800
 Addition: Original Marysville
 Block: 23 Lot: 5 & 6

Original Use: Hotel/Motel
 Current Use: Multi-unit residence
 Secondary Current Use: _____
 Building Date: 1925 Moved?
 Theme: 20th Century Architecture
 Secondary Theme: _____
 Style: Italian Renaissance
 Secondary Style: _____
 Architect: Unknown
 Builder: Unknown

Condition: Unknown
 Integrity: Unknown
 Local Ranking: NA

Plan Shape: Unknown Number of Stories: 0.0
 Foundation Material: Unknown Basement? Porch?
 Roof Form: Unknown Roofing Material: Unknown
 Structural Framing: Unknown
 Primary Window Type: Unknown
 Exterior Surfacing Materials: Unknown
 Decorative Surfacing: Refer to Statement of Significance
 Decorative Features: Refer to Statement of Significance
 Alterations/Additions: Refer to Statement of Significance
 Landscape Features: Refer to Statement of Significance
 Associated Structures: None
 Known Archaeological Features: Unknown
 Setting: Refer to Statement of Significance



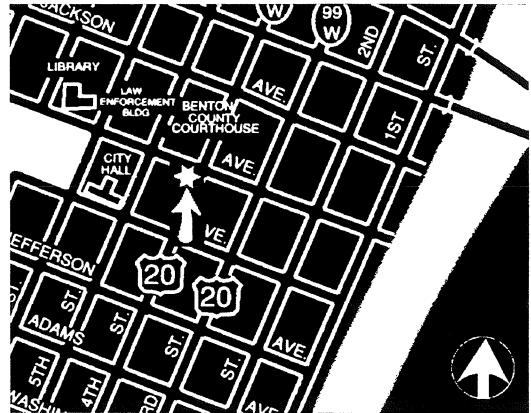
Historic Name: <u>Hotel Benton</u>	Map: <u>11535CD</u>	TLN: <u>4800</u>
Street: <u>408 SW MONROE AVE</u>	TRS: <u>11 05 35</u>	Quad: <u>Corvallis</u>
Recorder: <u>Mary K. Weber</u>	Local Number: <u>285B</u>	SHPO Number: _____
Recorded: <u>5/8/84</u>		

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HISTORIC RESOURCE SURVEY FORM

Site Plan:

No image recorded

Location Map:



Statement of Significance:
NO ATTACHED DATA SHEET

Historic Name: Hotel Benton
Street: 408 SW MONROE AVE
Recorder: Mary K. Weber
Recorded: 5/8/84

Map: 11535CD
TRS: 11 05 35

Local Number: 285B

TLN: 4800
Quad: Corvallis

SHPO Number:

CORVALLIS, BENTON COUNTY, OREGON BUILDING AND STRUCTURE INVENTORY FORM CORVALLIS PRESERVATION SOCIETY, INC. CULTURAL RESOURCE SURVEY 1983-1984	INVENTORY NO: 285B ROLL/EXP: 11B/23, 24
	Form Prepared By: NAME: Mary K. Weber DATE: 5-8-84

<h2 style="text-align: left;">identification</h2>	
BUILDING ADDRESS: 408-412 S.W. Monroe 102 S.W. 4th Street	HISTORIC NAME: Hotel Benton
COMMON NAME: Benton Plaza	
BUILDING TYPE/USE: Multiple Family Residence, Apartments	
Legal Description ADDITION: Original Marysville MAP NO: 11 5 35 CD BLOCK/TAX LOT NO: 23/4800 LOT NO(S): 5, 6	Current Owner NAME: Benton Properties, Ltd. ADDRESS: 460 E. 2nd Ave. CITY: Eugene STATE: Oregon ZIP CODE: 97401 PHONE:

<h2 style="text-align: left;">data</h2> CONSTRUCTION DATE: 1925	ARCHITECTURAL DESIGNATION: Italian Renaissance
a. RELATED OUTBUILDINGS AND FEATURES	b. HISTORIC PHOTO/SOURCE LOCATION
c. FORMER USE OF LAND 1850: J. C. Avery Donation Land Claim c. 1867-1890: Evangelical Church c. 1895: One dwelling and Church c. 1912: Two dwellings	d. FORMER USE(S) OF PRESENT BUILDING c. 1925-1981: Hotel
SANBORN MAP REPRESENTATION: 1927, 1949	

<h2 style="text-align: left;">status</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> NATIONAL REGISTER <input type="checkbox"/> STATEWIDE INVENTORY <input checked="" type="checkbox"/> 1982 COMPREHENSIVE PLAN <input type="checkbox"/> 1979 WOMANS CLUB SURVEY 	<h2 style="text-align: left;">significance</h2> <ul style="list-style-type: none"> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> POTENTIALLY SIGNIFICANT (see continuation sheets)
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OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

Historic Name: Marysville
 Current Name: _____
 Street: MARYSVILLE SITE
 City: Corvallis
 County: Benton
 Owner: None listed

 Category: Site Location: Urban
 TRS: _____
 Quad: Corvallis
 Map: _____ TLN: _____
 Addition: Original Marysville
 Block: NA Lot: NA

Original Use: Other
 Current Use: Other
 Secondary Current Use: _____
 Building Date: 1851 Moved?
 Theme: NA
 Secondary Theme: _____
 Style: No Style
 Secondary Style: _____
 Architect: Unknown
 Builder: Unknown

Condition: Poor
 Integrity: Low
 Local Ranking: NA

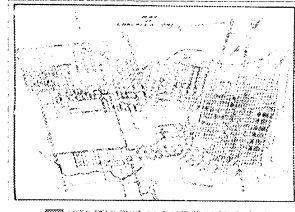
Plan Shape: NA Number of Stories: 0.0
 Foundation Material: NA Basement? Porch?
 Roof Form: NA Roofing Material: NA
 Structural Framing: NA
 Primary Window Type: NA
 Exterior Surfacing Materials: NA
 Decorative Surfacing: NA
 Decorative Features: NA

 Alterations/Additions: Refer to Statement of Significance

 Landscape Features: Refer to Statement of Significance

 Associated Structures: Refer to Statement of Significance

 Known Archaeological Features: Unknown
 Setting: The archeological district includes the original downtown core (Second street) and waterfront of Corvallis. Today, the waterfront is no longer used as a shipping point or industrial area.



Historic Name: Marysville Map: _____ TLN: _____
 Street: MARYSVILLE SITE TRS: _____ Quad: Corvallis
 Recorder: Mary K. Weber Local Number: 1A SHPO Number: _____
 Recorded: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

Site Plan:

Location Map:

No image recorded

No image recorded

Statement of Significance:

Significance

As one of Oregon's earliest cities, Corvallis has enjoyed its reputation from the beginning as an important shipping point, town center, agricultural station, county seat, college town and manufacturing center. Though information chronicling Corvallis' later years is abundant, literature, maps, and photographs pertaining to the early years is sparse. In addition, only a handful of standing structures from the first 30 years of Corvallis' history remain in the downtown area. Consequently, an interpretation of this historic period is forced to rely on archeological sources to fill out the written record.

Urban archaeology in the downtown can provide information to assist in the clarification of knowledge on life in early Corvallis, and can potentially provide information to aid in the eventual restoration of standing structures. Archeological interpretations can also reflect Corvallis' position in the trade market, provide information on the types and dates of early commercial establishments, illustrate the degree of acculturation by various ethnic groups, and provide an assemblage of material to function as a comparative base for future excavations focusing on early pioneer settlement in the Willamette valley.

Physical Description

The proposed archeological district of Marysville (Corvallis) encompasses the original 1850's platted area of present downtown Corvallis. This area experienced a high density of population and cultural activity during the settlement years of Corvallis' history (1851-1879). Discussion here focuses on this era since the settlement period is represented by only 12 buildings remaining in the immediate downtown area. Archeological sources are important to fill out the sparse visual and written record of these early years.

The proposed district includes the original town site of Marysville, platted in 1851, and four additions adjoining this plat. Two of the additions date from 1851, and two from 1854. First street, including the waterfront, and Second street are felt to be of primary significance. The waterfront was an active steamboat landing from 1851 up until the second decade of the 20th century. Concurrently, Second street was the original downtown core of Corvallis. The outlying areas, originally mostly residential, are considered secondarily significant since a lower frequency of early sites is

Historic Name: Marysville	Map:	TLN:
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Recorded:		

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predicted.

An archeological district is proposed on the principle that a cohesive relationship existed in this early Corvallis community; that is, residents practiced an exchange of goods and services and shared day-to-day living activities. They produced a structured neighborhood of houses, outbuildings, commercial buildings, manufacturing plants, and transportation routes. Archeological research would ascertain the nature and extent of cultural material remaining from this structured society.

Corvallis' early settlement pattern dictated that buildings be erected on the west sides of streets facing towards the Willamette river. Thus, the potential for artifact recovery on the eastern sides of blocks is increased. On the backlots were barns and other outbuildings. Privies and wells (potential sites) were most likely situated near the houses. Debris from house construction, refuse scatters from around the house, and cellars are other potential sources of cultural material.

City streets were a common dumping ground, at least until black topping occurred starting in 1910 on Second street. Potentially, artifact deposition could have occurred from purposeful tossing away of debris, from construction activity (such as the presence of square nail and window glass fragments), from accidental loss of items, and from in-place deterioration. Archeology in 1983 at the Rinehart Hotel site (c.1850-1880) at Second and Washington streets in Corvallis produced ceramic, glass, brick, nail, clay pipe and bottle fragments dating from the hotel period. Debris dating from later foundry activities in this locality were also discovered.

The presence of Chinese in 1880's and 1890's Corvallis dictates the potential for the recovery of artifacts stemming from this society. Also, insights into the acculturative process as it occurred among the Chinese could possibly be provided.

Along the waterfront, where no buildings remain, there is good potential for artifact recovery for two main reasons: 1) Corvallis is elevated on a plateau and thus damage from flooding has been minimal, and 2) fill dirt covers much of the riverbank thus protecting resources below the ground. Besides hosting numerous grain warehouses, mills and other manufacturing plants, the riverbank in general was probably a common garbage dumping ground. Two dump sites are known of along the riverbank, one north and one south of the proposed district area.

Historical Background

Marysville was officially established in February, 1851 on a high plateau on the west bank of the Willamette river near its juncture with the Mary's river. The downtown core was contrived from portions of both J.C. Avery's and William F. Dixon's donation land claims (established 1845 and 1846). Though the town was originally called Avery, after the postmaster, it was known as Marysville by 1851, the year it became county seat, and Corvallis by 1853.

In the beginning, two distinct town centers grew, upper town near Avery's store at 2nd and Washington streets, and lower town, which centered about 50 feet south of the foot of the present Van Buren street bridge. The Canemah made fast to a dock at lower town in October of 1851, the official arrival of the steamboat.

Corvallis in 1851 boasted a sawmill and gristmill, 14 houses, 5 stores, 1 tavern, 2 blacksmith shops, 1 cooper, 1 carpenter, 1 fanning mill and about 20 business buildings. Due to the donation land claim system and the western gold strikes, Corvallis prospered quickly and soon became head of steamboat navigation. Town merchants brought in supplies on the steamboats to sell to miners en route to the gold fields by pack trains. Later, successful returnees used profits from the mines to start businesses and farms and build permanent housing. Wooden shops and houses sprang up across the platted town site. An occasional brick building could be found in the downtown along Second street, mostly on the west side of the street.

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The waterfront grew from a few docks and grain warehouses in the 1850's to include a planing mill, three warehouses, a sash and door factory, a tannery and other manufacturing plants by 1874. In this year, the downtown boasted almost 50 business buildings, and the population had soared to about 1000.

By the 1880's, Corvallis was booming. Prospects were high due to the coming of the railroad. Tracks were eventually laid on 1st, 6th, 9th, and Washington streets. Chinese were brought in to work on the railroads and farms. Many opened wash houses and stores along Second street, and oftentimes worked in restaurants.

The densest business locality in 1880's Corvallis included that area along First and Second streets between Adams and Van Buren streets. Primarily houses were on the west side of First street and numerous grain warehouses, planing mills, a sash and door factory, a water works plant, a fruit dryer, sheds, dwellings and flouring mills were found along the waterfront. Houses and outbuildings were numerous in the outlying areas beyond the downtown.

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Street: MARYSVILLE SITE	TRS:	Quad: Corvallis
Recorder: Mary K. Weber	Local Number: 1A	SHPO Number:
Recorded:		