

**6.0 POTENTIAL HISTORIC DISTRICT:  
ALBION AVENUE**

## 6.1 POTENTIAL ALBION AVENUE HISTORIC DISTRICT – OVERVIEW

### Summary of Resources:

Total Primary Buildings: 41

Total Contributing Primary Buildings: 37

Total Non-Contributing Primary Buildings: 4

### Significance:

Thematic Context: Residential

Regional Significance: Local

Period of Significance: 1950 – 1959

Historic Use(s): DOMESTIC/single family

Current Use(s): DOMESTIC/single family

### Applicable National Register Criteria:

- A** Property 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 that 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.

### Applicable Local Landmarking Criteria:

- Contains properties which meet one or more of the criteria for designation as a landmark
- Is an area that represents several periods or styles of architecture typical of different areas of history
- Is an area that has several buildings of the same architectural period or style and thus constitutes unified architectural streetscape consistency or a significant community uniformity of style
- Is an area connected with significant events or cultural happenings or developments involving ethnic, religious groups or other groups of special historical interest; and
- By reason of possessing such qualities, constitutes a distinct section of the Town of Amherst.

## 6.2 ALBION AVENUE – NARRATIVE DESCRIPTION

The Albion Avenue Historic District is located in the southwest section of the Town of Amherst, Erie County, New York, in the Rosedale-Kranz subdivision. It is situated 1.5 miles north of the Buffalo city line and 1.5 miles east of the Tonawanda town line. The district encompasses the entire block of Albion Avenue extending east from Adrian Avenue to Akron Avenue. It includes 41 buildings (37 contributing and 4 non-contributing). Most lot sizes average 50 feet by 120 feet. Total properties in the Rosedale-Kranz subdivision number 113, with 72 additional properties outside of the proposed district on the streets of Adrian Avenue, Arcade Avenue, Addison Avenue and Akron Avenue. Albion Avenue is representative of the larger potential district.

The subdivision is wedged between Eggert Road (County Route 62) to the west and Millersport Highway (NY State Route 263 to the east), with Arcade and Addison Avenues intersecting both major roads. Upon entering the district from Eggert Road (formerly Eggertsville Road) via Arcade Avenue and Adrian Avenue, Albion Avenue stretches approximate 0.2 miles and curves south as it changes to Akron Avenue to the east.

The majority of residences on Albion Avenue were constructed 1950-1959, with most houses built 1955-56. They are a collection of one-and-one-half story cross-gable structures averaging 1200 square feet, and single-story, hip-roofed cubic structures with red, brown or tan brick cladding, averaging 900 square feet. In some instances, the side gable is clad in aluminum, vinyl, composite or wood siding. An octagonal window is located in the peak of the facing gable, and a picture window in the wings. The entrance is located at the inner bay of the front-facing gable type. In the cubic structures, the entrance is located centrally, or at the outer bay closest to the driveway. A single, concrete driveway sits at the property line with a detached one or two-car garage in the rear. Contributing front-gable garages are associated with the cross-gable residences and cubic garages with the cubic residences. Young trees line the street and the utility lines have been buried. A sidewalk runs down both sides of the street. Collectively, the properties form a district, significant as an intact, and perhaps rare, example a uniformly planned, post-World War II, suburban design, in the town of Amherst.<sup>1</sup>

The period of significance is 1950-1959. The beginning date being the year the first houses of those building types were constructed in the proposed district until the year the last house of those building types was added to the street.

Most of the houses in the proposed district retain their original form, with very few major alterations. Those changes include: replacement windows and doors, vinyl siding, the addition of dormers in the second story roofline, and the enlargement of the second floor. Many houses retain their original window fenestration patterns, concrete front steps, and wrought iron porch railings. Further field work and research are required to define integrity further.

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<sup>1</sup> Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst, Erie County, New York, 2011 (40).

The original "Rosedale" subdivision plat map was filed on October 30, 1890 (Figure 1) and included Addison, Arcade, Adrian and Albion Avenues. Albion was subdivided into 60 lots. Eggert Road was labeled "Eggert Street," although on previous historic maps it was labeled Eggertsville Road. Millersport Highway, which did not exist at the time of the original subdivision map was added in red at a later date, diagonally cutting out several lots on Addison Avenue and at least three on Arcade Avenue. A sanitary sewer lateral district map (Figure2), which was filed on September 23, 1953 and revised on October 21, 1953, shows the current layout of the subdivision, labeling it the Rosedale-Kranz subdivision. Albion Avenue has been re-divided into 42 building lots and include eight lots on the east side of Adrian Avenue, which have been reconfigured to create four lots at the west end of Albion Avenue.

### 6.3 ALBION AVENUE – BOUNDARY MAP

#### Boundary Justification

The boundaries of the potential Albion Avenue Historic District were drawn to encompass the intact continuous collection of historic resources located on Albion Avenue. The boundary corresponds to the rear of property lot lines on Albion Avenue.



## 6.4 ALBION AVENUE – STATEMENT OF SIGNIFIGANCE

The Albion Avenue Historic District is significant as an example of a uniformly planned, post-World War II, suburban design, in the town of Amherst, New York. It is significant under National Register Criterion A as a group of properties associated with events that have made a significant contribution to the broad patterns of our history. Notably, it reflects the outward spread of the metropolitan area of Buffalo and the growth and development of the Town of Amherst during the years following World War II. Albion Avenue is also significant under National Register Criterion C for architecture in that the proposed district embodies the distinctive characteristics of a type, period or method of construction. It contains residential architecture that includes intact examples of two local examples of nationally important housing types: the Minimal Traditional House and the Transitional Ranch.

The proposed Albion Avenue Historic District is significant locally in that the properties meet one of the applicable local landmarking criteria for a historic district. The properties in the proposed district are an area with several buildings of the same architectural period or style, and thus constitute unified architectural streetscape consistency, or a significant community uniformity of style. Houses in the proposed district are of the Minimal Traditional or the Transitional Ranch style, constructed during the 1950s.<sup>2</sup>

The period of significance for the proposed Albion Avenue Historic District is ca. 1950-1959. The period begins with the construction of the first Minimal Traditional House in the proposed district and ends with the completion of the last house of the Minimal Traditional and Transitional Ranch building types. The majority of the houses on Albion Avenue were constructed in 1955-56. One was built as early as 1950 and the last house was built in 1972.

Physically, the district reflects its period of significance by retaining the standardized design and layout that includes a broad expanse of lawn and uniform set back established when the houses in the subdivision were constructed during the 1950s. Most houses also retain their original form and materials.

Subdivisions such as the one in which Albion Avenue is located helped contribute to improved living conditions of the middle class and helped to extend the American dream of suburban life and home ownership to an increasing number of Americans. The fact that so many of the houses in the proposed Albion Avenue Historic District retain the simplicity of the Minimal Traditional and Transitional Ranch styles with few major alterations gives one a sense of the time when housing construction was at its peak.

Little residential construction occurred during the Great Depression and World War II. As a result, after the war, six million families were living in homes with relatives or friends and 500,000 lived in temporary quarters. Housing the growing American population became a national priority and a means to stabilize the postwar economy. In

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<sup>2</sup> Town of Amherst Historic Preservation Commission, Criteria for Designation for Historic Landmark, Site or District, <http://www.amherst.ny.us/pdf/committees/additional/historic/criteria.pdf>. Accessed July 7, 2017.

terms of overall housing construction, the period between 1945 and 1975 was the most productive period in American history.<sup>3</sup>

The post-World War II period was a boom for single family residential construction, suburbanization and the American dream of home ownership. Government efforts, through the Federal Housing Authority (FHA) and the Veteran's Administration (VA) enabled many Americans to purchase their own homes. Programs of the FHA transformed home financing and shaped residential subdivision development patterns. The VA assisted veterans with mortgage support. The FHA and VA provided for government backed mortgages and loans that substantially increased the number of individuals who could become homeowners. While the FHA did not provide direct loans to homebuyers, it insured mortgages provided by private financial institutions and limited the interest rate a financial institution could charge. Fully amortized mortgages and low down payments opened the door to home ownership for many Americans. Efforts of the FHA and other federal agencies and programs allowed homeownership to increase from 44 percent in 1934 to 63 percent in 1972. At the same time, housing for returning veterans was critically important. The Serviceman's Readjustment Act of 1944, also known as the GI Bill, extended home mortgage insurance to veterans which increased home ownership opportunities for those returning from the war. The VA guaranteed housing and loans and allowed veterans to borrow the entire price of a house without a down payment or mortgage insurance.<sup>4</sup>

Subdivisions and single-family homes built across the country between the late 1940s and early 1970s were also influenced by standards developed by the FHA. These standards addressed street orientation and lot size, room layout, and overall form and style. As a result, much of the post war suburban landscape was standardized and repeated in communities across the country. Builders increased the number of houses built from a few a year to full subdivision development. Standard housing models prevailed and distinction and custom design became less common.<sup>5</sup> This standardized design can be seen in the street layout of houses on Albion Avenue and other streets in the Rosedale-Kranz subdivision.

Trends in demographics were also influenced during this period, both nationally and locally in the Buffalo/Amherst area. Prior to World War II, America was largely an urban society. During the 1950s-1960s, predominantly white Americans migrated out of the city and into the suburbs. In 1940, 15.3 percent of the total population lived in the suburbs. That percentage rose to 23.3 in 1950 and more than doubled to 30.9 percent by 1960.<sup>6</sup>

Historically, Amherst was a farming community. New forms of transportation, first the electronic trolley line and later buses and the automobile, helped to move development further into the rural landscape of the town. Its population grew dramatically during the

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<sup>3</sup> NCHRP Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing, find page #.

<sup>4</sup> NCHRP Report, 55, 58.

<sup>5</sup> NCHRP Report, 49-50.

<sup>6</sup> NCHRP Report, 59.

first three decades of the twentieth century. Amherst population growth and suburban expansion after World War II was typical of other areas of the country. Between 1930 and 1950, the population of Amherst outside of the village of Williamsville had increased from about 10,000 to about 72,000. During the 1950s the population grew by 30,000. Amherst evolved into primarily a bedroom community of Buffalo where most residents worked elsewhere in the region but shopped and lived in Amherst.<sup>7</sup>

The Albion Avenue Historic District is located in the southwest quadrant of the town of Amherst. The hamlet of Eggertsville, established in the early nineteenth-century, is located at the intersection of Main Street and Eggert Road, to the south of the proposed historic district. Major thoroughfares located near Albion Avenue include Eggert Road (formerly known as Eggertsville Road) to the west and Millersport Highway to the east. This section of town is characterized by rapid suburbanization, which began in the early twentieth-century. In the late 1800s, this area was divided into farm tracts. By 1915, a number of suburban neighborhoods had been established. In the 1920s, the increase in automobile ownership allowed for suburban residential development to occur away from Main Street and the trolley line. By 1938, the suburban residential street layout for this section of Amherst was essentially complete (Figure 1). Today the area is mainly suburban/residential in character, defined by architectural styles of the period, including pockets of noteworthy, post-World War II residential architecture. These neighborhoods are characterized by a uniform set back of repetitive single and one-and-one-half-story residences.<sup>8</sup> Further field work and research in the town may identify other potential historic districts.

Albion Avenue was identified in Amherst's 2011 *Updated Reconnaissance Level Survey of Historic Resources* as one of several distinctive post-World War II neighborhoods constructed in the 1950s that exhibits a standardization of site plan and architectural design. The residences tend to be small, approximately 1000 square-feet, single-story or one-and-one-half story cubic or rectangular structures with a uniform setback, and broad expanse of lawn, creating a dynamic rhythm, broken only by the change of the entrance from center to side. Often a simple, cubic garage is located to the rear or attached to the side of the house. Some trees line the street, but they are relatively immature and utility lines have been buried. Residences as a single unit are not significant, but the repetition of standardized types, the Minimal Traditional or Transitional Ranch, on a street with similar set backs, sidewalks, landscaping and relation of driveway to entry, and entrance path is significant.<sup>9</sup>

The Minimal Traditional style was developed in the years of the Great Depression and early 1940s as a low-cost alternative to the larger and decorative houses of the 1920s. Sometimes this house style is called an FHA house because in the 1940s the FHA developed a standardized compact plan for a small, single-family house that embodied the major elements of the Minimal Traditional form. Because of its popularity after World War II, it is also known as the Postwar Minimal, Minimal Modern, Cottage-Style, and GI house. Its compact size (around 1000 square feet) and affordability made it the ideal

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<sup>7</sup> Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst, Erie County, New York, 2011.

<sup>8</sup> Ibid

<sup>9</sup> Ibid



form to meet the postwar housing demand and was a frequent choice of large tract developers, being constructed across the country in large numbers (Figure 2). Character defining features of the Minimal Traditional form include: rectangular or L-shaped plan; compact size; one or one-and-one-half stories, low to moderate gable or hip roof with shallow eaves; lack of exterior ornamentation; picture, double-hung, and casement windows; and a small inset entrance or exterior stoop. The upper story was often left unfinished for future expansion by the homeowner. Exterior cladding included clapboard, board and batten, and shingle siding, with steel siding on later examples. Brick may have been used on the façade or as an accent, as seen in most of the houses on Albion Avenue.<sup>10</sup>

The Transitional Ranch is the house form that developed between the postwar Minimal Traditional house and the fully established Ranch house of the mid-1950s. Also referred to as the Compact Ranch, Tract Ranch and Linear Ranch house, it has a compact floor plan. Due to its small size, it was inexpensive and built in large numbers throughout the country. Character-defining features of the Transitional Ranch are: one-story horizontal massing; compact size; asymmetrical fenestration; low-pitched roof with wide eaves; picture, double-hung, and casement windows; combination of siding materials; simple main entrance with small recessed porch or stoop; attached or detached carport or garage.<sup>11</sup>

The Albion Avenue Historic District is located in the Rosedale-Kranz subdivision. A subdivision map filed with the town of Amherst in 1890 identifies this area as the Rosedale subdivision (Figure 3). The streets within the subdivision include: Albion, Arcade, Adrian and Addison Avenues. While street names are not labeled, the subdivision first appears on the Atlas of the Vicinities of the Cities of Niagara Falls, North Tonawanda and Buffalo, New York in 1893 (Figure 4). An enlarged view of the area known as Rosedale can be seen in the 1909 Erie County map, shows the area known as Rosedale (Figure 5). Only one structure appears in the Rosedale subdivision in the 1915 *Atlas of Buffalo, New York* (Figure 6). By 1938, several streets surrounding the proposed district have been laid out (Figure 1). But it does not appear that any houses were built in the proposed district until 1950. According to town tax records, the house at 26 Albion Avenue was the first house built in the proposed district. Since its style (Minimal Traditional) is identical to most of the houses on the street, it may have been a model or spec house for the builder.

A Sanitary Sewer Lateral District map (Figure 7) for the Rosedale-Kranz subdivision was filed in 1953. The map indicates that all but one property (27 Albion Ave.) was owned by Layton-Cornell Corporation. The original size of the individual properties and layout of some of the streets in the subdivision changed after the plat map was approved by the town in 1890 and the filing of the Sanitary Sewer Lateral District map in 1953. The original plat indicates 60 properties on Albion Avenue; today there are 41. Eight building lots on the east side of Adrian Avenue have been reconfigured to create four building lots on Albion Avenue.

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<sup>10</sup> NCHRP Report, 99-100.

<sup>11</sup> NCHRP Report, 102.

Layton-Cornell Corporation, a general contracting business that built homes, was formed on September 1, 1950 and owned by August Engasser (49%), his son Charles Engasser (49%) and his wife Emma Engasser (2%). The name appears to come from two streets in Amherst where the company was building homes in the early 1950s. Layton Avenue and Cornell Avenue are located off Eggert Road, south of Main Street in the southwest corner of the town. Business dealings in the development of an area near Layton and Cornell led to a lawsuit between August and Emma Engasser and the Internal Revenue Service in the 1950s. The senior Engasser bought undeveloped land at a low price (5.5 acres for \$8,400) and after the town of Amherst approved paving and curbing, he sold it to the corporation for \$52,500 (a profit/gain of \$44,100). He claimed it was capital gains, the IRS said it was regular income. After an appeal, in 1957, Engasser and his wife were required to pay the IRS \$14,288.

August Engasser and Emma Tsclopp were married in 1910.<sup>12</sup> They had at least five children, three daughters (Helen Engasser of Amherst/Eggertsville, Madeline Hanaka of Williamsville, Dr. Lillian Rowan, a pathologist, from Glendale, CA) and two sons (Charles of Eggertsville and Raymond of Williamsville).<sup>13</sup> August operated a saloon at 1077 East Ferry Street in Buffalo c. 1915.<sup>14</sup> Prior to 1934, August Engasser was in the business of building and selling homes. During the Depression, he held some houses, which he was obligated to reacquire, for rental. From 1934 to 1946 he operated a restaurant, the Nite Owl Tavern at 2424 Bailey Avenue in Buffalo. When Charles Engasser was discharged from the Army in 1946, the father and son entered into an informal partnership agreement to engage in the home construction business. At this time the Engassers lived on Dunlop Avenue near McCarthy Park in Kenmore. They later moved to Norman Place, about four streets north of Layton and Cornell Avenues. A formal partnership known as August Engasser & Son was organized on January 2, 1948. This partnership was engaged in the general building and contracting business, continuing the business of the informal partnership. The Layton-Cornell Corporation was organized in 1950 for engaging in the general contracting business.<sup>15</sup>

Like other developers and construction companies across the country during this period, August Engasser & Son and Layton-Cornell Corporation were building multiple homes at a time. According to a summary of the court case of Engasser v. Commissioner of Internal Revenue, the partnerships of August and Charles Engasser built and sold over 50 houses.<sup>16</sup> In addition, Charles continued in the construction business, building homes well into the 1960s in other areas of Amherst. An advertisement from the November 5, 1967 *Buffalo Courier-Express* invites readers to inspect “our beautiful 3 Bedroom Split Level” built by Charles Engasser (Figure 8).

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<sup>12</sup> Marriage Licenses, Buffalo Courier, July 16, 1910.

<sup>13</sup> Obituary for Helen Engasser, January 18, 1969.

<sup>14</sup> Reming Dies of Injury, Buffalo Courier, January 24, 1915.

<sup>15</sup> Engasser v. Commissioner of Internal Revenue, <https://casetext.com/case/engrasser-v-commissioner-of-internal-revenue>, accessed June 2017.

<sup>16</sup> Engasser v. Commissioner of Internal Revenue, <https://casetext.com/case/engrasser-v-commissioner-of-internal-revenue>, accessed June 2017.

The scope of the current project precluded intensive level survey of the other streets, but reconnaissance level observation and research indicate that Albion Avenue represents a portion of a larger potential historic district that is significant as a unique, uniformly planned post-World War II residential suburban landscape that retains significant integrity of context, materials, and feeling and association to be considered a Historic District. It reflects the broad trends that shaped suburbanization in the United States during the 1950s, including government housing programs, standardized designs and population shifts. The planning and construction of the subdivision are related to important stages in metropolitan development as residents of Buffalo migrated out of the city to the suburbs in the 1950s and 60s. It reflects the principles and practices of subdivision design and residential development set forth by the FHA.

The simplicity of the Minimal Traditional House and Transitional Ranch is considered the primary character defining feature. Because the Minimal Traditional house and Transition Ranch forms display few architectural elements, original features should be retained including exterior siding, doors and windows. Large alterations to the footprint such as additions that alter the front façade or modify the roofline can be considered significant. Modern threats to the integrity of the district include inappropriate additions that interrupt the uniform setbacks of the street, the replacement of original materials with modern substitutes such as replacement windows, doors, and vinyl siding.<sup>17</sup>

During research for the Albion Avenue Historic District, information gathered indicated that a district much larger than Albion Avenue may exist. It appears that August Engasser & Son/Layton-Cornell Corporation owned a majority of the property and built similar style post-World War II homes in the immediate area. Further research may prove that the proposed district could be expanded to include other streets in the Rosedale-Kranz subdivision.

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<sup>17</sup> NCHRP Report, 15-16.

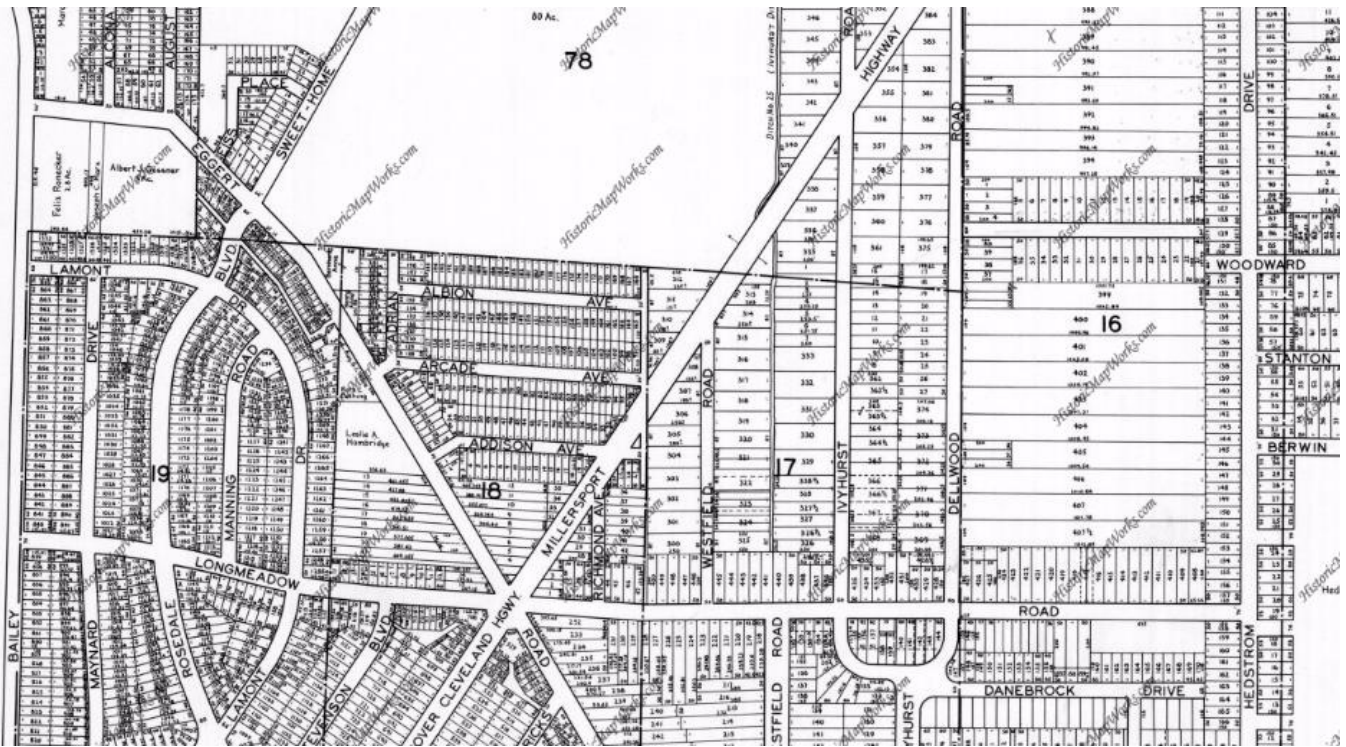


Figure 6-1: Section of Eggertsville showing the suburban residential street layout for the section of Amherst that includes the Rosedale subdivision, from *Erie County, New York* (Niagara Frontier Planning Board, 1938).

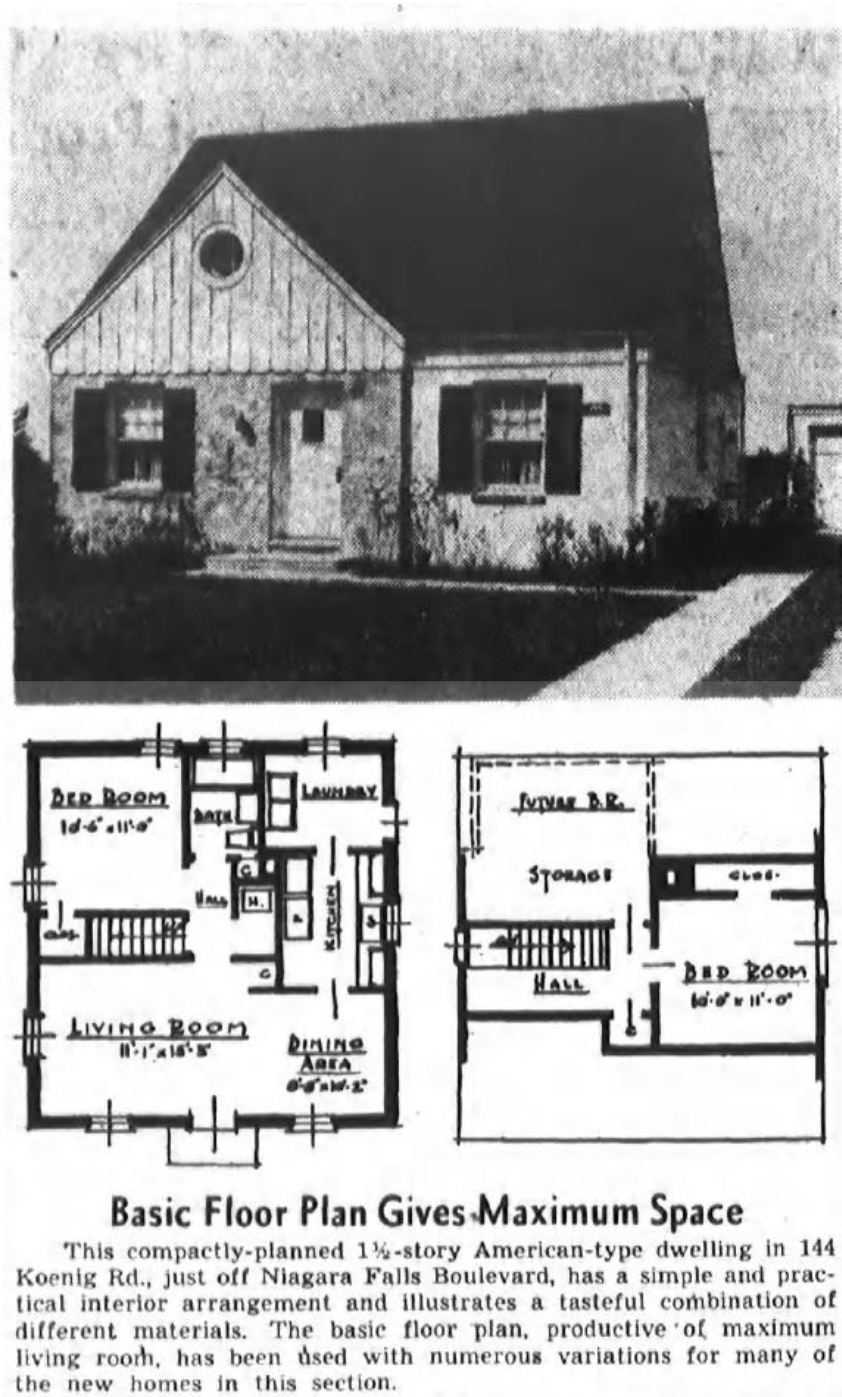


Figure 6-2: Photo and Floor Plan for a Minimal Traditional House on Koenig Road in Tonawanda from Buffalo Evening News, Real Estate Section, August 30, 1941.

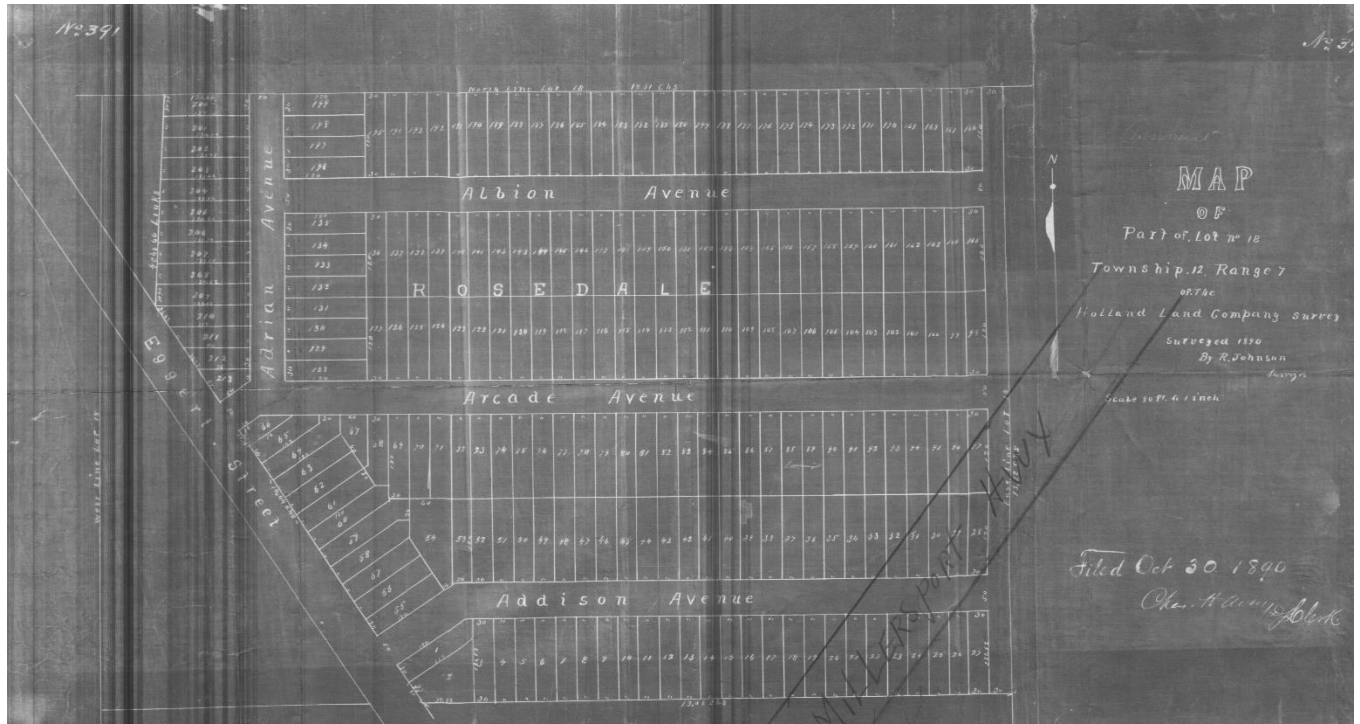


Figure 6- 3: Rosedale Subdivision Map, Town of Amherst, NY, 1890.



Figure6- 4: The subdivision which includes Albion Avenue first appears on the 1893 *Atlas of the Vicinities of the Cities of Niagara Falls, North Tonawanda and Buffalo, New York* (Hopkins 1893).

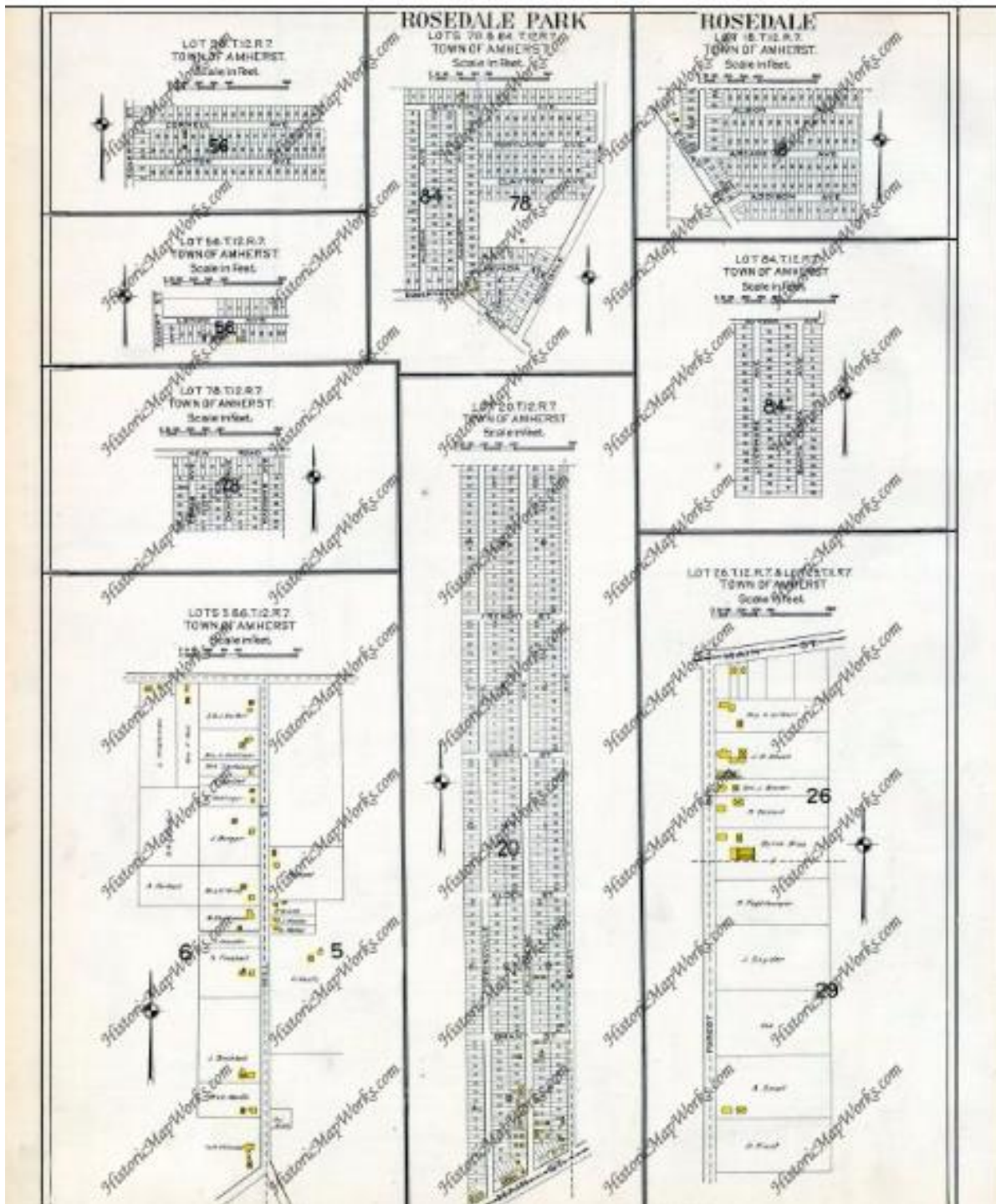


Figure 6-5: Sub maps for Amherst Town, Rosedale Park and Rosedale, from *Erie County, New York* (Century Map Co., 1909).





Figure 6-6: Section of Amherst Town map from the *Atlas of Buffalo, New York Vol. 3 Suburban* (Century Atlas, 1915) shows the subdivision of Rosedale with only one structure.



Figure 6-7: Rosedale-Kranz Sanitary Sewer District Map, Town of Amherst, NY, 1953.



Figure 6-8: Advertisement for house built by Charles Engasser, *Buffalo Courier-Express*, November 5, 1967.

## 6.5 ALBION AVENUE – ANNOTATED LIST OF PROPERTIES

The Annotated List of Properties catalogs all resources in the potential Albion Avenue Historic District reviewed during the field work for the Intensive Level Survey Project for the Town of Amherst.

<b>ADDRESS:</b> 1 Albion	<b>TAX ID:</b> 67.58-2-2	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, brick and vinyl veneers, and asphalt-shingle roofing. Entry stoop extends beyond main massing. 1-story detached garage located behind the main structure.  USN 2902.001007	
<b>ADDRESS:</b> 4 Albion	<b>TAX ID:</b> 67.58-2-42	<b>DATE OF CONSTRUCTION:</b> 1972	<b>SIGNIFICANCE:</b> N- Non-contributing, outside period of significance
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-story single-family Ranch style residence has a side-gable and rectangular-massing. Constructed of a poured concrete foundation, vinyl siding, mixed-tone brick masonry veneer, and asphalt shingle roofing. Entry stoop extends beyond the main massing.  USN 2902.000987	
<b>ADDRESS:</b> 7 Albion	<b>TAX ID:</b> 67.58-2-3	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-story single-family Minimal Traditional residence has a side-gable and rectangular massing. Constructed of a poured concrete foundation, vinyl siding, multi-tone brick masonry veneer, and asphalt shingle roofing. The entrance is inset and the entry stoop extends beyond the main massing.  USN 2902.001008	

<b>ADDRESS:</b> 10 Albion	<b>TAX ID:</b> 67.50-5-40	<b>DATE OF CONSTRUCTION:</b> 1957	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-story single-family Ranch style residence has a ridged hip-roof and rectangular massing. Constructed of a poured concrete foundation, multi-tone Brikcrete veneer, and asphalt shingle roofing. The entry stoop extends beyond the main massing.  USN 2902.000988	
<b>ADDRESS:</b> 17 Albion	<b>TAX ID:</b> 67.58-2-4	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, red-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry stoop extends beyond main massing.  USN 2902.001009	
<b>ADDRESS:</b> 18 Albion	<b>TAX ID:</b> 67.50-5-39	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-story single-family Ranch style residence has a ridged hip-roof and rectangular massing. Constructed of a poured concrete foundation, multi-tone Brikcrete veneer, and asphalt shingle roofing. The entry stoop extends beyond the main massing and includes a wrought iron balustrade.	



<b>ADDRESS:</b> 21 Albion	<b>TAX ID:</b> 67.58-2-5	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, buff-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry stoop extends beyond main massing. Small octagonal window located at gable end. 1-story detached garage located behind main structure.  USN 2902.00101	
<b>ADDRESS:</b> 22 Albion	<b>TAX ID:</b> 67.50-5-38	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The two-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, composite wood siding, buff-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Wood entry stoop extends beyond main massing. There is a prominent gabled roof dormer and a small octagonal window located at dominant gable end. 1-story detached garage located behind main structure.  USN 2902.000990	
<b>ADDRESS:</b> 25 Albion	<b>TAX ID:</b> 67.58-2-6	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a side-gable roof with an offset and pedimented gabled wall dormer, and rectangular-massing. Constructed of a poured concrete foundation, vinyl siding, a red-colored Brikcrete masonry unit veneer, and asphalt shingle roofing. Entry stoop extends beyond the main massing.  USN 2902.001011	

<b>ADDRESS:</b> 26 Albion	<b>TAX ID:</b> 67.50-5-37	<b>DATE OF CONSTRUCTION:</b> 1950	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry stoop extends beyond main massing. Small octagonal window located at gable end.  USN 2902.000991	
<b>ADDRESS:</b> 27 Albion	<b>TAX ID:</b> 67.58-2-7	<b>DATE OF CONSTRUCTION:</b> 1959	<b>SIGNIFICANCE:</b> N- Non-contributing, outside period of significance
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-story single-family Ranch style has a front-gable and rectangular massing. Constructed of a poured concrete foundation, composite wood siding, a multi-tone Brikcrete masonry unit veneer, and asphalt shingle roofing. Entry stoop includes a wrought iron balustrade and extends beyond the main massing.  USN 2902.001012	
<b>ADDRESS:</b> 31 Albion	<b>TAX ID:</b> 67.58-2-8	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry stoop with wrought iron balustrade extends beyond main massing. Small octagonal window located at gable end.  USN 2902.001013	


<b>ADDRESS:</b> 32 Albion	<b>TAX ID:</b> 67.50-5-36	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, composite wood siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry stoop extends beyond main massing. Small octagonal window located at gable end.  USN 2902.000992	
<b>ADDRESS:</b> 35 Albion	<b>TAX ID:</b> 67.58-2-9	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry stoop extends beyond main massing. Small octagonal window located at gable end.  USN 2902.001014	
<b>ADDRESS:</b> 36 Albion	<b>TAX ID:</b> 67.50-5-35	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a buff-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry stoop with wrought iron balustrade extends beyond main massing. Small octagonal window located at gable end.  USN 2902.000993	




<b>ADDRESS:</b> 40 Albion	<b>TAX ID:</b> 67.50-5-34	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> N- Non-contributing, significantly altered
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch extends beyond main massing, along the width of the front gable bay.  USN 2902.000994	
<b>ADDRESS:</b> 41 Albion	<b>TAX ID:</b> 67.58-2-10	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-story single-family Ranch style residence has a ridged hip-roof and rectangular massing. Constructed of a poured concrete foundation, buff-colored Brikcrete veneer, and asphalt shingle roofing. The entry stoop extends beyond the main massing and includes a wrought iron balustrade.  USN 2902.001015	
<b>ADDRESS:</b> 44 Albion	<b>TAX ID:</b> 67.50-5-33	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, composite wood siding, a red-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch extends beyond main massing, along the width of the front gable bay. There is a small octagonal window at the gable end.  USN 2902.000995	

<b>ADDRESS:</b> 45 Albion	<b>TAX ID:</b> 67.58-2-11	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, composite wood siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch extends beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001016	
<b>ADDRESS:</b> 50 Albion	<b>TAX ID:</b> 67.50-5-32	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.000996	
<b>ADDRESS:</b> 51 Albion	<b>TAX ID:</b> 67.58-2-12	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001017	


<b>ADDRESS:</b> 55 Albion	<b>TAX ID:</b> 67.58-2-13	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b>  The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001018	
<b>ADDRESS:</b> 56 Albion	<b>TAX ID:</b> 67.50-5-31	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b>  The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.000997	
<b>ADDRESS:</b> 60 Albion	<b>TAX ID:</b> 67.50-5-30	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b>  The one-story single-family Ranch style residence has a hipped roof and rectangular massing. Constructed of a poured concrete foundation, vinyl siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing.  USN 2902.000998	

<b>ADDRESS:</b> 61 Albion	<b>TAX ID:</b> 67.58-2-14	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001019	
<b>ADDRESS:</b> 64 Albion	<b>TAX ID:</b> 67.50-5-29	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.000999	
<b>ADDRESS:</b> 65 Albion	<b>TAX ID:</b> 67.58-2-15	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.00102	

<b>ADDRESS:</b> 70 Albion	<b>TAX ID:</b> 67.50-5-28	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, composite wood siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001000	
<b>ADDRESS:</b> 71 Albion	<b>TAX ID:</b> 67.58-2-16	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, wood composite siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001021	
<b>ADDRESS:</b> 74 Albion	<b>TAX ID:</b> 67.50-5-27	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> N – Non-contributing, significantly altered
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, wood composite siding, a red-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. There is a small octagonal window at the gable end. There is an addition of a partial width porch and front gable with round columns that extends beyond the main massing.  USN 2902.001001	

<b>ADDRESS:</b> 75 Albion	<b>TAX ID:</b> 67.58-2-17	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001022	
<b>ADDRESS:</b> 80 Albion	<b>TAX ID:</b> 67.50-5-26	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001002	
<b>ADDRESS:</b> 81 Albion	<b>TAX ID:</b> 67.58-2-18	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. There is a gabled roof dormer and a small octagonal window at the gable end. Entry porch and wrought iron balustrade extend beyond main massing.  USN 2902.001023	

<b>ADDRESS:</b> 84 Albion	<b>TAX ID:</b> 67.50-5-25	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-story single-family Ranch style residence has a hipped roof and rectangular massing. Constructed of a poured concrete foundation, a buff-colored and orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing.  USN 2902.001003	
<b>ADDRESS:</b> 85 Albion	<b>TAX ID:</b> 67.58-2-19	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a red-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001024	
<b>ADDRESS:</b> 90 Albion	<b>TAX ID:</b> 67.50-5-24	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and T-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a multi-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is prominent pedimented gabled dormer.  USN 2902.001004	

<b>ADDRESS:</b> 91 Albion	<b>TAX ID:</b> 67.58-2-20	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, vinyl siding, a red-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch extends beyond main massing.  USN 2902.001025	
<b>ADDRESS:</b> 94 Albion	<b>TAX ID:</b> 67.50-5-23	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, wood composite siding, a buff-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001005	
<b>ADDRESS:</b> 95 Albion	<b>TAX ID:</b> 67.58-2-21	<b>DATE OF CONSTRUCTION:</b> 1955	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b> The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, wood composite siding, a orange-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.  USN 2902.001026	



<b>ADDRESS:</b> 98 Albion	<b>TAX ID:</b> 67.50-5-21.1	<b>DATE OF CONSTRUCTION:</b> 1956	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b>	
		<p>The one-and-one-half-story single-family Minimal Traditional residence has a gable roof and wing and L-shaped massing. Constructed of a poured concrete foundation, an orange-colored and buff-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry porch and wrought iron balustrade extend beyond main massing. There is a small octagonal window at the gable end.</p> <p>USN 2902.001006</p>	
<b>ADDRESS:</b> 101 Albion	<b>TAX ID:</b> 67.58-2-22	<b>DATE OF CONSTRUCTION:</b> 1958	<b>SIGNIFICANCE:</b> D - District
<b>CONDITION:</b> Good		<b>NAME:</b>	
		<b>DESCRIPTION:</b>	
		<p>The one-story single-family Ranch style residence has ridged hip roof and rectangular massing. Constructed of a poured concrete foundation, vinyl siding, a buff-colored Brikcrete masonry unit veneer, and asphalt-shingle roofing. Entry stoop and wrought iron balustrade extend beyond main massing.</p> <p>USN 2902.001027</p>	