

# C. C. HISTORIC REVIEW BOARD MEETING NOTICE AND AGENDA

TUESDAY, JULY 29, 2008

REGULAR SESSION – 7:00 P.M.  
CITY HALL WILLAMETTE ROOM  
1ST FLOOR – 22500 SALAMO ROAD

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1. CALL TO ORDER
2. PUBLIC COMMENTS
3. BUSINESS ITEMS
4. ITEMS OF INTEREST
  - Draft Nomination of Willamette Historic District to National Register

**For special assistance under the Americans with Disabilities Act please call City Hall 48 hours prior to meeting date, 503-657-0331 or TTD 503-656-4518.**

**For information about Historic Review Board meetings please call 503-656-4211.**

United States Department of the Interior  
National Park Service

# 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 Willamette Falls District

other names/site number \_\_\_\_\_

### 2. Location

street & number \_\_\_\_\_  not for publication

city or town West Linn  vicinity

state Oregon code OR county Clackamas code 005 zip code 97068

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this \_\_\_\_\_ 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 \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide \_\_\_\_\_ locally.

\_\_\_\_\_  
Signature of certifying official/Title - Deputy SHPO Date

Oregon State Historic Preservation Office  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
____ entered in the National Register ____ See continuation sheet.	_____	_____
____ determined eligible for the National Register ____ See continuation sheet.	_____	_____
____ determined not eligible for the National Register	_____	_____
____ removed from the National Register	_____	_____
____ other (explain):	_____	_____

Willamette Falls District  
Name of Property

Clackamas, OR  
County and State

**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	
43	33	buildings
		sites
		structures
		objects
43	33	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

1

**6. Function or Use**

Historic Functions  
(enter categories from instructions)

DOMESTIC: Single Dwellings  
COMMERCE/TRADE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

DOMESTIC: Single Dwellings  
COMMERCE/TRADE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(Enter categories from instructions)

LATE VICTORIAN  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS  
\_\_\_\_\_  
\_\_\_\_\_

Materials  
(Enter categories from instructions)

foundation: concrete  
walls: wood, brick  
\_\_\_\_\_  
roof: asphalt  
Other: \_\_\_\_\_  
\_\_\_\_\_

Narrative Description

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

See continuation sheets.

Willamette Falls District  
Name of Property

Clackamas, OR  
County and State

**8. Statement of Significance**

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

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

Areas of Significance  
(Enter categories from instructions)

Architecture  
Planning and Development

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1895-1929

\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1895, 1916

\_\_\_\_\_  
\_\_\_\_\_

Significant Person  
(Complete if Criterion B is marked above)

\_\_\_\_\_

Cultural Affiliation

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder  
multiple

\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

Willamette Falls District  
Name of Property

Clackamas, OR  
County and State

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### 10. Geographical Data

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Acreage of Property 19.7 acres

#### UTM References

(Place additional UTM references on a continuation sheet)

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)

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### 11. Form Prepared By

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name/title West Linn Historic Resources Advisory Board

organization City of West Linn date July 1, 2008

street & number 22500 Salamo Road telephone (503)657-0331

city or town West Linn state OR zip code 97068

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### Additional Documentation

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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)

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### Property Owner

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name Multiple

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town West Linn state OR zip code 97068

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.

## National Register of Historic Places Continuation Sheet

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### Summary

The Willamette Falls District is eligible for listing in the National Register under Criterion A for its local significance in the area of planning and development. The proposed district is significant for having been planned as a modern city complete with underground utilities by Nicholas Walden in 1893. The proposed district is also eligible under Criterion C, for its intact collection of Victorian era architecture.

The proposed Willamette Falls district includes 76 resources, of which 43 (57%) are contributing, and 33 (43%) are either non-contributing or were constructed after the historic period, which ended in 1929. The resources within the proposed district are primarily one- and two-story wood-frame houses built between 1895 and 2008. The dominant architectural styles represented in the district include the Stick, Queen Anne, Craftsman, and Colonial Revival Styles. The period of significance extends from 1895 to 1929.

### General Description and Location

The City of West Linn is located in the northwest corner of Clackamas County, Oregon. It is nestled in a bend on the west side of the Willamette River directly across from Oregon City. The majority of West Linn is set on a ridge above the floodplain of the river. The city was established in 1845, and incorporated in 1913. It contains 7.9 square miles within its boundaries. It is 10 miles south of Portland and has a population of over 24,000 people.

The Willamette Falls District<sup>1</sup> is located to the south of the central part of West Linn on a plateau at about 200 feet elevation and about a mile above Willamette Falls. Its topography is relatively level. From the southern end of the district, the topography slopes down sharply to the south and southeast toward the river.

The district is primarily residential, as is the majority of the surrounding area. The north edge of the district contains the commercial core of the area, along Willamette Falls Boulevard. This has historically, and is still, the center of commerce for the neighborhood, with shops, restaurants, and services located on both sides of the street. Many of the buildings here are not historic or have lost much of their historic integrity over the years.

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<sup>1</sup> originally planned as a separate town, incorporated in 1908, and became part of the City of West Linn in 1916.

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The blocks within the district are uniformly arranged, approximately 300 feet by 200 feet, each bisected by a 20-foot wide alley. The streets are 60 or 80 feet wide, with no sidewalks. Each lot is approximately 50 by 100 feet. Many of the houses in the district are situated on two lots, with the house on one lot and an adjoining unbuilt lot.

### Development

Willamette Falls was platted in 1893 by Nicholas O. Walden for the Willamette Falls Electric Company. As originally platted, it consisted of 17 blocks and 200 city lots.<sup>2</sup> Walden envisioned Willamette Falls as a completely modern city with modern underground utilities. It was platted and presented to investors as a possible port city. Docks and a railroad were planned for the floodplain above the falls to transport goods from the Willamette Valley north to Portland.

In the beginning, the city developed as planned, to the most modern standards of the day. It was fully electrified in 1893, the same year New York City was planning electrification. Every house in Willamette was fully wired when constructed. A modern sewer system was installed in 1893, before houses were constructed, and connection was mandated by deed. Water was pumped from a well (now located in Willamette Park), up to a water tower near downtown, providing water to the town. Indoor toilets were so new that they were frequently installed in small "water closets" accessed from the back porch instead of inside the main house.

Walden died suddenly in 1897, his vision of a port city unfinished. Work on the railroad line on the floodplain ceased, and without Walden's leadership, the momentum for his vision slowed.

The main commercial area of the town was, and still is, along 7<sup>th</sup> Avenue, now called Willamette Falls Boulevard. In the first decades of the 20<sup>th</sup> century, most of the commercial development was on the south block of 7<sup>th</sup> Avenue between 13<sup>th</sup> and 14<sup>th</sup> Streets, where a grocery, general store, butcher, and post office were located. The Willamette School, built in 1896, was located on 12<sup>th</sup> Street between 5<sup>th</sup> and 6<sup>th</sup> Avenues, where the current school is located today. By 1895, the Capen Shoe Factory was established on the corner of 7<sup>th</sup> Avenue and 12<sup>th</sup> Street.

Residential development in Willamette Falls was initially concentrated on the blocks between 12<sup>th</sup> and 14<sup>th</sup> Streets south of 7<sup>th</sup> Avenue. Excluding those along 7<sup>th</sup> Avenue, there were 17 houses in this

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<sup>2</sup> See Figure #1; The plat was originally bounded on the west by 8<sup>th</sup> Ave, the south by 16<sup>th</sup> Street, the north by 11<sup>th</sup> Street and the south by 4<sup>th</sup> Avenue. The blocks between 7<sup>th</sup> and 8<sup>th</sup> Avenues on the west were vacated, and 7<sup>th</sup> Avenue is now Willamette Falls Blvd.

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area, and 100 residents, by 1900.<sup>3</sup> Many of the first homes were purchased and owned by significant founding members of the community, such as Nicholas Walden and Sheriff E.T. Mass.

After the turn of the century, Willamette Falls was also inhabited by blue-collar workers, those who worked at the mill, the Electric Light Company and the Capen Shoe Factory. Willamette Falls incorporated in 1908, and became part of West Linn in 1916.

### Resource Types & Architectural Styles

There are two primary groups of resources in the Willamette Falls district, those from the Victorian era and those representing the Early 20<sup>th</sup> Century American era. The district is especially significant for its concentration of intact Victorian period residential architecture, primarily in the Stick and Queen Anne styles, which represent 22 resources in the proposed district. There are 31 examples of early 20<sup>th</sup> Century American era styles in the district. These include 26 examples of the Craftsman style bungalow, with the Colonial Revival Style coming in a distant second with five examples.

#### *The Stick Style*

The Stick style is a transitional style linking the preceding Gothic Revival with the subsequent Queen Anne styles. Stick style stresses the wall surface as a decorative element. The style is characterized by wood wall cladding interrupted by horizontal, vertical and diagonal boards (stickwork) raised from the wall surface, mimicking half-timbering. This style emerged from the Picturesque Gothic style and was common in pattern books from the 1860s-70s. In Oregon, its popularity spanned from about 1870-1895. Never as popular as other styles of the period, it was rapidly replaced by the related Queen Anne style.

There are five examples of the Stick style in the Willamette neighborhood, all of which appeared before the turn of the century. These include 1862 4<sup>th</sup> Avenue (1897), 1892 4<sup>th</sup> Avenue (1895), 1731 6<sup>th</sup> Avenue (1895), and 1830 6<sup>th</sup> Avenue (1895). All five retain a high degree of integrity and contribute to the district.

#### *The Queen Anne Style*

The Queen Anne style is characterized by asymmetrical massing, wrap-around porches, steeply pitched roofs, and a variety of decorative surface materials. In the Queen Anne style, wall surfaces are used as primary decorative elements. Plain, flat walls are avoided by the use of bay windows, towers, wall insets and projections, and by using a variety of wall materials of differing textures. It

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<sup>3</sup> Sanborn Fire Insurance Map, Oregon City, Ore., p.21, May 1900.



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was named and popularized by a group of 19<sup>th</sup> century English architects. The style has little to do with Queen Anne or the architecture common during her reign (1702-14). This style was dominant in domestic architecture from about 1880-1900. It was popular in the Willamette Valley from about 1885-1905.

There are seventeen Queen Anne style houses in the Willamette Falls district, many of which are very well-preserved examples of the style. Houses were constructed in this style from 1895-1906. The prevalence of the style is one of the character defining elements of the neighborhood. Examples include 1798 4<sup>th</sup> Avenue (1895), 1822 5<sup>th</sup> Avenue (1899), 1831 5<sup>th</sup> Avenue (1895), and 1780 6<sup>th</sup> Avenue (1898).

### *The Craftsman Style*

The Craftsman bungalow is an accessible, informal style related to the ideals of the English Arts and Crafts movement. In contrast to the designs of the Victorian era, the Craftsman style is characterized by an open floor plan, the use of natural materials, and simplicity of design. Simple Craftsman bungalows were popularized by trade publications and plan books. They were commonly small to moderately sized dwellings constructed of readily available materials. The style was very popular in Oregon from about 1900 to about 1925, coinciding with a period of enormous growth in the region. A typical bungalow has 1 to 1 1/2 stories, a low-pitched roof, and an integral front porch. Details include exposed eaves, decorative rafter tails and brackets, and tapered porch posts. The Craftsman bungalow style is the most common style in the Willamette Falls District, with 26 examples appearing as early as 1895 and as late as 1930. Sixteen Craftsman bungalows are contributing, including 1744 4<sup>th</sup> Avenue (1895), 1709 5<sup>th</sup> Avenue (1920), 1790 5<sup>th</sup> Avenue (1920), and 1706 6<sup>th</sup> Avenue (1928).

### *The Colonial Revival Style*

Colonial Revival refers to the rebirth of interest in the early English and Dutch colonial houses of the Atlantic coast of the United States. The style was an attempt to create a truly American style based on colonial architecture. In Oregon, Colonial Revival houses began to appear frequently around 1900, but the style continued to be popular for decades. The style is regionally expressed most commonly in a symmetrical form, one or two stories, with classical decorative elements such as pilasters and sidelights. There are five examples of the Colonial Revival style in the Willamette neighborhood, although only two are contributing resources. These are 1747 5<sup>th</sup> Avenue (ca. 1905) and 1508 14<sup>th</sup> Street (1916).

### **Infill**

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While the Willamette Falls District represents a cohesive and intact picture of late 19<sup>th</sup> and early 20<sup>th</sup> century residential development, it has been, and continues to be, impacted by infill development. Early builders in the Willamette Falls district often bought two adjoining lots, and built a house on one while using the second for a garden. This led to a district defined by lower building density and large lots. Development pressure in the Portland area and the lack of buildable lots has led to a significant number of these lots being sold and developed. The development of these lots impacts the integrity of the district by increasing the density of neighborhood and diluting the pool of historic resources. Continued development could alter the quality and integrity of the district.

There are currently 24 resources in the Willamette Falls District that were constructed after the historic period. They are fairly evenly spread through the neighborhood, again a reflection of the availability of empty lots between historic resources. These houses were constructed between 1962 and 2008, and represent a variety of contemporary styles. The most prevalent non-historic style in the district is the Neo-Victorian, a contemporary interpretation of the late 19<sup>th</sup> century Victorian era styles, most frequently the Queen Anne style. Other styles represented include the Ranch style and the Neo-Colonial Style.

### Conclusion

The proposed Willamette District is a cohesive collection of early-twentieth century residential buildings with a small number of associated commercial buildings, that is part of the larger Willamette neighborhood which mainly consists of late Victorian and early 20<sup>th</sup> century American styles. There are a total of 76 resources within the proposed district, with 57% of these contributing to its historic character. The resources constructed during the period of significance retain a high level of historic integrity, and have been well maintained, conveying the history of the well-planned modern early twentieth century community that was uniquely modern in its day.

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### Bibliography

#### 1. General Sources

*Anonymous.* **An Act to Incorporate the Town of Willamette in Clackamas County, State of Oregon.** 1908.

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Clackamas County Historical Society. Research files on Caufield and Charman families.

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Dodds, Linda. *ODOT: Determination of Eligibility for the National Register of Historic Places: Bolton Store.* April 14, 1997

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Hines, Rev. H. K. *An Illustrated History of the State of Oregon*. Chicago: Lewis Publishing Company, 1893 ["Tom P. Randall," p. 366; "E. R. Charman, pp. 563-564; "Elmer Ellsworth Charman," pp. 565-566; "John J. Cooke," p. 701; "Major Thomas Charman," pp. 706-707; "Nicholas O. Walden" pp.1294-1295].

*Just Yesterday: A Brief Story of West Linn, Oregon*. (American Revolution Bicentennial Commission of Oregon. West Linn, Oregon) 1976.

Klatt, John. *The Batdorf Store, Willamette Oregon*. West Linn, OR

Kramer, George. *Willamette Falls Industrial Area: Request for Determination of Eligibility [to the National Register of Historic Places]*. Prepared for Portland General Electric and Blue Heron Paper Company, in cooperation with the West Linn Paper Company. May 2002.

Lynch, Vera Martin. *Free Land for Free Men: A Story of Clackamas County*. (Artline Printing Inc, Portland OR) 1973.

Macauley, James D. "The Finest Bed and Breakfast." Manuscript, n.d. [ca. 1996].

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Portland General Electric Company. *Historic Properties Management Plan: Portland General Electric Willamette Falls Hydroelectric Project, FERC No. 2233*. December 2002.

Sanborn Map Company. *Oregon City, Oregon* (1884, 1890, 1892, 1900, 1911, 1925, 1950). [Maps include properties within city limits of West Linn, including industrial sites and town of Willamette Falls/Willamette.]

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### 2. Public Records

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*Bolton Neighborhood Plan.* City of West Linn, Oregon. Adopted 4-10-06.

Clackamas County Surveyor. Tract maps.

*West Side Addition to Oregon City.* Filed at request of James P. Shaw and Emily C. Shaw (wife), 15 June 1889.

*Plat of Windsor.* Filed at request of Portland Trust Company of Oregon, Allen Noyes (pres.), Benjamin I. Cohen (sec.), 14 August 1889.

*Weslynn.* Filed at request of T. Leonard Charman, 16 September 1889.

*Sunset City.* Filed at request of Sunset Land Company, Oregon City, John J. Cooke (pres.), F. E. Donovan (sec.), 27 April 1892.

*Parker Hill Addition to Oregon City.* Filed at request E. Parker and Sarah C. Parker (wife), and F. E. Palmer and Isabelle S. Palmer (wife), 24 October 1892.

*Willamette Falls.* Filed at request of Willamette Falls Company, Portland, H. W. Goode (vice-pres.), Charles H. Caufield (sec.), 27 September 1893.

*Bolton.* Filed at request of Bolton Land Company, Tom P. Randall (pres.), E. G. Caufield (sec.), 5 September 1896.

*Map Showing J. D. Miller DLC and south half Jas. M. Moore DLC.* Filed at request of Oregon Iron and Steel Company, W. M. Ladd (pres.), A. H. McGown (sec.), 3 August 1900.

*Willamette Falls Acreage Tracts.* Filed at request of Willamette Falls Company, H. W. Goode (vice-pres.), Charles H. Caufield (sec.), 6 May 1901.

*First Addition, Willamette Falls Acreage Tracts.* Filed at request of Willamette Falls Company, H. W. Goode (vice-pres.), Charles H. Caufield (sec.), 25 July 1902.

*Map of Willamette Tracts.* Filed at request of Willamette Falls Company, H. W. Goode (pres.), Charles H. Caufield (sec.), 12 December 1903.

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*Willamette & Tualatin Tracts.* Owned by Portland Railway, Light and Power Company. Filed at request of Willamette Falls Company, B. S. Josselyn (pres.), Franklin T. Griffith (sec.), 3 September 1908.

*Shannon Acre Tracts, in Donation Land Claim of S. W. Shannon and Wife.* Filed at request of Merchants Savings & Trust Company, Portland, Oregon, 26 December 1908.

*Bland Acres.* Filed at Request of Oregon Iron & Steel Company, Portland, W. M. Ladd (pres.), A. S. Pattillo (sec.), 5 July 1911.

*Plat of Willamette Heights.* Filed at request of Willamette Pulp and Paper Company, San Francisco, California, 21 April 1913.

*Britton's Subdivision of Part of Tract O and N of Willamette Falls Acreage.* Filed at request of Addie J. Britton, 8 May 1913.

*Plat of West Oregon City.* Filed at request of Moody Investment Company, Portland, H. L. Moody (pres.), R. A. Leiter (sec.), 1 August 1913.

*Plat of Moody's Subdivision of Unit "C," West Oregon City.* Filed at request of Moody Investment Company, Portland, H. L. Moody (pres.), R. A. Leiter (sec.), 16 August 1913.

*West Linn Heights.* Filed at request of William S. Turner and Helen S. Turner (wife), 6 October 1916.

*Plat of Tracts 1 to 34 Inclusive of Unit "D" of West Oregon City, Clackamas County, Oregon.* Filed at request of Moody Investment Company, Franklin T. Griffith (pres.), R. A. Leiter (sec.), with F. A. Burdon and Leona Burdon (wife), and William L. Jordan and Alice Jordan (wife), 1 March 1922.

*Map of Holly Acres.* Filed at request of Associated Realty Company, Franklin T. Griffith (pres.), R. A. Leiter (sec.), with John H. Walker, 9 May 1922.

*Map of Cedaroak Park.* Filed at request of Province of the Holy Name, Arthur L McMahon (provincial), W. T. Lewis (sec.), 3 October 1922.

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*Map of Robinwood.* Filed at request of American Warehouse & Sales Company, William Cavanaugh (pres.), J. Annand (sec.), 6 July 1923.

*Moody Investment Company's Plat of Holly Gardens – An Addition to the City of West Linn.* Filed at request of Moody Investment Company, Franklin T. Griffith (pres.), A. G. Barry (sec.), 3 October 1923.

*Moody Investment Company's Subdivision of Unit "F" of West Oregon City – An Addition to the City of West Linn.* Filed at request of Moody Investment Company, Franklin T. Griffith (pres.), A. G. Barry (sec.), 23 September 1924.

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*Map of Amended Replat of a Portion of Robinwood.* Filed at request of Oregon Trust Company, W. B. Roberson (pres.), W. C. Taw (sec.), 22 September 1926.

*Map of Rosemont Acres.* Filed at request of Oregon Iron and Steel Company, A. S. Patillo and Myra G. Patillo (wife), 27 March 1928.

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*Maple Grove.* Filed at request of Beretta Leonard and H. E. Leonard (husband), 4 October 1944.



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West Linn Planning Department. Tract maps, 1953–2002.

### 3. Newspapers and Magazines

#### Enterprise-Courier

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“Another View of the Bridges Taken From McCloughlin Promenade” (20 July 1970).

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page H1-H4.

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### Valley Highlights

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Engers, Rachel. "Old Bolton Store Shifts Slightly North". (June 10, 1999).

"History Lives on Through Names: Early Pioneers honored by streets, parks. (July 26-27, 1983).

"House may get history honor" (15 May 1985).

Law, Steve. "West Linn creation marked by deep cultural divisions: Merging of Willamette, Bolton, Sunset difficult." (June 9, 1988).

McCloskey, Anita. "Born on a Riverside: Life in West Linn has never been without changes". (May 13, 1981) Good Life Section, page 2.

### 4. Interviews

Charles Awalt

John Klatt

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### VERBAL BOUNDARY DESCRIPTION

The Willamette Falls District is roughly rectangular in area. Beginning at a point on 12<sup>th</sup> Street at the eastern end of Knapps Alley, it is bound on the east by Twelfth Street to the intersection of Tualitin Avenue. From here the boundary turns west and follows an irregular line encompassing the lots on the south side of 4<sup>th</sup> Avenue to 14<sup>th</sup> Street. The boundary then turns north to 4<sup>th</sup> Avenue and then west again on a line from 14<sup>th</sup> Street to 15<sup>th</sup> Street, then north to Knapps Alley, then east to 14<sup>th</sup> Street, then north to Willamette Falls Drive, then east to a line along the east property line of 1817 Willamette Falls Drive, south to Knapps Alley, then east to 12<sup>th</sup> Street.

### BOUNDARY JUSTIFICATION

The proposed district incorporates the majority of the original Willamette Falls plat (1893) that retains a high degree of historic integrity. The areas of the historic plat which were not included, namely the areas to the east of 12<sup>th</sup> Street and west of 15<sup>th</sup> Street, have lost not maintained the high level of integrity that remains in the rest of the plat. The northern section of the plat, north of 7<sup>th</sup> Avenue, (Willamette Falls Drive), was vacated in 1902 and did not develop until later. Therefore, the boundary encompasses the most intact and cohesive section of the original Willamette Falls plat.

Willamette Falls Historic District

Name of Property

Clackamas Co., OR

County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

**United States Department of the Interior  
National Park Service**

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## Supplemental Information

- Figure 1: Willamette Falls Plat- 1893
- Figure 2: Photos of Willamette Falls Paper and Pulp Co.
- Figure 3: Trolley Building/West Linn City Hall, circa 1895
- Figure 4: Capen Shoe Factory, circa 1900
- Figure 5: Willamette School, circa 1897
- Figure 6: Willamette Falls, circa 1900
- Figure 7: Water Tower, circa 1905

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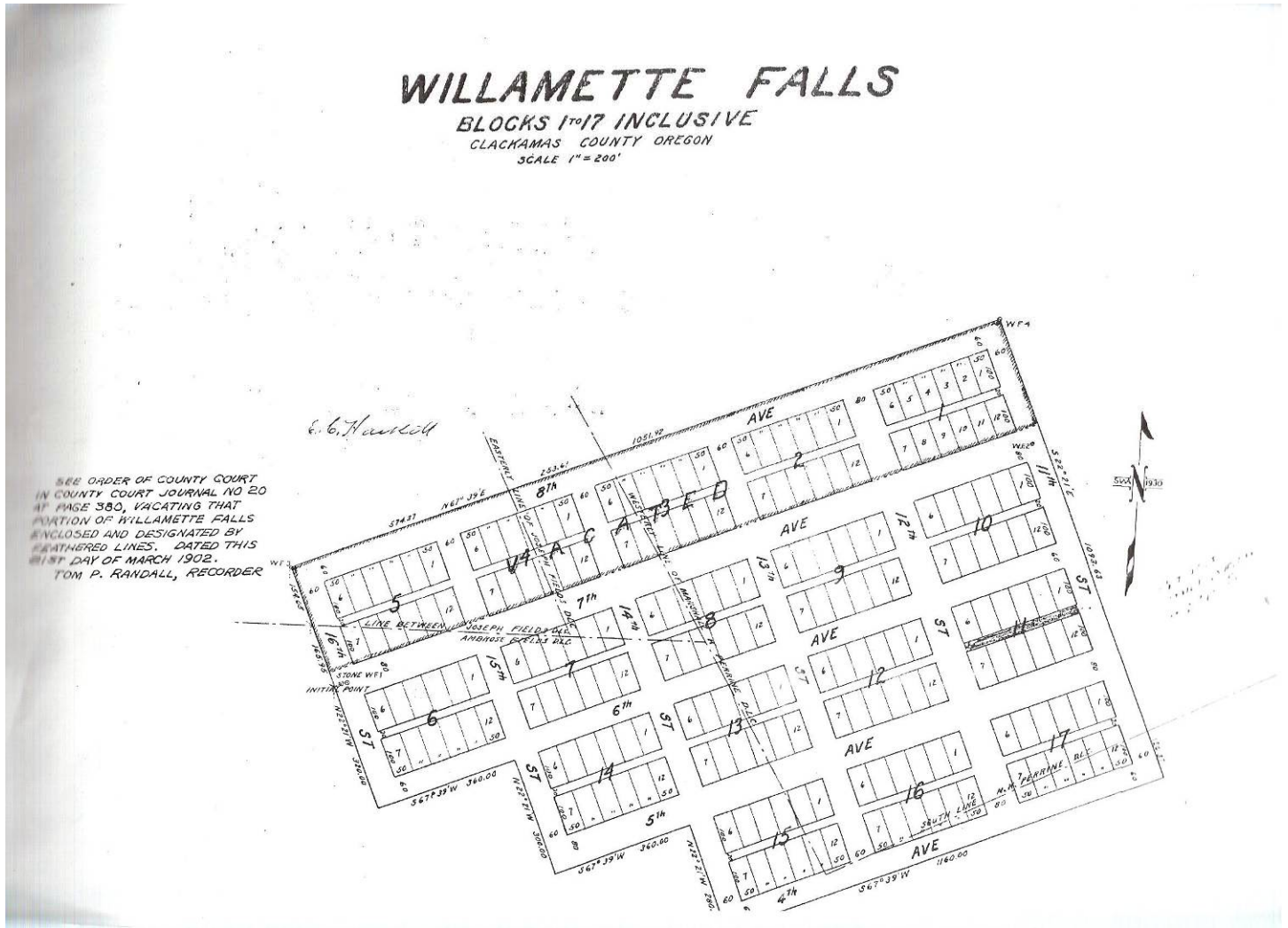


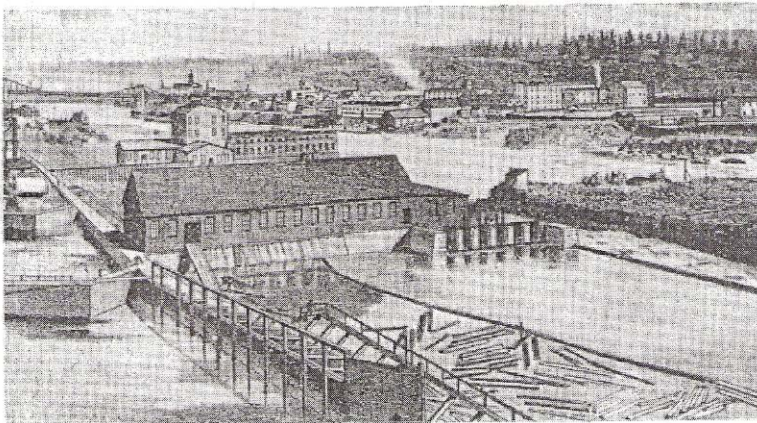
Figure 1: 1893 Willamette Falls Plat

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BANNER-COURIER, OREGON CITY, ORE., FRIDAY, MAY 23, 1947



THIS DRAWING OF OREGON CITY was made from the west shore of the river December 14, 1859, and shows the mills in their early stages. The old print was found in the belongings of Mrs. Lora

Bussing's father after his death, and Mrs. Bussing thought they might prove of interest to the B-C readers.

Photo 3

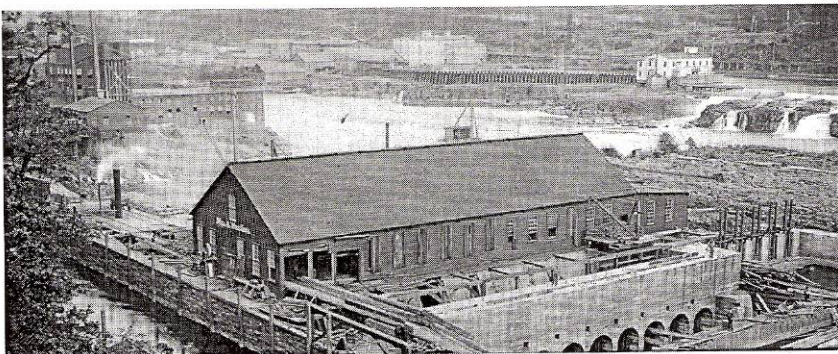


Photo 4 - Mill A sawmill during construction of intake for T.W. Sullivan Generating Station B. Paper Mill C and original sulfite Mill B in background. Across river: Oregon City, circa. 1901-1902

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Figure #3: Willamette Falls Railway Building/City Hall, circa 1895



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Figure #4: Capen Shoe Factory, circa 1900

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Figure #5: Willamette Falls School, circa 1897

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Figure #6: Willamette Falls, circa 1900

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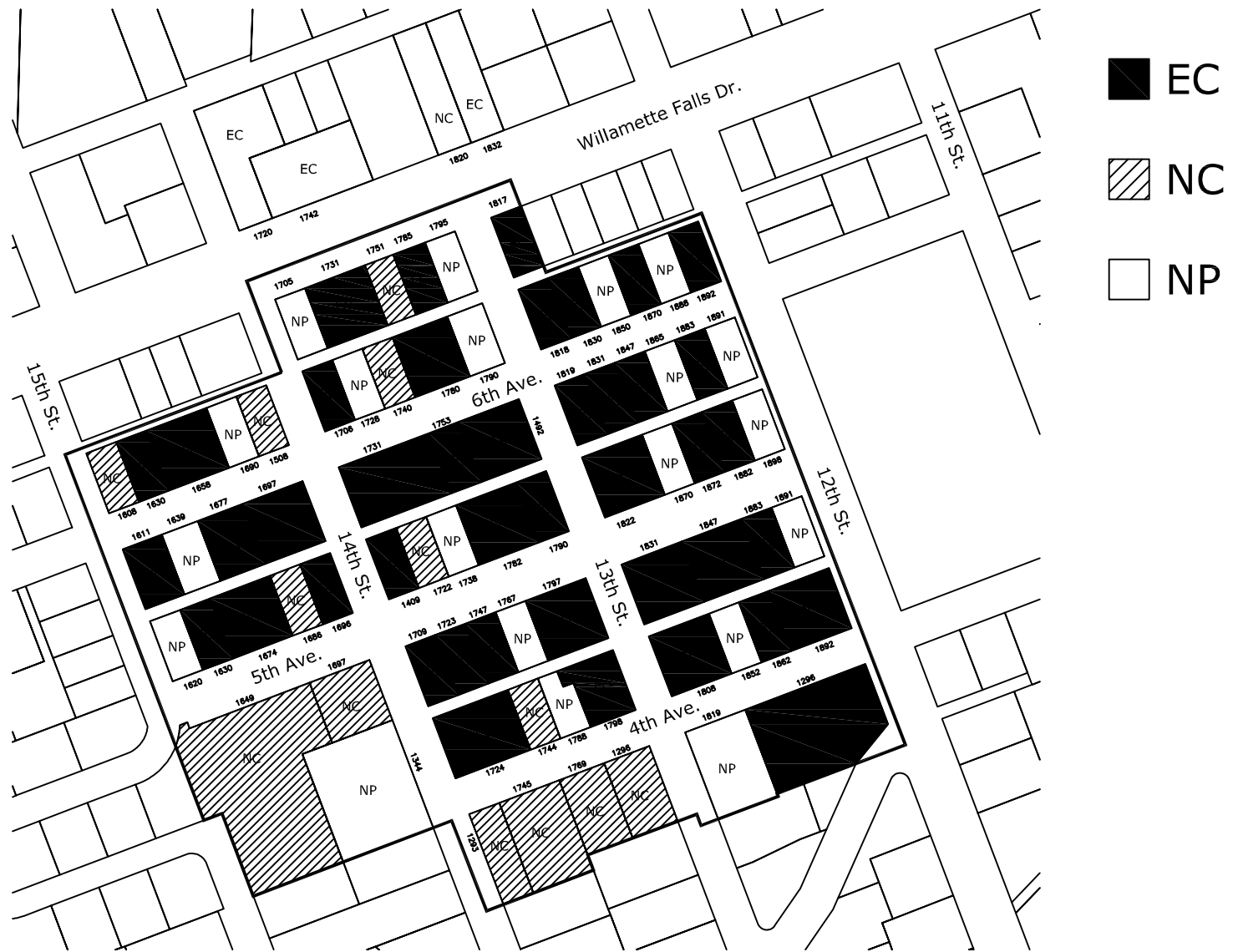
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Figure #7: corner of 6<sup>th</sup> and 13<sup>th</sup>, circa 1905—note watertower in background

# Willamette Falls Historic District



- EC
- ▨ NC
- NP

