City of West Linn
Historic Context Statement
Willamette and Holly Grove Neighborhoods

Willamette circa 1900

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Table of Contents

Introduction **3**
Methodology 3
Physical and Temporal Boundaries and Existing Historic Designations 3
West Linn History **5**
Prehistory: Before 1800 5
Early Discovery Period: 1800-1849 6
Early Industry and Development Period: 1850-1899 7
Mid- Industry and Development Period: 1900-1924 9
Late Industry & Development Period: 1925-1949 12
Urban Growth and Neighborhood Infill Period: 1950-Present 13
Findings By Contextual Period **13**
Early Industry and Development Period: 1850-1899 14
Mid-Industry and Development Period: 1900-1924 19
Late Industry and Development Period: 1925-1949 22
Urban Growth and Neighborhood Infill Period: 1950-Present 24
Summary of Survey Findings and Recommendations **26**
Summary of Findings for Willamette Neighborhood **26**
Summary of Findings for the Holly-Grove Neighborhood **27**
Recommendations **28**
Willamette Neighborhood 28
Holly Grove Neighborhood 29
Bibliography **30**

Introduction

Methodology

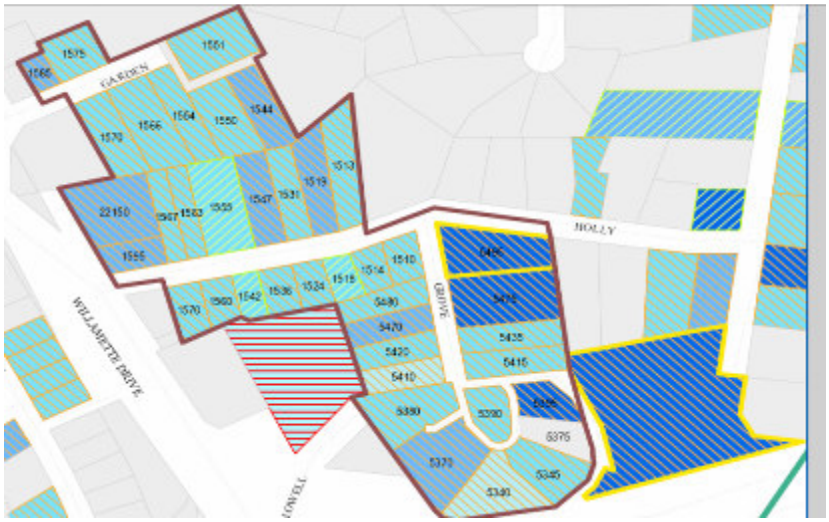
The Building History Inc. team performed a reconnaissance survey update for the Willamette survey area and the Holly-Grove survey area using the newly developed draft reconnaissance level survey methods developed by the Oregon State Historic Preservation Office. This included a review of existing survey data which had been collected by the Winterbrook Team(2002-2003), field work including the recording basic architectural information for 111 properties in two survey areas, a preliminary eligibility assessment and a photograph of each property in the survey area, and the preparation of data for entry into the SHPO database. This project was funded by a CLG Grant with matching funds provided by the City of West Linn.

The Secretary of the Interior's Standards for Preservation Planning were used as a guideline to develop the Historic Context Statement for the survey areas, which summarizes the spatial patterns of property types and their integrity. SHPO's new RLS Standards for Research Design and Final Report were also consulted. The construction dates were derived from the Clackamas County Assessor's Office. When available, Sanborn Insurance maps and other historic maps were used to verify the construction dates and overall neighborhood development. Where it was not possible to date a property this way, a construction date was estimated, and there is a notation (circa) in the database. The Clackamas County Cultural Resources Inventory (1984) was also utilized as a resource, as well as research previously collected by local residents. Original deed research was completed (intensive surveys) on three properties within each neighborhood. Recommended next steps were identified for the City of West Linn relating to the treatment of historic properties in the Holly-Grove area of the Bolton neighborhood and the National Register eligibility of the Willamette Conservation District.

Physical and Temporal Boundaries and Existing Historic Designations

Physical Boundaries

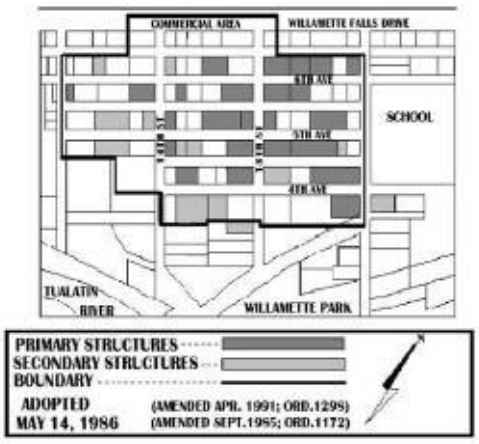
The Holly-Grove survey area is located in the Bolton neighborhood of West Linn. It is an irregularly shaped area bordered by Willamette Drive on the west. Garden Street is the northern border, and all the residential properties on this street were surveyed. Holly Street runs through the middle of the survey area as far as Grove Street which runs north/south. The properties along Grove define the east and southern boundaries of



Holly-Grove Conservation District (proposed – 2003 by Winterbrook)

the study area. All of the houses on Grove Street were included in the survey. The area is defined by the major arterial of Willamette Drive, the geographical boundary of the ridge on the east, and the contained nature of the development to the north and south. Even though it is currently within the Bolton neighborhood, this survey area was not part of the original Bolton plat. Instead, it was part of Unit "D" of the West Oregon City Plat (1913), which was also known as "Moody's Subdivision", which was platted by Moody Investment Co. Lot 9 of "Moody's Subdivision" was further subdivided by G.E. Hollowell in 1926, creating the lots and the circular drive at the end of Grove Street. One property is listed on the local inventory: the Glenn Jack House(1924) at 5495 Grove Street in the Holly-Grove neighborhood.

The Willamette neighborhood survey area is located in the former town of Willamette near the southern end of West Linn. It is a roughly rectangular area, bound by 15th Street on the west, 12th Street on the east, and includes all the properties on the north side of 6th Avenue, south to include all the properties on the south side of 4th Avenue. The survey area consists of some of the property purchased from B.F. Baker and Oregon Iron and Steel in 1893 by the Willamette Falls Company. The area quickly developed into a bustling residential area and included a shoe factory and school within two years.



Willamette Neighborhood Conservation Overlay

One property is listed on the National Register: the Nicholas Walden House (1895), located at 1847 5th Ave. in the Willamette neighborhood. The residential portion of the Willamette neighborhood (defining the study area) is currently covered by a Historic Conservation District Overlay which provides design standards which property owners must comply with per West Linn's Community Development Code (Chapter 25). The commercial properties along 7th were not included in the study area.

Temporal Boundaries

Time periods were based upon historic research and development patterns observed from historic maps and Sanborn Insurance Maps from the years 1900, 1910, 1925 and 1950. The time periods for the historic context have been defined as follows:

> Prehistory: Before 1800; Early Discovery Period: 1800-1850; Early Industry and Development Period: 1850-1899; Mid- Industry and Development Period 1900-1924 with subcategories including: Mill and Early City Development: 1900-1910 and
>
> City Establishment and Urban Growth: 1911-1924; Late Industry and Development Period: 1925-1949, with subcategories including: Subdivision Development: 1925-1929 and Post Streetcar: 1930-1949; Urban Growth and Neighborhood Infill Period: 1950-present.

It was anticipated that a majority of the development within both the Willamette and Holly-Grove neighborhoods would have taken place beginning at the end of the Early Industry and Development Period (1890) through the Late Industry and Post Streetcar Development Period (1950). As described more thoroughly in the Findings portion of this report, the period of significance for the Willamette neighborhood was found to be 1895-1930. The period of significance for the Holly-Grove neighborhood was found to be 1920-1940.

West Linn History

Prehistory: Before 1800

In the period before settlement of the area around the Willamette Falls by European immigrants, the falls were a major gathering place for Native American tribes. The fish at the falls were abundant, and as with Celilo Falls east of The Dalles, the local tribes would meet near the falls to trade, hold traditional feasts and other rituals. A longhouse was located near the falls, and the tribes included members of the Calipooyas, Tualatins, Malales(Molallas) and the Clow-e-wallas. Klamath and Multnomah tribes would also gather near the falls. The Indians on the west side of the Willamette below the falls called themselves the Ne-ka-mas. Wanaxha was their chief and they had a village which included a partitioned longhouse as well as several other permanent buildings.[1] Dr. Samuel Parker of New York describes meeting them:

> *"I engaged two Indians belonging to a small village below the falls. Wanaxha, the chief, came up to where I was about to camp alone for the night and invited me to share the hospitality of his house. Believing it would please the chief, I went with him to his dwelling, a long permanent building on the west side of the river, up an elevation of about 100 feet, and near which were several other buildings of nearly the same dimensions. Their houses are built of logs split into thick planks. The walls of the chief's home are about 7 feet high. They have no chimney to carry off the smoke, but a hole is left open above the fireplace. Mats were spread upon the side of the apartment, raised four feet above the floor, and under which they store away their dried fish, roots, berries and other effects."*[2]

The Molallas had conflicts with the Clow-e-Wallas over fishing rights at the falls and this was compounded with the arrival of the fur traders. The Native Americans believed that animals and fish and even berries and roots within their territory were property of the tribe of that area. Conflict occurred when European settlers came and hunted and fished within their territory without asking permission or trading appropriately. Northwest traders began to use liquor and tobacco in trading with the Indians in order to mitigate the impacts of their hunting and fishing on the land.

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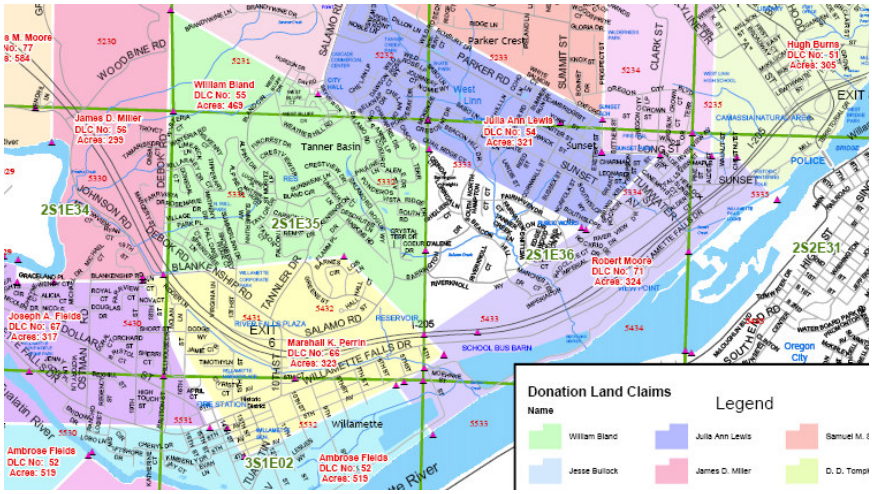
[1] Lynch, Vera Martin. **Free Land for Free Men: A Story of Clackamas County.** (Artline Printing, Inc. Portland, OR, 1973) pp20-21.

[2] Ibid.

Early Discovery Period: 1800-1849



Donation Land Claims

Immediately after the journey of Lewis and Clark in 1803-1804, little changed in the area directly around the falls. There were three fur trading companies in operation at this time: the British Hudson's Bay Company, Canadian Northwest Company and John Jacob Astor's Pacific Fur company. In 1824 a truce was negotiated between the British and Canadian companies. John McLoughlin arrived at Fort George in Astoria in 1824 as the Chief Factor of Hudson's Bay Company. A Canadian of Scottish descent, he established Fort Vancouver and developed a good relationship with the local Native Americans. In 1829 McLoughlin claimed two square miles on the east side of the river above the falls and began construction on a sawmill.[3]

Unfortunately the increased contact of Native Americans with white settlers caused an epidemic in the 1830's which wiped out about 90% of the tribes living near the falls. Robert Moore arrived in 1840 and purchased 1,000 acres from Chief Wanaxha, leader of the tribe on the west side of the river. Soon after Moore developed Linn City, a small community that included a lumber and flour mill, chair factory, tavern, wagon shop and gun smith. Moore named the city after his friend, Senator Linn of Missouri, who introduced a bill in 1842 to give grants of free land to Oregon settlers (precursor to the Oregon Donation Land Act of 1850). In 1842, Marshall Perrin staked his claim and in 1843, Hugh Burns settled and developed Multnomah City, which is the current location of the Bolton neighborhood. Linn City was located south of Multnomah City near the current location of the West Linn mill.

Meeting in Champoeg on May 2, 1843, a committee of 102 Oregonians voted to form a provisional government. The first general election was held in 1844 and Oregon City was named capital. In 1844, Burns started the first ferry service across the river to Oregon City, which by this time was thriving under the direction of McLoughlin.

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[3] Welsh, William D. ***A Brief History of Oregon City and West Linn, Oregon***. (West Linn: Crown Zellerbach Corporation, 1941). pp 4-8

The first newspaper on the Pacific Coast was published in 1846 in Oregon City, and Oregon became an official U.S. Territory on August 14, 1848. General Joseph Lane became Governor of the territory. The office of the U.S. District Court for the territory of Oregon was located in Oregon City.

James Marshall Moore staked a claim near his father's and constructed a lumber and grist mill. Ambrose Fields and his son Joseph staked a claim in 1847 and 1849 in this vicinity as well.

Early Industry and Development Period: 1850-1899

Dr. John McLoughlin resigned from Hudson's Bay Company and was elected Mayor of Oregon City in 1851. In 1854, Oregon City established a school system by assessing a $1.00 poll tax and organizing a city owned ferry across the Willamette. In 1861 a devastating fire and flood wiped out both Linn City and Multnomah City of the west side of the river. [4]

In 1869, the first 20 miles of track between East Portland and Parrot Creek were completed by Ben Holliday, giving the first rail access from the east side into Portland. In 1873 the Willamette Falls Canal and Lock Company opened the canal and locks, which allowed ships to bypass the falls for the first time. It consisted of four locks with and overall lift of forty feet.

The Perrin Donation Land Claim was purchased by B.F. Baker in 1885, and the Fields Donation Land Claims were purchased by Oregon Iron and Steel Co. Portions of these claims were located where the town of Willamette eventually developed.

In 1887 the Willamette Transportation and Locks Co. was established. Founded by Edward Eastham this group drew two paper companies by generating power from the falls. The ***Morning Oregonian*** wrote on September 16, 1889:

> *"The group not only had absolute control of the water power at the Falls, but they also owned all the land on both sides of the river at all suitable for the location of factories and for the development of this power."*[5]

In 1887 the Willamette Falls Pulp and Paper Co. was established. The following year, in 1888 the Oregon City Electric Company was formed. This eventually became known as the Willamette Falls Electric Company. This company purchased many properties from the Oregon Iron and Steel Co. William Ladd owned this company which had logged hundreds of acres of this timberland to fuel his foundries in Oswego.

In 1888 the first bridge across the Willamette was completed from Oregon City across to the west. By 1889 the Willamette Pulp and Paper Company completed Mill A. This year the Crown Paper Company was also established and signed a thirty year lease with the Oregon City Electric Company to receive 200 horsepower. Crown constructed a mill at

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[4] Ibid. p 18.

[5] Stein, Harry H. PhD. ***The Paper Mill at West Linn, Oregon 1889-1997: Hydropower, Sawmill and Grinder Operations.*** (Jacobs-Sirrine Engineers, Portland OR. April 1997). p7.

the north end of Moore's Island. Willamette Falls Pulp and Paper Co. had acquired a 50 year lease on the south side of Moore's Island on January 1, 1887. Their agreements provided 1,000 horsepower for pulping. Mill A first produced pulp on October 7, 1889. Crown began making straw board, wrapping paper and manila wrap in 1890. [6]

In 1889 the first long distance electrical power transmission was accomplished from the falls to Portland, fifteen miles away. Also in this year three new plats were recorded on the west side of the river: West Side Addition to Oregon City, Windsor, and Weslynn. In 1891 an electric line trolley was built from the Willamette area along the current location of Willamette Falls Drive down to the mill. The trolley was originally constructed to transport cords of wood down to the mill to power the furnace. Two additional plats were recorded in 1892 on the west side of the river: Sunset City and Parker Hill Addition to Oregon City.

By 1892 the Willamette Falls Company formed part of the new Portland General Electric Company. In January 1893 construction began on a large hydroelectric plant (Station B).

In 1893 the Willamette Falls Company purchased land from B.F. Baker and Oregon Iron and Steel, and Nicholas O. Walden platted the city of Willamette Falls. Walden, who was also involved in platting neighborhoods in East Portland, laying out the Portland power grid and laying out its streetcar lines, envisioned Willamette Falls as a completely modern city. 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 to Portland.

The city consisted of 17 blocks and 200 city lots. Willamette Falls, later shortened to Willamette, it was located on a flat plateau about a mile above the Falls, not far from the original site of Linn City. B.F. Baker sold the land to the company on the condition that a street (12th Street) would run down to the river and give people easy access to the docks.

Willamette Falls was developed as a modern city. 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, and connection was mandated by deed. Water was pumped up to a water tower near downtown from a well now located in Willamette Park, providing water to the city. Indoor toilets were so new that they were installed in small rooms accessed from the back porch instead of inside the house. By 1895 the Capen Shoe Factory was established in the new town of Willamette and in 1896 the Willamette School was constructed.

Walden died suddenly in 1897, leaving the railroad line unfinished. His vision for the city did not outlive him, upon his death work on the railroad stopped and the city evolved into a mill town.

The Bolton neighborhood meanwhile, was platted in 1896 by the Bolton Land Company, and named for land owners Edward and Pauline Bolton. It consisted of 40 blocks with 300 lots just north of the bridge. The Holly Grove area is part of Bolton, but developed in the 1920's & 1930's.

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[6] Ibid. p 7-9.

In 1898, the Moehnke Saw Mill opened on two acres of the Robert Moore Donation Land Claim. The Moehnke Saw Mill was where the settling ponds are now. This mill supplied lumber for the Willamette area, including much of the lumber to construct the homes in Willamette was purchased.

Mid- Industry and Development Period: 1900-1924

This period is divided into two subcategories: Mill and Early City Development (1900-1910) and the City Establishment and Urban Growth Period (1911-1924).

Mill and Early City Development: 1900-1910

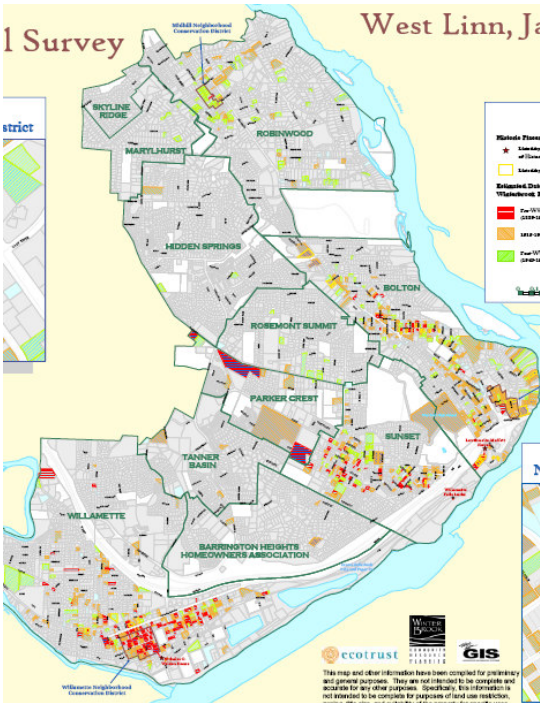
In 1905 the Crown Paper Company merged with the Columbia River Paper Company in Camas, WA becoming Crown-Columbia Pulp and Paper. In 1908 the town of Willamette incorporated and the Willamette United Methodist Church was formed. In 1909 a typhoid epidemic broke out in the town of Willamette, caused by contaminated river water leaking into the spring which fed the water supply for the town. The property where the original spring was located was privately owned by Mr. Downey. The water works were sold to the town in 1910.

> *"On two of the springs were electric pumps and cylinders that pumped the water up to a huge tank behind Frenzel's market. This tank was 40 to 50 feet tall and held 50,000 gallons of water."*[7]

City Establishment and Urban Growth: 1911-1924

In 1913 West Linn incorporated the area which included the neighborhoods of Bolton, Sunset and the mills. More specifically it included the following five tracts which were clustered near the west end of the bridge, most of which developed soon after the completion of the bridge in 1888: West Side Addition to Oregon City (1889); Windsor (1889); Weslynn (1889); Sunset City (1892); Parker Hill Addition to Oregon City (1892); and one tract located just north of the bridge, Bolton (1896).

These areas were originally developed by Oregon City businessmen and managers of the Willamette Falls Company. Business leaders who resided in the Bolton and Sunset neighborhoods united and formed the West Side Improvement Club. They included professionals and the managers at the mills. Their original goal of incorporation was to capture taxes from the two mills and the hydroelectric plant.



Winterbrook Phase II Architectural Survey Map for West Linn (2003), portion showing West Linn neighborhoods.

[7] ***Willamette Treasures***. (West Linn, OR). p. 60

In May of 1913 the West Side Club voted to incorporate West Linn, including the valuable mills and electric plant. Many original inhabitants of Willamette were significant members of the community. However, by 1908, Willamette residents also consisted of mill employees, laborers and agricultural workers. The streetcar, which had been established in 1891 made it quite easy for workers to live up in Willamette and access the mill to go to work. As the neighborhood of Bolton grew and developed, merchants and other professionals who worked in Oregon City tended to settle here. The Sunset neighborhood (also known as West Oregon City) attracted foremen and executives at the mill.

Willamette heard about the vote of the West Side Club to incorporate in order to gain valuable tax funds and scheduled an annexation vote to include these properties within their own boundaries. The first vote was not successful and the Willamette leaders scheduled a second vote on July 30, 1913. Unfortunately this was also unsuccessful, and Willamette leaders believed unfair methods were used and altered the outcome of the vote: "*..at least three west side families 'moved' into the targeted area and set up temporary tents."*[8] On August 13, 1913 West Linn was incorporated by the State of Oregon and it included the two mills and hydroelectric plant.

Willamette Heights was platted by the Willamette Pulp and Paper Company in 1913. West Oregon City was also platted in 1913 and included the area from Sunset City to the south up to Bolton at the north. This area was owned by the Moody Investment Company of Portland and included over a dozen "Units" that were developed through the early twenties.

In 1914 Crown Columbia merged with Willamette Pulp and Paper to form Crown Willamette Pulp and Paper. In 1915 the Federal Government bought the canal and locks for $375,000 and made some improvements. At this time the locks were operated by the Portland Railway, Light and Power Company, and a toll of fifty cents per ton freight and ten cents per passenger were charged. After the U.S. Government purchased the locks the tolls were eliminated.

Due to their continual problems with their independent water supply the town of Willamette was forced to merge with West Linn in 1916. Also that year the first volunteer fire department was organized, and in 1918 the Moehnke Mill closed due to lack of business.

The West Linn Inn (1918) was located just to the south of the present Holly-Grove neighborhood, on the other side of the bridge, and was a major gathering place for residents of West Linn. The Inn had 85 rooms and a restaurant with a long veranda running the length of the building which overlooked the Willamette River and provided a view of the falls, the mills and the lower level of Oregon City. During WWII the Inn was used as a dormitory for men from all over the country who were brought in the help keep the mill running. The Crown Zellerbach Corp, which ran the Inn for many years closed

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

the inn in the seventies but continued to operate the restaurant. An article from the Oregonian describes why the inn was built:

> *"According to old-timers who remember the inn's beginning, it was constructed to house workers imported as strikebreakers by the former mill operators when regular mill employees tried to organize a union. "They built it because they had to house the strikebreakers," said Wilmer Gardner, a resident of Oregon City for 69 years..James Paterson, 69, now a resident of St. Helens, remembers his father working at the mill during the organizing period. The strike did not succeed and Paterson believes one of the reasons was because the inn was well positioned near the mill. The picket line, which was established at the west end of the Oregon City- West Linn Bridge was tough to penetrate, he said. But, he said, "workers already in the inn, about 300 yards from the line, didn't have to cross the line at the bridge. They ate and slept at the inn and just walked down the ramp to work out of sight of the picket line."*[9]

The inn was demolished in the early 1980's.

In 1920 Willamette Falls Drive was paved and in 1922 a new bridge opened across the Willamette between West Linn and Oregon City which allowed vehicle traffic.

The Moody Investment Co. developed a number of subdivisions in West Linn in the early part of the twentieth century, and developed "Unit D" or "Moody's Subdivision" in 1922, a 34 lot subdivision and part of the original West Oregon City Plat of 1889. Moody Investment Co. was owned by Franklin Griffith who was also the President of Portland General Electric, now the name of the former Willamette Falls Electric Company. Development in this area did not occur until the late twenties and thirties.

Willamette Falls Trolley Station circa 1900

The Holly-Grove neighborhood is located southeast of the Bolton neighborhood and began developing in this time period. Bolton had a school, post office and commercial center. Residents of Holly-grove could access Oregon City across the river to the east via the suspension bridge constructed in 1922 and also had access to Willamette initially with the trolley, and then after 1927 with the bus system.

At this time, West Linn held city council meetings at the trolley station (formerly located at 22825 Willamette Drive, just to the south of the Holly-Grove neighborhood).

> *"West Linn's city hall once was a room in a wooden trolley building with a covered walkway for trolley passengers."*[10]

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[9] Jones, Fran. "*After 62 years, West Linn Inn to close."* **Oregonian.** April 13, 1980, pB4

[10] Goetze, Janet. *Old City Hall Goes Down in West Linn History*. **Oregonian.** October 14, 1999.

Late Industry & Development Period: 1925-1949

This period is subdivided into two subcategories: Subdivision Development: 1925-1929 and Post Streetcar: 1930-1949.

Subdivision Development: 1925-1929

In 1926 the subdivision of Tract 9 in the Holly Grove neighborhood was platted within Unit "D" of "Moody's Subdivision" by G.E. Hollowell. A significant amount of real estate activity came during the economic boom of the twenties when a dozen subdivisions, many of them quite large, were platted within the city or in unincorporated areas and later annexed to the City. A majority of development was concentrated in the "Units" of the West Oregon City Tract, along River Street as well as in new major subdivisions, Cedaroak and Robinwood, that were originally north of the city but later annexed.

In 1927 streetcars were taken off Willamette Falls Drive and busses began to operate between Willamette, Bolton and Oregon City. In 1928 Crown-Willamette merged with the Zellerbach Paper Company to form the "Crown Zellerbach Paper Company", which at that time was the largest paper company on the west coast.

Post Streetcar: 1930-1949

The City of West Linn built a new City Hall on the site of the original trolley building in 1936. A large majority of city offices were located at 22825 Willamette Drive:

> *"It was torn down to make way for the brick City Hall, dedicated by Mayor Frank A. Hammerle in 1936, when the city's population was 2,000….When the building was completed, Bud Heath operated his grocery on the main floor, next to the post office. Fire department equipment was stored around back. Municipal offices and the library, established in 1939, were on the second floor."*[11]

This building still exists, and is used as the City Police Station. This was a period of increased utilization of the automobile and the construction of new roads in the area. Single family dwellings were now constructed with the automobile in mind. Many newly constructed houses beginning to have attached garages, which can be seen in the Holly-Grove neighborhood. By contrast, in the Willamette neighborhood, where much of the development occurred prior to the increased use of the automobile most of the houses have detached garages. Marylhurst Heights was platted in 1947, near Robinwood.

The paper mill continued to prosper. They continued to use the natural resources found on the Pacific Coast and benefited from their location on the river. They utilized the locks as well:

> *In excess of one million tons of freight went through these locks in 1940, most of it pulp timber for the Crown Zellerbach Corporation's Papermill at West Linn"*[12]

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[11] Goetze, Janet. *Old City Hall Goes Down in West Linn History*. **Oregonian.** October 14, 1999.

[12] Welsh, William D. **Brief History of Oregon City and West Linn**. P21

Urban Growth and Neighborhood Infill Period: 1950-Present

The City of West Linn continued to grow and change, and local businesses were impacted by large chain stores. The three subdivisions of Cedaroak, Robinwood and Marylhust were annexed in 1967. City services such as police, fire, the post office and the library were decentralized from their original central location on Willamette:

> *"Les DeJardin bought Heath's grocery in 1945 and moved out in 1954, three years after joining the group that founded the Thriftway markets. The post office expanded on the first floor, then moved out in 1956, and the police department filled the first floor. The library left for a room in the Bolton Fire Station on Failing Street in 1979. The library on Burns Street opened in 1989."*[13]

Crown Zellerbach continued their operations through 1986 when they sold the company to the James River Corporation. The mill was the largest employer for the City of West Linn, with the workforce consisting of over 1,500 employees in the early part of the twentieth century. By 1940 this number had been slightly reduced to just over 1,000 primarily due to technological improvements requiring less skilled manual labor.

By 1990 when Simpson Paper acquired the mill there were 550 employees. The mill closed briefly in 1996, and was bought in 1997 by Belgravia Investments and was reopened as the West Linn Paper Company. Currently they run three machines, 24 hours a day and manufacture 650 tons of paper daily. West Linn can claim to have the oldest continuously operating paper mill on the Pacific Coast:

> *"by other measures too, this mill is historically important: in the production it achieved; the renewable resources it utilized; the technologies it imported; the labor force it employed; the industrial and corporate changes it represented; and the influence it had on people, communities, the state and the region."*14

At the turn of the century the town of Willamette had just 100 people. By 1920 the City of West Linn included 1,600 people and by 1950 it had grown to 2,900. In 1967, the annexation of Robinwood increased the population from 3,900 to 7,100. The construction of I-205 in the early seventies caused a significant amount of new development in the area. By 1980 West Linn had a population of 13,000, and by 2005 the city had grown to 24,080 people. The City now has an incorporated area of 7.9 square miles with about forty-two percent of the population working in management, professional or executive positions.

Findings By Contextual Period

This section describes the historic resources found in the survey areas as defined by contextual period and theme. A total of 111 properties were surveyed, with 70 properties evaluated in the Willamette neighborhood and 41 properties surveyed in the Holly-Grove neighborhood. The Willamette neighborhood is laid out in an orderly grid and is significant for its intact collection of residential houses from 1895-1930. Styles range from Victorian to Craftsman and Bungalow. The Holly-Grove neighborhood is significant for its early 1920's cul d' sac. Its residential architecture ranges from 1920-1940. Styles range from the Craftsman and Bungalow to the early Ranch.

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[13] Goetze, Janet. *Old City Hall Goes Down in West Linn History*. **Oregonian.** October 14, 1999.

[14] Stein, Harry Phd. "Paper Mill and West Linn"

The time periods for the historic context have been defined as follows:

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City Establishment and Urban Growth: 1911-1924; Late Industry and Development Period: 1925-1949, with subcategories including: Subdivision Development: 1925-1929 and Post Streetcar: 1930-1949; Urban Growth and Neighborhood Infill Period: 1950-present.

No above ground resources were observed in either of the survey areas that date from the Prehistory or Early Discovery Periods. No development occurred within the Holly-Grove neighborhood until the late part of the Mid-Industry and Development Period (City Establishment and Urban Growth). For the Willamette neighborhood, development began at the end of the Early Industry and Development Period and has continued through the Urban Growth and Neighborhood Infill Period. The period of significance for the Willamette neighborhood was found to be 1895-1930. The period of significance for the Holly-Grove neighborhood was found to be 1920-1940.

Findings are presented for each neighborhood within each contextual period, along with the property themes which appeared in each period. Each theme is in turn described by the resource types (styles) applicable to that theme in the survey area. There were 110 properties surveyed. There are many themes represented in Oregon; however, the survey areas are moderately sized and easily characterized as entirely residential. The findings present a breakdown of the residential theme into its stylistic sub-themes. There are two houses in the Holly-Grove neighborhood which are currently (or were recently) used for commercial offices. These are 1595 Holly Street and 22150 Willamette Drive.

There are many domestic architectural styles recognized by the Oregon State Historic Preservation Office but not all styles are represented in the survey areas. The styles appearing in the survey areas are noted and the corresponding SHPO style codes appear in parentheses.

Early Industry and Development Period: 1850-1899

Findings for Willamette Neighborhood

The town of Willamette was platted in 1893 by the Willamette Falls company. Also known as Willamette Falls, the initial plat consisted of 17 rectangular blocks with bisecting alleys with 200 lots. The City of West Linn created an historic overlay over the core area of this original plan which has defined our study area.

The original founders of Willamette intended it to be a port city with modern, electrified homes and sewer hookups. Many homes were purchased and owned by significant founding members of the community, such as Nicholas Walden and Sheriff Mass. After the turn of the century, Willamette was also inhabited by blue collar workers, those who worked at the mill, the Electric Light Company and the Capen Shoe Factory.

The Capen Shoe factory was located on the south side of 7th Avenue, on the corner of 7th Avenue, and 12th Street. The shoe factory had electricity supplied from the Willamette Falls Electric Company.

The area around the town was heavily wooded and the first electric rail line was constructed in order to haul cords of wood down to the mill to burn in their furnace. The summary for Willamette (Falls) on the 1900 Sanborn states:

Capen Shoe Company (circa 1900)

> *"Willamette Falls, Clackamas County Oregon; 3 miles southwest of Oregon City, OR. Population: 100; Prev. winds S – No Fire Apps. Water from tank (see Block 8), cap. 10,000 gals, elev. 22' filled from springs by elec. Pump located 1600' se of tank near Willamette River- pumped time 7-10 RPM. Direct press can be had at other times by turns on power at pump, no nyde as shown, no hose. Grade, gentle downward slope from 7th Ave. to river."*[15]

It is interesting to note that on the 1900 Sanborn map located on the northwest side of 7th Ave (Willamette Falls Drive) it is noted that there are two 10' high cord wood piles. In 1900 there were 100 people living in Willamette and 7th Avenue was the commercial street. At this time most of the shops were located on the south side of 7th Ave. One grocery store and post office was located on the block between 13th and 14th on 7th Ave. along with some flats(apartments) on the corner to the southwest. There was another shop to the northeast and several residences.

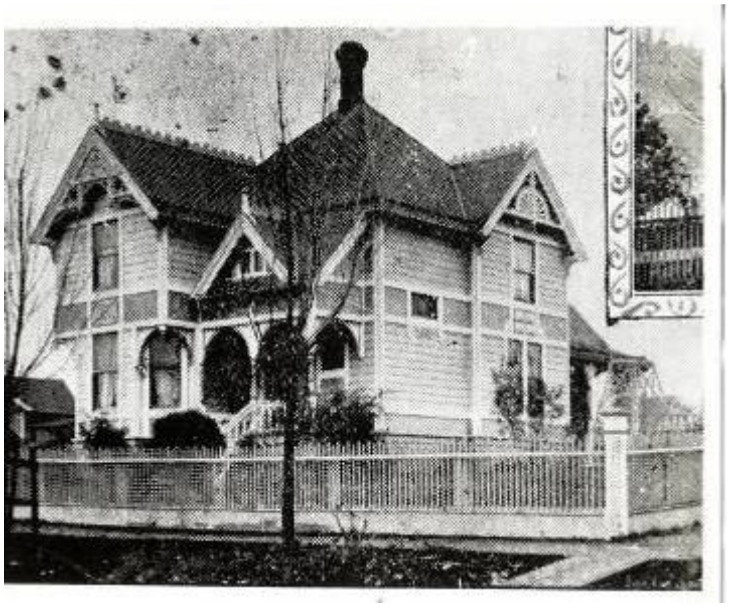
The public school was located on the northeast side of 12th Street between 5th and 6th Avenues.

Willamette Falls School (circa 1897)

Initially residential development occurred primarily on the blocks from Sixth Avenue down to Fourth Avenue, between 12th and 14th Streets. By 1900 there were seventeen residences located within this area. Five residences were constructed by this time along Sixth Avenue between 12th and 14th Streets. On Fifth Avenue, seven residences were constructed by 1900 between 12th and 14th Streets. On Fourth Avenue, five residences were constructed by 1900 between 12th and 14th Streets.

[15] 1900 Oregon City Sanborn Map, page 33

Some historic information is known about the properties that were developed before 1900. Information was collected from the Clackamas County Cultural Resources Inventory (1984), research collected by local homeowners and the Willamette Neighborhood Association, and original title research was completed on three of the properties (1296 12th Street, 1847 5th Ave. and 1731 6th Ave.).



1892 4th Ave- Olsen House

The house at 1892 4th Ave was constructed by O.F. Olsen. 1744 4th Street was an early settlers house brought up from the river The house at 1831 5th Ave was constructed by Joseph H. Ralston, a house builder. Joseph Ralston's Uncle, Joseph R. Ralston was a Director of the Oregon Woolen Mill at Park Place, near Oregon City, and was one of those who signed the original petition for statehood.

1847 5th Ave (1895) was constructed by Nicholas O. Walden, and is currently listed on the National Register. Walden organized the Willamette Falls Electric Company along with E. L. Eastham. He also helped organize the Willamette Transportation and Locks Company. The property was held in the Walden family until 1919 when it was sold to the Poolers. It was sold several times in the twenties until it was sold to J.B. and Mary Rauch in 1926 who owned the property for forty-three years until 1969, when it was bought by Janis and Dennis Rice. It was sold to Charles and Diane Awalt in 1979 who still own the property today.

Nicholas Walden (circa 1880

Nicholas Walden House (1895)- 1847 5th Ave.

The property at 1882 5th Ave was noted in the Clackamas County Cultural Resource Inventory as the "Morgan Residence' and it is noted that this house was constructed by Mrs. Morgan while living in the house at 1872 SW 5th Ave. The house is also associated with G.A. Harding.

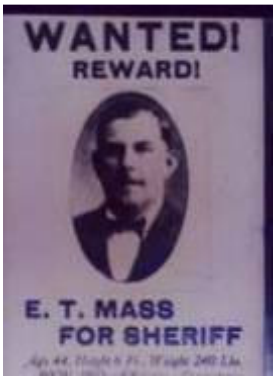
1798 4th Ave was constructed by Mr. Shipley and originally owned by C.G. Schmidt. 1830 6th Ave was constructed by Joseph Jones. This house is known as the Jones-Fromono Residence. As it explains in the *Willamette Walking Tour* booklet (and verified by research and field work):

> *"Andy Fromol, an early owner, lived here many years and was the Willamette trolley motorman. Andy's name is written on the sidewalk in front of the house."*[16]

1731 6th Ave.(1895) was constructed by J.P. Logan who purchased the lot from the Willamette Falls Company in November of 1894. Logan held the property until 1905 when it transferred several times before it was sold to Cora Moenhke that same year. Cora was part of the Moenhke family who operated the Moenhke Saw Mill. The saw mill was operated by Charles Moenhke and his son August who provided sawn lumber for many of the houses in Willamette. Cora Moenhke sold the property to E.P. and Ida Berdine in 1907 who owned it for several years until they sold it to Minnie and Guy Gross in 1912. The property was still owned seventy-two years later by Minnie Gross in 1984 at the time the Clackamas County Cultural Resource Inventory was conducted in 1984.

1492 13th Street (1897)

One of Sheriff Mass' houses was constructed at 1492 13th Street in 1897. Sheriff Mass was the Clackamas County Sheriff for twenty years. This house was also occupied by Dr. and Mrs. Silverman who practiced medicine and ran a tea house in 1925.



Sheriff Mass

The house at 1822 5th Ave. was constructed in 1899. This house was known as the Miller-Baker House for its association with Charles Miller and the Baker family. Edwin Woodworth, principal and superintendent of Willamette School for many years also owned this home.

The property at 1780 6th Ave. was constructed in 1898 and is known locally as the Buckles-Elligsen House. Elligsen purchased the property in 1900, but the house was constructed for Buckles in 1898, who had a store on 7th with Millikens. The property at 1862 SE 4th Ave. was constructed in 1897 by T.S. Hurst.1872 SW 5th Ave. was owned by

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[16] Willamette Neighborhood Association. ***Old Willamette Walking Tour***. Funded by Willamette Falls Cultural Heritage Committee, West Linn Chamber of Commerce, and Clackamas County Tourism Development Council, 2004. p 7.

E. M. Rasmussen who owned a number of properties in the area. I.W. Moser was the original owner of this house, which was constructed in 1898.

Willamette Resource Types

1822 5th Ave- Miller-Baker House (1899)

The Stick (VM), Queen Anne (VH) and Bungalow (AD) styles all first appeared in the Willamette neighborhood prior to 1900.

There are four examples of the Stick style in the Willamette neighborhood which all appeared before the turn of the century, including 1731 Sixth Avenue (1895).

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 seventeen houses in the Queen Anne style in the Willamette neighborhood. The style first made its appearance during this time period, but also was constructed through the next time period. An example of the style in the neighborhood is 1831 Fifth Avenue (1895).

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

The Bungalow style is the most common style in the Willamette neighborhood, with 25 examples appearing as early as 1895 and as late as 1930. These include 1744 Fourth Ave. (1895), 1709 Fifth Avenue (1920), 1790 Fifth Avenue(1920), and 1706 Sixth Avenue (1928).

The Bungalow style is an accessible, informal style related to the ideals of the English Arts and Crafts movement. The style is characterized by an open floorplan, the use of natural materials, and simplicity of design. 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, its

popularity coinciding with a period of enormous growth in the region. The style was popular from about 1900 to about 1925.

A typical bungalow has 1 to 1 1/2 stories, a low pitched roof, and an integral front porch. Details include exposed eaves, decorative raftertails and brackets, and tapered porch posts.

Mid-Industry and Development Period: 1900-1924

Mill and Early City Development: 1900-1910

Findings for Willamette Neighborhood

By the 1911 update of the Sanborn maps, the Methodist Church (1908) had been constructed. The Capen Shoe Factory was still in operation at its location on the corner of 7th Ave. and 12th Streets. There were two general stores shown on the southeast side of 7th ave. near the corner of 14th Street, and one structure for storage next door. The 1911 Sanborn still shows on 10' high wood pile on the northwest side of 7th Ave. and several residences on this side of the street. There was no local fire station or volunteer fire department. The water for the town was still supplied from a spring.

Willamette- Circa 1900

Between 1900 and 1911 eleven new residences were constructed. Residential development continued within the area between Sixth down to Fourth Avenues, between 12th and 15th Streets, with most of the new development occurring along 6th Avenue.

The property at 1296 12th Street (1906) was originally owned by David Samson who purchased the lot from the Willamette Falls Company. An earlier house with a larger footprint was built on the property before 1900, but this earlier structure was destroyed most likely by fire. At the site is an older stone foundation most likely dating from the earlier residence. The *Willamette Walking Tour* booklet notes that this foundation may have belonged to the Albert Epperly House(1859). A second more modest house was constructed in 1906. David Samson sold the property to Ernest and Nola Mass in 1909. This is the second house associated with County Sheriff Mass, and it is generally thought that this was temporary housing for the Mass family. Sheriff Mass owned the

1296 12th Street (1906) – Sheriff Mass House

property until 1929 when it was sold to Ada Ison. The property remained in the Ison family until it was sold to the Tedd family in 1941. The Tedd family owned the property until 1977 when it was sold to Charles Bennett. John Klatt and Jody Carson currently own the property and moved and restored the Britton Barn (1906) from 19th and Dollar to the site in 1993.

1870 6th Ave. (1907) – Capen House

1870 6th Ave.(1907) was originally owned by Frank Capen, the owner of the Capen Shoe Factory. 1819 6th Ave.(1902) was built for F.S. Howell. This was a PGE show home for all electric modern appliances in the 1920's. 1818 6th Ave(1900)was constructed for Great Grandma Dollar, one of the early families of the area. Mr. Clem Dollar built the first service station in 1944 on 7th Ave. 1831 6th Ave. was constructed in 1904 and is associated with Sadie White. 1892 6th Ave. (1905) was owned originally by E.M Rasmussen. Rasmussen built a number of homes in the 1895-1910 era. Charles Boots who was the foreman of the Capen Shoe Factory owned this house.

City Establishment and Urban Growth: 1911-1924

Findings for Willamette Neighborhood

By 1925 several significant changes had occurred in the town of Willamette (Falls). It was now located within the city limits of West Linn, had an increased population of 500 and they now had a fire department which included a 40 gallon chemical cart, 1 hose cart with a 500' 7" hose and a volunteer fire department of 30 men. Their water was now supplied by a 10" main on 7th Street which used a gravity press into a one million gallon reservoir and then forced into a 50,000 gallon stand pipe 50' high and located ¾ miles northwest of West Linn with an elevation approximately 100' above Main Street in Oregon City. There was a 6" main from this stand pipe to Willamette (Falls).[17] The town of Willamette had continued to develop with commercial development continuing along 7th Avenue. Probably the most noticeable change on the commercial street was the loss of the Capen Shoe Factory to fire. Several residences were constructed along the northwest side of 7th Avenue, as well as a new auto garage and repair shop. A post office and general store was now located on the southeast side of 7th Avenue on the corner of 7th Avenue and 13th Streets, and a drug store and another general store were located on the block between 13th and 14th Streets. Several other shops and stores located along 7th Avenue as well. The public school on 12th Street had doubled in size.

[17] 1925 Oregon City Sanborn, page 33

Residential development continued in the area southeast of 7th Avenue down to 4th Avenue, and between 12th and 15th Streets. Between 1911 and 1925 twenty new residences were constructed in this area, with a majority of the development occurring along 5th Avenue.

1808 4th Ave (1916) was built for Ewalt Leisman. The Leismans began operating a General Store in 1914 on 7th Ave., originally it was located on the corner of 7th Ave and 14th Streets and then was moved to the corner of 7th and 13th Street. They had a popular home delivery service.

The house at 1790 5th Ave.(1920) was constructed and owned by the Millekin family. Wes Millekin owned Buckles and Millekin the first grocery store in Willamette, located on 7th Avenue. The house at 1782 5th Ave. was originally owned by Herman Hanson. An earlier house owned by Fannie and Adolph Mihlstein existed at the site. 1697 5th Ave.(1924)was built by Bill Snidow, who once operated a pool hall on 7th Avenue. The house at 1611 6th Ave. was constructed in 1911 by Ed Gross. 1658 6th Avenue was built for the Oldenstadts.

Willamette Resource Types

There were two primary resource types within this time period: The Bungalow Style (AD) was the most popular, and Colonial Revival (RB)

There are five examples of the Colonial Revival style in the Willamette neighborhood which first appeared during this time period, including 1508 14th Street (1916). This style continued to appear through to the present day and 1767 Fifth Avenue (1986), a Cape Cod subtype is another example of this 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. It was an attempt to create a truly American style based on this colonial architecture.

In Oregon, Colonial Revival houses began to appear frequently around 1900. 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.

<u>Findings for Holly-Grove Neighborhood</u>

F.A. and Leona Burdon, William and Alice Jordan and Moody Investment Co. owned the tracts of land that became the subdivision known as “Unit D” of “West Oregon City”. This subdivision included 34 lots ranging in size from about half an acre to almost five acres in size. This subdivision was bounded by Hood Street on the west, River Street and the Willamette River on the east, a portion of Burns Street to the northwest, the properties along the north side of Holly Street formed the north boundary, and lot 9 (the future Hollowell Subdivision) formed the southern boundary. About 15 of these lots are contained within this original subdivision. A majority of these lots were subdivided in the twenties and thirties creating a total of 41 lots currently within the study area.

The Holly-Grove neighborhood began developing at the end of this period, beginning in 1920. Between 1920 and 1925 six houses were built in this neighborhood, three were on Holly, and three houses were on Grove. Garland E. Hollowell purchased lot 9 from

Moody Investment Co. in 1922 and constructed the house at 5370 Grove Street. Four years later Garland E. Hollowell subdivided this lot into nine additional lots (A-G), and retained his home on lot "B" of this subdivision. This plat had a total of 10 lots which were configured in an early example of the modern day cul d'sac. Further research is recommended to determine where Hollowell developed his idea for this plan layout. It is quite possible that this is one of the earliest examples of the cul d'sac design in Oregon. Three of the lots (J, K, L) are located abutting lots C and D of the Hollowell plat to the south and are not included within the study area.

5495 Grove (1924) is on the Local Cultural Resource Inventory. F.A. Burdan purchased lot 14 from the Moody Investment Co. in 1924 and sold it to Glenn and Vanessa Jack in October of 1925. The property remained in the Jack family for almost 60 years. It was transferred to Alan and Laurie Jack in 1975 who sold it in 1982, after which it has had various owners.

Holly Grove Resource Types

Three primary resource types appeared in the Holly-Grove Neighborhood during this time period, the Bungalow (AD), the Colonial Revival (RB) and the Arts and Crafts (AC). There are seven examples of the Bungalow style in the Holly-Grove neighborhood. 1536 Holly Street (1922) and 5370 Grove Street (1922) are two good examples.

Late Industry and Development Period: 1925-1949

Subdivision Development: 1925-1929

Findings for the Willamette Neighborhood

The residential area between 12th and 15th Streets continued to develop between 1925 and 1929 but at a slower pace. Only two houses were constructed: 1706 6th Ave (1928), 1296 13th Ave. (1927).

Willamette circa 1905- corner of 6th and 13th Avenues (note water tower in background)

The property at 1706 6th Ave (1928) was built by Charlie Frenzel. Charlie Frenzel and his wife ran Frenzel's market on 7th Avenue. The market was located right next door to a store run by Buckles and Millikens. The market is described in "Willamette Treasures":

> *"The market was a general store, meat market, and lockers combination for many years. The Frenzels gradually went into feed and seed and as years went by added a tavern which was originally located in the back of their store."*[18]

[18] ***Willamette Treasures.*** West Linn, OR. 1969.

The Frenzel residence was located next to Willamette's first water tank.

Findings for Holly-Grove Neighborhood

Fourteen houses were built in this neighborhood between 1925 and 1929, and this was by far the most active period of development. One house was constructed on Willamette Drive at 22150 Willamette Dr.(1929). Two houses were constructed on Garden: 1550 Garden (1927), 1551 Garden (1926). Four houses were constructed on Holly Street: 1513 Holly (1928), 1519 Holly (1927), 1547 Holly (1928) and 1595 Holly (1927). Three houses were constructed on Grove's main street: 5435 Grove (1926), 5475 Grove (1925), 5480 Grove (1926). Four new houses were constructed within the new Hollowell subdivision at the end of Grove: 5340 Grove (1929), 5380 Grove (1927), 5390 Grove (1929), 5395 Grove (1927).

Holly-Grove Resource Types

There were four resource types identified in the Holly-Grove neighborhood within this time period: English Cottage (RC), Colonial Revival (RB), Bungalow (AD) and Altered (OB).

There are five examples of the Colonial Revival style in the Holly-Grove neighborhood. 5475 Grove Street (1925) is a good example of a Dutch Colonial Revival house.

There are eleven English Cottage style houses in the Holly-Grove neighborhood which are modest in both size and detail. Examples include 5480 Grove Street (1926) and 1547 Holly Street (1928).

The English Cottage style developed from the romantic ideal of an English country house. While real English cottages were constructed of genuine half timbering or stone with stucco parging, The English cottage of the northwest was constructed of stucco, brick or wood. Instead of a thatched roof, they had rolled eaves, jerkinheads, and catslide features on the roofs. Other possible features include small pane or diagonal pane casement windows, sometimes metal.

Post Streetcar: 1930-1949

Findings for the Willamette Neighborhood

Between 1930 and 1949 several significant changes occurred in Willamette. By this time the town was no longer referred to as "Willamette Falls", but was now known as "Willamette". In the 1950 Sanborn Map the population of West Linn is noted at 1,066, but the town of Willamette's population is still shown steady at 500. The Willamette fire department now had a building located on the northwest side of 7th Avenue next to the Auto Repair Shop. The General Store and Post Office, along with all the other commercial buildings were located on the southeast side of 7th Avenue. The school was still in the same location, but had burned and been replaced in 1950 with the school that still stands today.

The residential area between 12th and 15th Streets continued to develop between 1930 and 1950 but at a slower pace, reflecting the economic impact of the depression and the lean

years of WWII. A total of four new houses were constructed in this period, they were located at: 1769 4th (1930), 1788 4th Ave. (1934), 1630 6th Ave. (1935), and 1344 14th Ave (1941).

Findings for Holly-Grove Neighborhood

Twelve houses were constructed between 1930 and 1949. One house was constructed on Garden (1938). A majority of development occurred on Holly Street. Four houses were constructed on Grove.

Holly-Grove Resource Types

Four Resource Types appeared during this time period. They include the Colonial Revival (RB), English Cottage (RC), Bungalow(AD) and the Ranch (MQ).

There are five examples of the Ranch style in the Holly-Grove neighborhood, including 1524 Holly (1940) and 1555 Holly Street (1951).

The Ranch style originated in California in the mid-1930s and was the most popular style of architecture from the 1940s to the 1960s. The automobile made it possible to be lavish with land, in contrast with streetcar suburbs where small lots and close proximity of houses ruled. Ranches are generally one-story with low pitched roofs, and large picture windows, giving them a distinctive horizontal appearance.

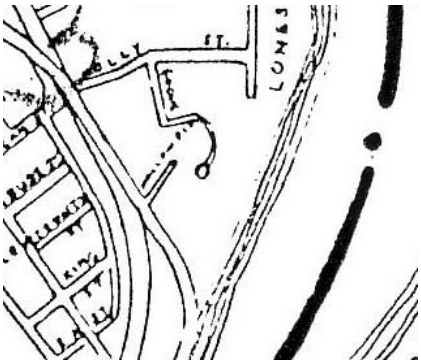
Urban Growth and Neighborhood Infill Period: 1950-Present

Findings for the Willamette Neighborhood

Currently the commercial district remains along the former location of 7th Avenue, now known as Willamette Falls Drive. The remainder of study area has remained residential, 1950, with 17 residences constructed after 1950.

Willamette Resource Types

There are six resource types which appear during this time period in the Willamette Neighborhood. They include: the Ranch (MQ), Northwest Regional (ML), the Neo-Colonial (NB), the Colonial Revival (RB) and the Vernacular (OH). Nine of the new houses are constructed in the Neo-Victorian (NF) style.



West Linn City Road Map 1967

Findings for the Holly-Grove Neighborhood

Four houses were constructed in the neighborhood from 1950 to the present. One was constructed on Garden: 1540 Garden (1995), and two on Holly: 1542 Holly (1951), and 1555 Holly (1951). The remaining lot in the Hollowell subdivision was developed in 1952 at 5375 Grove.

Probably the most significant impact to this area was the construction of I-205 to the south in the late sixties. Also significant is the pressure to develop commercial properties along the major arterial close to the neighborhood- Willamette Drive (State Highway 49).

Five houses were recently demolished along Garden Street in 2005 at the northwest corner of the study area to make way for a new shopping center.

It should also be noted that according to the 1967 City of West Linn road map the street configuration was not originally a circular drive with a house (5390 Grove) at the center. It appears that originally there was a private access drive off of Willamette providing access to lots at the southwest end of Grove. It appears that the end of Grove originally culminated in a small cul d'sac at the foot of Grove.

By 1983 the street map shows Grove as the circular drive exists today, and as the original Hollowell plat map intended.

Holly Grove Resource Types

There were two resource types which appeared in the Holly-Grove neighborhood within this time period. They include the Ranch (MQ) and the Contemporary (MC) styles.

Summary of Survey Findings and Recommendations

This phase of study involved the reconnaissance survey of 41 properties in the Holly-Grove neighborhood, and 70 properties in the Willamette neighborhood. Every property within the established boundary was recorded, regardless of age, to provide a complete record of the two areas.

The Oregon State Historic Preservation Office's newly implemented reconnaissance survey methodology was used for this project. It involves a more streamlined survey process creating a database in Microsoft Access. Properties were evaluated as to whether they were contributing or non-contributing historic buildings, and their style and materials were documented.

The following evaluation codes, established by SHPO, were used:

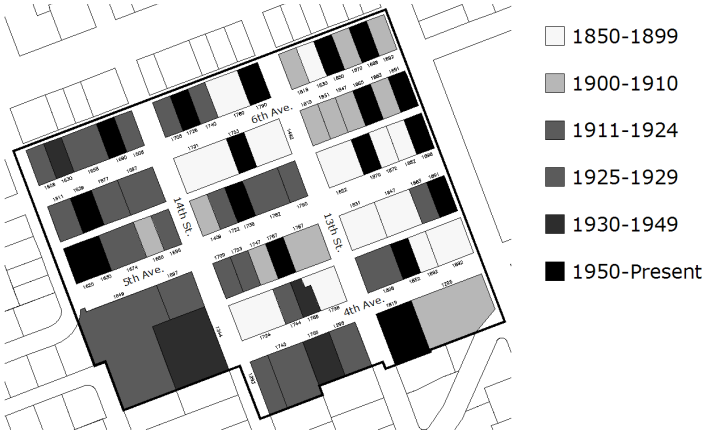
ES	eligible/significant	has the highest level of historic significance and integrity
EC	eligible/contributing	contributes to the district but may have somewhat less significance and/or historic integrity
NC	not eligible/non-contributing	does not possess significance and/or integrity
NP	not eligible/out of period	was constructed outside the period of significance
XD	demolished	has been demolished

Summary of Findings for Willamette Neighborhood

Seventy properties were surveyed in the Willamette neighborhood. The previously determined boundary was checked and determined to be reasonable, however there is a possibility of extending the district several blocks to the north during a subsequent survey phase. The area constituted the most densely settled area of the City of Willamette, established by the Willamette Falls Company and incorporated into the City of West Linn in 1916. One house in the survey area is listed in the National Register of Historic Places, the Nicholas Walden House at 1847 Fifth Street. There are no

Willamette Residential Development by Evaluation Code

houses in the survey area designated as local historic landmarks.



Willamette Residential Development by Time Period

Since a majority of development in the Willamette residential neighborhood occurred before 1930 (68%), the period of significance for the Willamette neighborhood was determined to be 1895-1929. Of the 70 properties surveyed, 22 were constructed after 1929. Of the remaining 48 properties, twelve were determined to be non-contributing because of extensive alterations which damaged their historic integrity. Six were determined to be eligible/significant (ES) and 30 were determined to be eligible/contributing (EC) for a total of 51% of the district.

The Willamette neighborhood is a cohesive collection of primarily late Victorian and early 20th century American styles. There are 21 houses in the Stick and Queen Anne styles, and 25 in the Craftsman Bungalow style. Many houses occupy double lots, although there has been some recent infill construction. The majority of the houses constructed during the period of significance retain a high level of historic integrity, and have been well maintained.

Summary of Findings for the Holly-Grove Neighborhood

Holly Grove Residential Development by Evaluation Code

Forty-one properties were surveyed in the Holly-Grove neighborhood. The previously determined boundary was checked and overall determined to be reasonable based on geographical barriers and the age and condition of the adjoining houses. The boundary was slightly enlarged by adding one additional property. The property on the end of Garden (at 1540 Garden), at the northeast corner of the survey area was added since it was the only property on Garden not included. There are no houses within the survey area listed on the National Register of Historic Places. One house, 5495 Grove Street, is a designated local landmark.

All of the surveyed buildings in the Holly-Grove area were over 50 years old with the exception of one.

Holly Grove Residential Development by Time Period

The period of significance for the Holly-Grove neighborhood was determined to be 1920-1940, since a majority (73%) of the buildings were constructed during this time period. Of those constructed within the period of significance, 20 are contributing (EC) and two are eligible/significant (ES), consisting of 54% of the total district. Eight are non-contributing. Those which are non-contributing have been altered to the point that they have lost their historic integrity. Six are not within the period of significance and five have been demolished.

Recommendations

Willamette Neighborhood

Because if its cohesiveness, its intact collection of late Victorian architecture, and its high level of historic integrity, the Willamette district is eligible for nomination to the National Register of Historic Places, and it is recommended that the next phase of the master plan include nomination of this area. The probable continued infill construction within the district, as well as potential development pressure from the commercial district along Willamette Falls Drive to the north, suggest that National Register nomination and the adoption of accompanying design guidelines for the district would help preserve the district.

It is also recommended that the area to the northeast of the current Willamette Neighborhood Conservation District be resurveyed to update existing data. The resurvey may result in the determination that this additional area should be included in or added to the Willamette Conservation District and/or the National Register District. The recommended resurvey area extends from Twelfth Street northeast to Fourth Street between Willamette Falls Drive on the north to the ridge on the south, where the streets dead-end.

In addition, it is recommended that design guidelines be implemented in a perimeter area around the proposed National Register District, in the form of an overlay. This “transition area” will protect the district from encroachment on its immediate borders by incompatible development. The guidelines for this area could be less strict than within the district, but may include restrictions on height, use, density, and building materials, among other things.

Holly Grove Neighborhood

Holly Grove Recommended Conservation District

The houses in the Holly-Grove neighborhood are modestly sized, 1, 1.5 and 2 story buildings. The architecture of the area is characteristic of its time, but not particularly distinctive. Nearly all the buildings in the Holly-Grove neighborhood have had moderate to major alterations which affect their historic integrity to some degree. There are no vacant lots in the survey area (other than those on Garden Street). However, there is significant development pressure along Willamette Drive to the east and Garden Street to the north, where new commercial development is occurring. Some houses along Willamette Drive have been converted to commercial uses, which typically results in damage to the historic fabric and integrity of an area. Because of these factors, the Holly-Grove area is not recommended for nomination as a district to the National Register of Historic Places.

It is recommended, however, that a historic conservation overlay be created by the City, with design guidelines to protect the historic integrity of the area. All nine properties on Garden Street were eliminated from the recommended local conservation district, because of extensive recent demolition and the lack of a direct connection with Holly and Grove Streets.

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5. Photographs

Historic Photographs in this report are from the collections of Charles & Diane Awalt, and John Klatt & Jody Carson, West Linn Oregon.

Analysis of West Linn's Preservation Program

Kimberli Fitzgerald, MCP/CHP
Amy McFeeters-Krone
Building History, Inc.
Summer 2006

Table of Contents

Analysis of West Linn's Historic Preservation Program 3
West Linn Comprehensive Plan..... 3
Recommended Action measures..... 3
The West Linn Historic Resources Ordinance..... 5
Historic Review Board..... 5
Analysis and Evaluation 6
Community Development Code Chapter 25..... 7
Proposed Holly-Grove Conservation Zone..... 8
Recommended Preservation Planning Goals 10

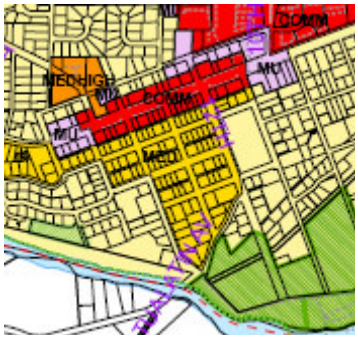
Analysis of West Linn's Historic Preservation Program

West Linn Comprehensive Plan

The West Linn Comprehensive Plan has nine specific *Action Items* identified within their comprehensive plan. Four of the nine action items pertain specifically to the Willamette Historic District which includes the commercial district along 7th Avenue. They are identified as follows:

Recommended Action measures

1. Maintain the Willamette Historic District as delineated in the Community Development Code, and establish development standards that will:
    a. Preserve the historic and aesthetic character of the Willamette Historic District.
    b. Incorporate into new construction architectural design elements that are historically compatible with existing buildings in the district, as well as appropriate to the Pacific Northwest.
    c. **Advocate for the preservation, protection, and vitality of** the Historic District, ensuring that the District's unique, historic qualities are protected through the Design Review process.
2. Identify a historic centerpiece for the Willamette Historic District to provide a focal point for the area.
3. Continue to enforce the special historic standards that apply to the Willamette commercial area, and continually improve code language to meet the needs of that business district.
4. Preserve and enhance the City's historic resources by updating the City's inventory of historic landmarks consistent with the list of historic properties designated in the Clackamas County Cultural Resource Inventory.
5. Continue to utilize the Clackamas County/West Linn Historic Review Board as the advisory body that guides implementation of West Linn's historic preservation and related public education programs.
6. Obtain "Certified Local Government" status in the National Historic Preservation Program to provide additional opportunities to fund historic preservation and planning activities in the City.



West Linn Comprehensive Plan Map
Willamette Neighborhood

Investigate funding opportunities for the City's historically significant districts and landmarks.

Pursue acquisition of land containing the historic Willamette Trolley rail corridor along Willamette Falls Drive.

Work with business and neighborhood groups to identify improvements to the Willamette District, such as period streetlights, that could enhance the historic character of the area.

The West Linn Comprehensive Plan further establishes plan designations for the city as a whole. The Willamette neighborhood, specifically the residential study area has been given a medium density designation in contrast to the area immediately surrounding it which is low density.

While not part of the Comprehensive Plan, the ***Bolton Zoning/Neighborhood Overlay Group*** which the Holly-Grove neighborhood is a part of, has identified seven goals:

1. Adoption of architectural design guidelines for commercial areas
    a. Perhaps using police station as model
    b. Including a transitional design on commercial/residential boundries.
2. Support of existing central commercial district
3. Home business enforcement in residential areas
4. Neighborhood Identity Protection Overlay
    a. Historic
    b. Preservation of existing residential
    c. No higher density
    d. No additional commercial zoning
    e. control of infill
    f. lot setbacks
5. Highway 43
    a. No wider
    b. safe and frequent pedestrian crossings
    c. no strip commercial
    d. 25 mph speed limit
    e. continuous sidewalks
    f. landscaping
    g. bike lanes
6. Control light pollution from commercial and residential buildings
7. Bury power lines
    a. To enhance neighborhood beauty
    b. to prevent butchering of trees.

West Linn Comprehensive Plan
Holly-Grove Neighborhood

According to the ***Bolton Neighborhood Plan*** which was adopted on April 10,2006, Action measures and goals have been adopted which have specifically impacted the study area. Specifically Goal #3, which states that:

"The Bolton Central Village area shall serve the neighborhood's commercial needs with accessible, friendly, and sustainable commercial development."[1]

The Bolton Central Village Map clearly indicates that the properties at the northwest corner of the Holly-Grove study area, which original included historic residences, were identified as part of this central commercial corridor.

The Holly-Grove Neighborhood retains a low density designation, however the strip of properties along Willamette (Highway 43), including the properties along Garden are all designated Commercial. This designation resulted in the loss of five historic properties in August of 2005.

Bolton Neighborhood Plan: Bolton Village

The West Linn Historic Resources Ordinance.

Historic Review Board

The local ordinance provisions are consistent with the purposes of the National Historic Preservation Act, as well as applicable state legislation and other local ordinances affecting historic properties in Oregon. As described in the West Linn Community Development Code Chapter 25.040 (revised to comply with current IGA), the Clackamas County Historic Review Board has thirteen identified duties and responsibilities. In summary, they include: review and rendering decisions on proposals to alter or demolish the exterior of Historic Landmarks; disseminating information to educate the public; the ongoing education and training of the Board and advising interest groups, agencies, boards, commissions, and citizens on matters relating to historic preservation within the city. In addition the newly established West Linn Historic Resources Advisory Board has nine identified duties as described in ***Ordinance 1537.***

The City of West Linn currently has an Intergovernmental Agreement with Clackamas County for the shared use of their Historic Preservation Review Commission for review of any development proposals that impact identified cultural resources as well as designation of any new resources. In Chapter 25.040A (Attachment A) of the West Linn Community Development Code it states:

"For the purpose of this ordinance, the decisions regarding alterations within Historic District and recommendations for designation of Historic Districts shall be accomplished by the Clackamas County Historic Review Board with appointments and terms or service of the membership under the direction of Clackamas County." Further described in Resolution No. 05-22 (Attachment C): "…Whereas, the County has generously assisted the City in the implementation of certain historic preservation objectives by actively sharing the use of and expertise of the membership of the existing Clackamas county Historic Board through an informal arrangement since the mid-1990's; and, Whereas, it is found to be in the best interests for the

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

N
©2006 Google™
Pointer 45°20'33.07" N 122°39'18.85" W
Streaming 100%
Eye alt 1706 ft

© 2006 Sanborn
Google
Pointer 45°21'54.45" N 122°36'35.51" W
Streaming 100%
Eye alt 1564 ft

UTM 10 527416E 5021157N (NAD27)

Willamette School, USGS Canby (OR) Quadrangle

Projection is UTM Zone 10 NAD83 Datum

MAY. 1900.

OREGON CITY
ORE.

21

"WILLAMETTE FALLS."
CLACKAMAS Co., OREGON.
3 miles S.W. of Oregon City, Or.

POPULATION: 100 · FREE MAILS: 15 · NATIVE HERBS: NONE FROM TRUE COLL. BLOCK 8's COR. TO PUBLIC GRD'S S.W. 21'. FILLED FROM SPRINGS AT ELEC. Sta. 200 S.E. OF TWIN. HK. WILLAMETTE RIVER · POWER: TYPE 7 · 60 H.P. · BRUCE TRUC. CAP. 4K · KIND OF OTHER TYPES OF TURBINE OR MOTOR: AT PUMP HO. ABOVE AS ABOVE · NO. MILES · GARAGE: LIGHT & EARTHQUAKE CLOSE S. FROM 7TH AV. TO RIVER.

504 503 502 501

60' 60' 80'

7TH AV.

CONC WOOD PILE 10' CONC WOOD PILE 10'

507 508 509 510

Flats. P.O. & Grd. Genl S. Fitting Rm. Bottom Rm. Stairs 2d

CHESTNUT COX FACTORY

6TH AV.

514 513 512 511

PUBLIC SCHOOL

14TH 13TH 12TH

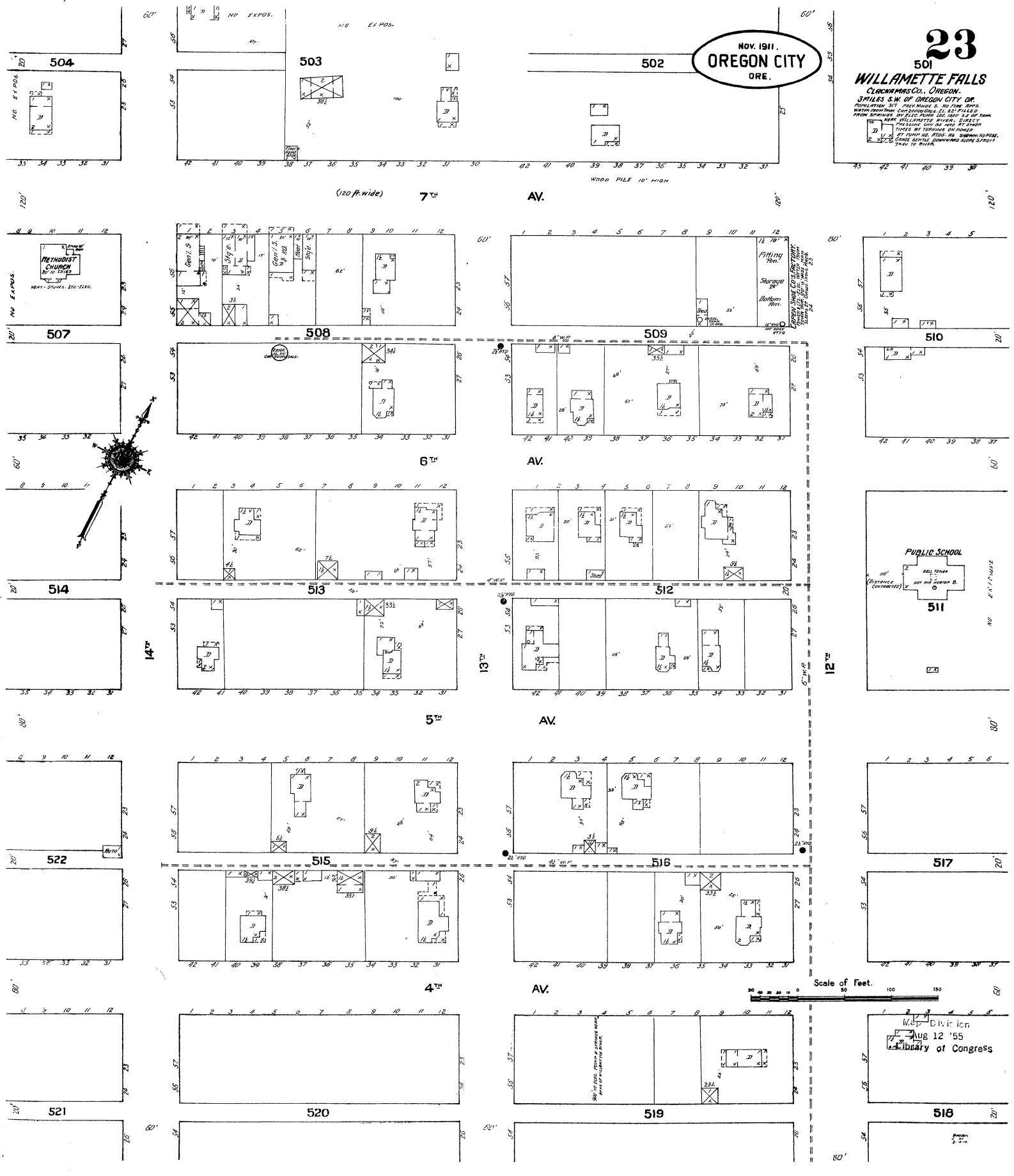
5TH AV.

522 515 516 517

SCALE OF FEET.

4TH AV.

521 520 519 518


NOV. 1911.
OREGON CITY
ORE.
23
501
WILLAMETTE FALLS
CLACKAMAS CO., OREGON.
3 MILES S.W. OF OREGON CITY OR.
POPULATION 317 FIRE HOSE 3. NO FIRE APPS.
WATER FROM TANK. CAP. 50,000 GALS. CI. 237 FEET D FROM SPRINGS. BY ELEC. PUMPS 120, 1800 S.E. OF TANK.
NEAR WILLAMETTE RIVER. DIRECT PRESSURE CAN BE HAD AT OTHER TIMES BY TURNING ON POWER AT PUMP NO. NTOS. 93 SUPPLY NO HOSE.
GRADE GENTLE DOWNWARD SLOPE S FROM TANK TO RIVER.
504
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502
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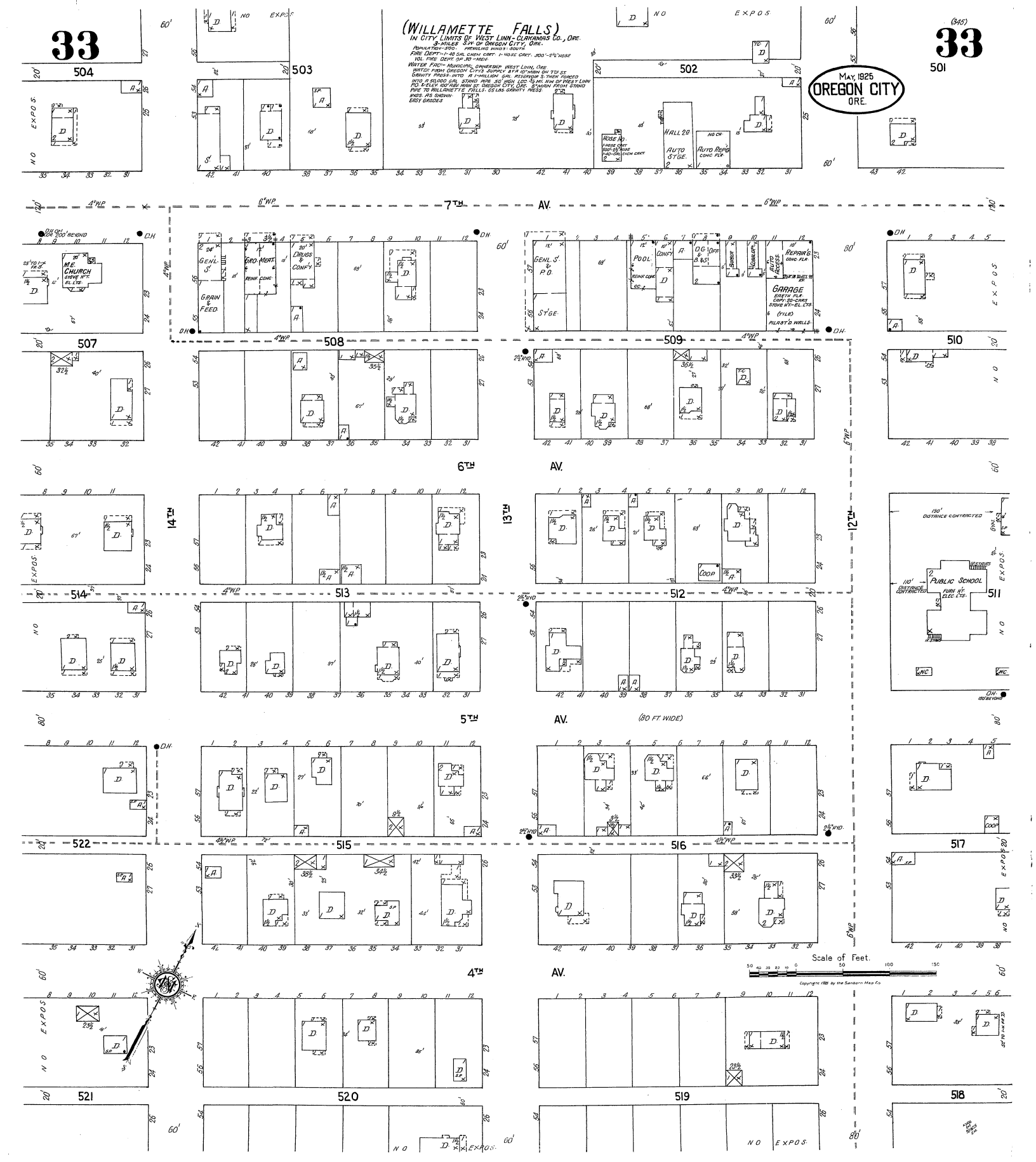
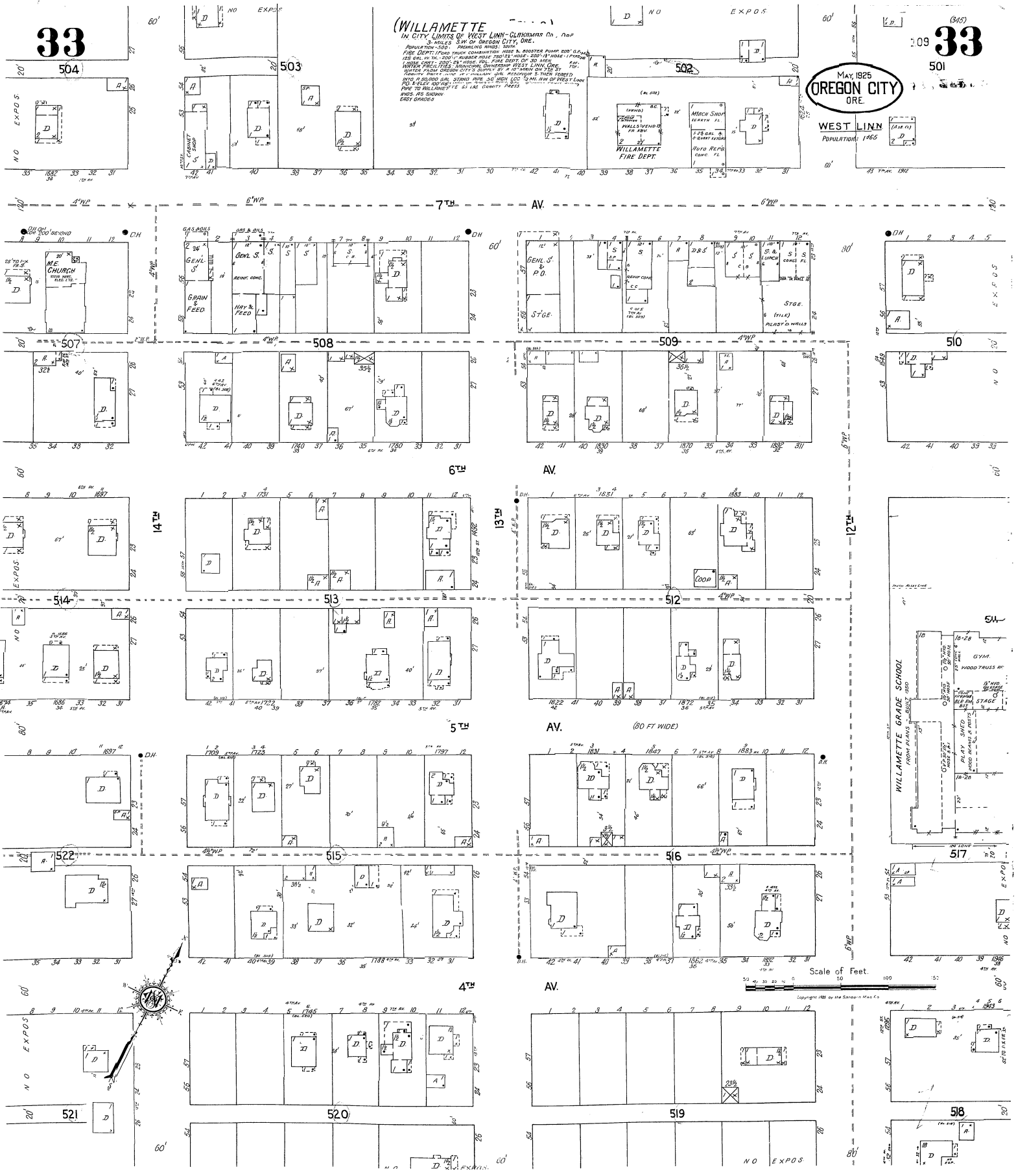
7TH AV.
6TH AV.
5TH AV.
4TH AV.
14TH
13TH
12TH
(120 ft. wide)
NO EXPOS.
WOOD PILE 10' HIGH
METHODIST CHURCH
PUBLIC SCHOOL
Scale of Feet.
0 50 100 150
Map Division
Aug 12 '55
Library of Congress


33
(WILLAMETTE FALLS)
IN CITY LIMITS OF WEST LINN - CLARKAMAS CO., ORE.
3-MILES S.W. OF OREGON CITY, ORE.
PUBLIC DAY-SVC: PATROLING WIND: SOUTH
FIRE DEPT:-1-40 GAL CHEM CART. 1-HOSE CART. 500'-2½"C HOSE
10L FIRE DEPT OF 30 -MEN-
WATER SYS:- MUNICIPAL OWNERSHIP WEST LINN, ORE.
WATER FROM OREGON CITY'S SUPPLY 8"M AT 10TH-MAIN ON 7TH ST.
GRAVITY PRESS. INTO A 1-MILLION GAL. RESERVOIR & THEN FORCED
INTO A 250,000 GAL STAND PIPE 80' HIGH LOC-25 MI. NW OF WEST LINN
P.O. R-ELEV. 100' H&V. MAIN ST. OREGON CITY, ORE. 8"MAIN FROM STAND
PIPE TO WILLAMETTE FALLS. 2-8 LBS. GRAVITY PRESS.
WKDS. AS SHOWN-
EASY GRADES
May, 1925
OREGON CITY
ORE.
(345)
33
7TH AV.
6TH AV.
5TH AV.
4TH AV.
14TH
13TH
12TH
(80 FT. WIDE)
ME. CHURCH
GEN'L. S.
GRO. MERT.
DRUGS & CONF'Y
GRAIN & FEED.
GEN'L. S. & P.O.
POOL
CONF'Y
REPAIR'G
GARAGE
PUBLIC SCHOOL
COOP
AUTO STGE.
AUTO REPG
WALL 28'
HOSE HO.
Scale of Feet.
Copyright 1925 by the Sanborn Map Co.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(WILLAMETTE)
IN CITY LIMITS OF WEST LINN-CLACKAMAS Co., ORE.
3 MILES S.W. OF OREGON CITY, ORE.
POPULATION-500 - PREDOMINATING RACES: SOUTH.
FIRE DEPT: 1 FORD TRUCK COMBINATION HOSE & BOOSTER PUMP 200 G.P.M.
185 GAL. W. TK. - 200'-1" RUBBER HOSE 750'-2½" HOSE - 200'-1½" HOSE - 1 PITOM
LADDER CART - 1925 - 24' HOSE. VOL. FIRE DEPT. OF 30 MEN.
WATER FACILITIES: MUNICIPAL OWNERSHIP WEST LINN, ORE.
WATER FROM OREGON CITY'S SUPPLY BY A 10" MAIN ON 7TH ST.
GRAVITY PRESSURE FROM RESERVOIR 1 MILE SOUTH.
INTO A 50,000 GAL. STAND PIPE 150' HIGH. LOCATED ½ MI. NW OF WEST LINN
P.O. ELEV. 400' (ABOVE SEA LEVEL) - 45 MILES FROM PORTLAND
PIPE TO WILLAMETTE 6" CAST IRON PIPE.
WINDS AS SHOWN.
EASY GRADES.
WILLAMETTE FIRE DEPT.
MARCH SHOP
AUTO REPR. CONC. FL
WALLS VEND'G
MAY, 1925
OREGON CITY
ORE.
WEST LINN
POPULATION: 1925
209
33
501
(345)
7TH AV.
4TH WP.
6TH WP.
M.E. CHURCH
GRAIN & FEED
GEN'L S.
HAY & FEED
P.O.
STGE.
S & L
CONC FL
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12TH
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5TH AV.
(80 FT WIDE)
WILLAMETTE GRADE SCHOOL
FROM PLANS
GYM.
WOOD TRUSS RF.
STAGE
PLAY SHED
WOOD BENCH & POSTS
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Scale of Feet.
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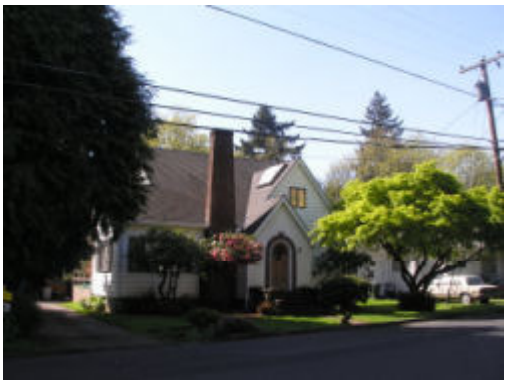
1898 5th.JPG

1510 Holly.JPG

1513 Holly.JPG



1514 Holly.JPG

1518 Holly.JPG

1519 Holly.JPG

1524 Holly.JPG

1531 Holly.JPG

1536 Holly.JPG

1540 Garden.JPG

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1595 Holly.JPG

22150 Willamette.JPG

5340 Grove.JPG

5345 Grove.JPG

5370 Grove.JPG

5375 Grove.JPG

5380 Grove.JPG

5390 Grove.JPG

5395 Grove.JPG

5410 Grove.JPG

5415 Grove.JPG

5420 Grove.JPG

5435 Grove.JPG

5470 Grove.JPG

5475 Grove.JPG

5480 Grove.JPG

5495 Grove.JPG

location of demolished houses on Garden.JPG

NEIGHBORHOOD	STREET #	STREET NAME	EVALUATION	YEAR BUILT	MATERIALS	CLASSIFICATION/ STYLE	ORIG. USE/ PLAN (TYPE)	SURVEY DATE	COMMENTS
BOLTON	1540	GARDEN ST	NP	1995	RB	MC	DB/HZ	3/17/2006	
BOLTON	1544	GARDEN ST	EC	1938	BA	RB	DB/HH	3/17/2006	
BOLTON	1550	GARDEN ST	EC	1927	GA	RC	DB/RX	3/17/2006	
BOLTON	1551	GARDEN ST	EC	1926	BA	RB	DB/HH	3/17/2006	
BOLTON	1554	GARDEN ST	XD					3/17/2006	
BOLTON	1566	GARDEN ST	XD					3/17/2006	
BOLTON	1570	GARDEN ST	XD					3/17/2006	
BOLTON	1575	GARDEN ST	XD					3/17/2006	
BOLTON	1585	GARDEN ST	XD					3/17/2006	
BOLTON	5340	GROVE ST	NC	1929	RB	OB	DB/RZ	3/17/2006	extremely altered
BOLTON	5345	GROVE ST	NP	1941	IA	RB	DB/HH	3/17/2006	
BOLTON	5370	GROVE ST	EC	1922	BA	AD	DB/RU	3/17/2006	Garland Hollowell
BOLTON	5375	GROVE ST	NP	1952	IA	MQ	DB/HE	3/17/2006	Newton/Tauscher
BOLTON	5380	GROVE ST	NC	1927	BA	RB	DB/HH	3/17/2006	windows and porch replaced
BOLTON	5390	GROVE ST	EC	1929	BA, FE	RB	DB/RZ	3/17/2006	
BOLTON	5395	GROVE ST	EC	1927	RD	RC, AD	DB/RX	3/17/2006	
BOLTON	5410	GROVE ST	NC	1920	BA	AD	DB/RU	3/17/2006	extremely altered, new windows, siding
BOLTON	5415	GROVE ST	EC	1932	BD, GA	RC	DB/RI	3/17/2006	
BOLTON	5420	GROVE ST	EC	1937	BD	RC	DB/RI	3/17/2006	windows and door replaced
BOLTON	5435	GROVE ST	EC	1926	GA	AD	DB/RU	3/17/2006	
BOLTON	5470	GROVE ST	EC	1930	GA, BD	RC	DB/RI	3/17/2006	
BOLTON	5475	GROVE ST	ES	1925	BA, JA	RB	DB/RZ	3/17/2006	
BOLTON	5480	GROVE ST	EC	1926	GA,BD	RC	DB/RI	3/17/2006	
BOLTON	5495	GROVE ST	ES	1924	GA	AC	DB/RZ	3/17/2006	Local Resource- Glenn Jack House
BOLTON	1510	HOLLY ST	NC	1935	BA	AD	DB/RU	3/17/2006	extremely altered
BOLTON	1513	HOLLY ST	EC	1928	GA	RC	DB/RI	3/17/2006	
BOLTON	1514	HOLLY ST	EC	1937	RD, GA	RC	DB/RI	3/17/2006	
BOLTON	1518	HOLLY ST	NP	1948	BA	MQ	DB/HE	3/17/2006	
BOLTON	1519	HOLLY ST	NC	1927	BA, GA	RC	DB/RI	3/17/2006	orig. stucco on sides, new wood siding on front
BOLTON	1524	HOLLY ST	EC	1940	BA, CB	MQ	DB/RZ	3/17/2006	
BOLTON	1531	HOLLY ST	EC	1932	BD, GA	RC	DB/RI	3/17/2006	
BOLTON	1536	HOLLY ST	EC	1922	BA	AD	DB/RU	3/17/2006	
BOLTON	1542	HOLLY ST	NP	1951	BA	MQ	DB/HE	3/17/2006	
BOLTON	1547	HOLLY ST	EC	1928	IA	RC	DB/RI	3/17/2006	windows replaced
BOLTON	1555	HOLLY ST	NP	1951	BA	MQ	DB/HE	3/17/2006	
BOLTON	1560	HOLLY ST	EC	1922	IA	AD	DB/RU	3/17/2006	
BOLTON	1563	HOLLY ST	NC	1930	BA	RC	DB/RI	3/17/2006	siding and windows replaced
BOLTON	1567	HOLLY ST	EC	1930	IA	RC	DB/RI	3/17/2006	
BOLTON	1570	HOLLY ST	NC	1924	BA	AD	DB/RZ	3/17/2006	extremely altered
BOLTON	1595	HOLLY ST	EC	1927	BA	RB	DB/RZ	3/17/2006	windows and siding replaced, office use
BOLTON	22150	WILLAMETTE DR	NC	1929	GA/BA	RC	DB/RI	3/17/2006	original stucco partially replaced with wood
WILLAMETTE	1296	12TH ST	EC	1906	BA	VH	DB/RB	3/17/2006	Sheriff Mass House- Britton Barn (1906)
WILLAMETTE	1296	13TH ST	EC	1927	RD	AD	DB/RU	3/17/2006	
WILLAMETTE	1492	13TH ST	ES	1897	BA	VH	DB/RX	3/17/2006	Sheriff Mass House
WILLAMETTE	1293	14TH ST	NC	1920	BA	RB	DB/HH	3/17/2006	highly altered-new siding, windows and porch
WILLAMETTE	1344	14TH ST	NP	1941	CB,BA	RN	DB/RZ	3/17/2006	
WILLAMETTE	1409	14TH ST	EC	1901	BA	VH	DB/RX	3/17/2006	
WILLAMETTE	1508	14TH ST	NC	1916	BA	RB	DB/RZ	3/17/2006	extremely altered-wood siding replaced
WILLAMETTE	1724	4TH AVE	EC	1895	BA	VH	DB/RX	3/17/2006	at one time this structure had a turrett
WILLAMETTE	1744	4TH AVE	NC	1920	IA	AD	DB/RZ	3/17/2006	early settlers brought this home up from river
WILLAMETTE	1745	4TH AVE	NC	1924	BA	AD	DB/RZ	3/17/2006	large rooftop addition
WILLAMETTE	1769	4TH AVE	NP	1930	BA	AD	DB/RZ	3/17/2006	large rear addition
WILLAMETTE	1788	4TH AVE	NP	1934	BA	OB	DB/RZ	3/17/2006	windows and siding replaced
WILLAMETTE	1798	4TH AVE	EC	1895	BA	VH	DB/RX	3/17/2006	C.G. Schmidt
WILLAMETTE	1808	4TH AVE	EC	1916	BA	AD	DB/RU	3/17/2006	Ewalt Leisman/twin of 1674 5th
WILLAMETTE	1819	4TH AVE	NP	1986	RB	NF	DB/HZ	3/17/2006	
WILLAMETTE	1852	4TH AVE	NP	1986	RD	NB	DB/HZ	3/17/2006	
WILLAMETTE	1862	4TH AVE	EC	1897	BA	VM	DB/RX	3/17/2006	T.S. Hurst
WILLAMETTE	1892	4TH AVE	EC	1895	BA	VM	DB/RX	3/17/2006	O.F. Olsen Residence
WILLAMETTE	1620	5TH AVE	NP	1995	RB	NF	DB/HZ	3/17/2006	

NEIGHBORHOOD	STREET #	STREET NAME	EVALUATION	YEAR BUILT	MATERIALS	CLASSIFICATION/ STYLE	ORIG. USE/ PLAN (TYPE)	SURVEY DATE	COMMENTS
WILLAMETTE	1630	5TH AVE	NP	1995	RB	NF	DB/HZ	3/17/2006	
WILLAMETTE	1649	5TH AVE	NC	1924	BA	AD	DB/RU	3/17/2006	
WILLAMETTE	1674	5TH AVE	EC	1917	BA	AD	DB/RU	3/17/2006	Martha Ream
WILLAMETTE	1686	5TH AVE	NC	1910	BA	AD	DB/RU	3/17/2006	
WILLAMETTE	1696	5TH AVE	NC	1920	BA	AD	DB/RU	3/17/2006	windows and porch altered
WILLAMETTE	1697	5TH AVE	NC	1924	BA	AD	DB/RZ	3/17/2006	windows and porch altered-Built by Bill Snidow
WILLAMETTE	1709	5TH AVE	EC	1920	BD, GA	AD	DB/RU	3/17/2006	
WILLAMETTE	1722	5TH AVE	NC	1915	BD	AD	DB/RZ	3/17/2006	extremely altered
WILLAMETTE	1723	5TH AVE	EC	1920	BA	AD	DB/RU	3/17/2006	
WILLAMETTE	1738	5TH AVE	NP	1986	BA	NF	DB/HZ	3/17/2006	
WILLAMETTE	1747	5TH AVE	NC	1905	BD	RB	DB/HH	3/17/2006	
WILLAMETTE	1767	5TH AVE	NP	1986	BA	RB	DB/HH	3/17/2006	
WILLAMETTE	1782	5TH AVE	EC	1920	BA	AD	DB/RU	3/17/2006	Redeveloped. Earlier house owned by Herman Hanson
WILLAMETTE	1790	5TH AVE	EC	1920	BA	AD	DB/RU	3/17/2006	Millekin Family- Buckles and Millekin Store
WILLAMETTE	1797	5TH AVE	EC	1900	BA	VH	DB/RX	3/17/2006	Mildred Martin
WILLAMETTE	1822	5TH AVE	ES	1899	BD	VH	DB/RX	3/17/2006	Miller Baker House
WILLAMETTE	1831	5TH AVE	ES	1895	BA, BD	VH	DB/RX	3/17/2006	JH Ralston House
WILLAMETTE	1847	5TH AVE	ES	1897	BA	VH	DB/RX	3/17/2006	Nicholas Walden House, NR listed
WILLAMETTE	1870	5TH AVE	NP	1964	BA	MQ	DB/RZ	3/17/2006	
WILLAMETTE	1872	5TH AVE	EC	1898	BA	VH	DB/RJ	3/17/2006	E.M. Rasmussen/I.W. Moser
WILLAMETTE	1882	5TH AVE	EC	1895	BA	VH	DB/RJ	3/17/2006	GA Harding House; Mrs. Morgan?
WILLAMETTE	1883	5TH AVE	EC	1921	BA	AD	DB/RU	3/17/2006	
WILLAMETTE	1891	5TH AVE	NP	1978	BG	OH	DB/HZ	3/17/2006	
WILLAMETTE	1898	5TH AVE	NP	1962	KB, BB	MQ	DB/HK	3/17/2006	
WILLAMETTE	1608	6TH AVE	NC	1920	BA	AD	DB/RU	3/17/2006	windows altered
WILLAMETTE	1611	6TH AVE	EC	1911	BA	AD	DB/RB	3/17/2006	Ed Gross
WILLAMETTE	1630	6TH AVE	NP	1935	BA	RB	DB/RZ	3/17/2006	vinyl windows, huge new garage; Sears kit house
WILLAMETTE	1639	6TH AVE	NP	1989	RB	NF	DB/HZ	3/17/2006	
WILLAMETTE	1658	6TH AVE	EC	1924	BA	AD	DB/RU	3/17/2006	built for Oldenstadts
WILLAMETTE	1677	6TH AVE	EC	1918	JA	AD	DB/RU	3/17/2006	
WILLAMETTE	1690	6TH AVE	NP	1995	RB	NF	DB/HZ	3/17/2006	
WILLAMETTE	1697	6TH AVE	EC	1912	BA	AD	DB/RU	3/17/2006	
WILLAMETTE	1706	6TH AVE	EC	1928	BA	AD	DB/RU	3/17/2006	built by Charlie Frenzel; Frenzel Market
WILLAMETTE	1728	6TH AVE	NP	1971	BB	ML	DB/HK	3/17/2006	
WILLAMETTE	1731	6TH AVE	ES	1895	BA	VM	DB/RX	3/17/2006	J.P. Logan
WILLAMETTE	1740	6TH AVE	NC	1920	IA	AD	DB/RU	3/17/2006	
WILLAMETTE	1753	6TH AVE	NP	1955	IA	MQ	DB/RZ	3/17/2006	
WILLAMETTE	1780	6TH AVE	ES	1898	BA	VH	DB/RX	3/17/2006	Buckles-Elligsen House
WILLAMETTE	1790	6TH AVE	NP	1984	BA	NF	DB/HZ	3/17/2006	
WILLAMETTE	1818	6TH AVE	EC	1900	BA	VH	DB/RB	3/17/2006	Built for Great Grandma Dollar
WILLAMETTE	1819	6TH AVE	EC	1902	BA	AD	DB/RU	3/17/2006	PGE Show home in the 1920's. F.S. Howell
WILLAMETTE	1830	6TH AVE	EC	1895	BA, BD	VM	DB/RX	3/17/2006	Joseph Jones; Jones/Fromono House
WILLAMETTE	1831	6TH AVE	EC	1904	BA	VH	DB/RX	3/17/2006	Sadie White House
WILLAMETTE	1847	6TH AVE	EC	1900	BA	VH	DB/RB	3/17/2006	
WILLAMETTE	1850	6TH AVE	NP	1997	BA	NF	DB/HZ	3/17/2006	
WILLAMETTE	1865	6TH AVE	NP	1981	BA	RB	DB/HH	3/17/2006	
WILLAMETTE	1870	6TH AVE	EC	1907	BA, BD	AD	DB/RU	3/17/2006	porch rebuilt, windows replaced-Frank Capen; Capen Shoe
WILLAMETTE	1883	6TH AVE	EC	1900	JA	VH	DB/RX	3/17/2006	George C. Kinney
WILLAMETTE	1888	6TH AVE	NP	1980	BG	OH	DB/HZ	3/17/2006	
WILLAMETTE	1891	6TH AVE	NP	2002	RB	NF	DB/HZ	3/17/2006	
WILLAMETTE	1892	6TH AVE	EC	1905	BA	VH	DB/RX	3/17/2006	E.M. Rasmussen

Willamette Neighborhood
Contributing

Willamette Neighborhood
Year Built

- 1850-1899
- 1900-1910
- 1911-1924
- 1925-1929
- 1930-1949
- 1950-Present

Holly-Grove Neighborhood
Contributing

Holly-Grove Neighborhood
Year Built

1850-1899

1900-1910

1911-1924

1925-1929

1930-1949

1950-Present

Holly-Grove Neighborhood
Recommended Conservation District