



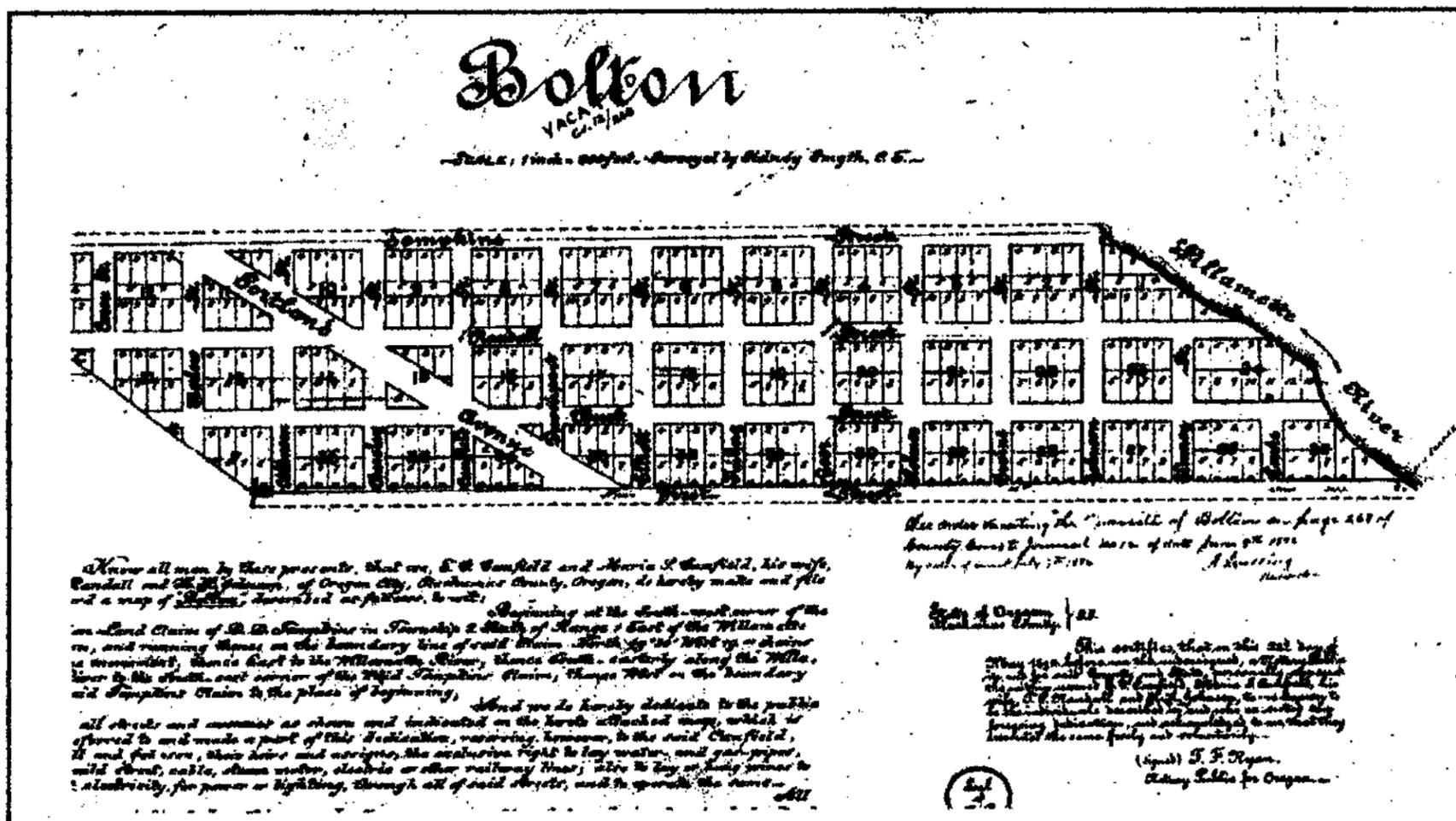


# ***HISTORIC BOLTON NEIGHBORHOOD WALKING TOUR***



Welcome to the Historic Bolton Neighborhood of West Linn. Located along the Willamette River and at the foot of the largest water falls in the Pacific Northwest, the area was an important gathering and fishing place for Native Americans. The neighborhood was built upon the Donation Land Claims of Robert Moore, Hugh Burns and Daniel Dean Tompkins. Today, the Bolton Neighborhood is home to several riverside parks, the West Linn Paper Company, the historic Willamette River Locks, West Linn High School, the West Linn Library, Post Office, a healthy commercial district, caring neighbors and much, much more. Discover this exciting area on this 3.3 mile Historic Bolton Neighborhood Walking Tour.

**Bolton Neighborhood Association 2008**



Plat map of the Bolton townsite, dated 1890.

## 1. Bolton Neighborhood History

Daniel Dean Tompkins built his family a home in 1850 on his donation land claim, just north of Hugh Burns' claim. Settlers George, Pauline and M.J. Bolton acquired a part of the Tompkins claim sometime before 1887. The area became known as West Oregon City.

The Boltons began selling pieces of their property in 1887 and continued through 1900. Some of the purchasers of these properties include E.G. and Maria S. Caufield, Tom P. Randall and H.H. Johnson.

A town site named Bolton was platted in 1890. The site plan had 36 blocks, each with 8 lots. In 1896, a new plat was filed, changing the name of First Street to Hammerle Street.

The Boltons, Randall and Caufield established the Bolton Land Company. In 1900, a plat was deeded to School District No. 34

## 2. Hammerle Park

This park is named for Frank A. Hammerle, a former superintendent at the Crown Zellerbach Paper Mill and West Linn mayor in the 1930's. This 5.8 park offers play equipment, athletic fields, a sand volleyball court, horseshoe pits, a tennis court, restrooms, a wading pool and a reservable covered picnic shelter.



### 3. Bolton School

In 1892, the parents of the Bolton area tired of their children having to walk over the hill to Sunset School and petitioned the school board for their own school. A store was purchased from Mr. Cramers for \$25.00, which became the first Bolton School and housed only the primary grades. The other elementary age children continued to attend Sunset School.

The first Bolton School building was built in 1922 across the street from the store and served the first eight grades.

The present Bolton Elementary School was constructed in 1950. Students in first through 5<sup>th</sup> grade attend the school.

### 4. The Alphabet Streets – Early Bolton Families

The streets running north and south and intersecting Buck Street are named after early families settling in the Bolton neighborhood. These include, starting on the west side of Willamette Drive and running to the east end of Buck Street, in order, **Atkinson** Street, **Barcay** Street, **Caufield** Street, **Davenport** Street, **Elliot** Street, **Failing** Street, **Geer** Street, **Holmes** Street, **Irving** Street, **Johnson** Street, **Kinney** Street and **Lewis** Street. Other streets in the area representing early Bolton families include, **Perrin** Street, **Heater** Street, **Cushman** Street, **Randal** Street, **Buck** Street, **Tompkins** Street, **Lowry** Street and **Hughes** Drive.

## 5. Bolton Fire Hall

The Bolton Fire Hall, pictured on the front cover, was built in the 1950's. The West Linn City Library shared this building with the Fire Department from 1979, when they moved out of the old City Hall, until 1989, when they moved into their present building. Tualatin Valley Fire and Rescue took over fire service responsibilities for the City on contract in 1998 and took ownership of the Fire Hall in 2004 when the City annexed into the TVFR District. TVFR plans to begin construction on a replacement station just to the north of the present station early in 2009. A replica of the bell tower will be featured in the new building.



## 6. Westlake Properties Building

This building, which housed the Bolton Grocery Store, was built in 1908 by the Lettermeire's. It has housed a number of real estate offices, including Beacon Realty, the Bissel Real Estate Company and since 1986, Westlake Properties. The West Linn Chamber of Commerce currently occupies a portion of the lower part of the building.

## 7. Former Site of Magones Park

Magones Park was popular for over forty years as an all-around recreation spot in the late 1800's. The park drew much of its patronage from Portlanders arriving on steamboats and locals on the Willamette Falls Railway electric trolley. The facilities consisted of a dance barge called the Bluebird, which was anchored by the riverbank, a number of rental cottages and a bathing pool in the edge of the river. There were rowboats for moonlight cruises on the Willamette River, a dance platform on land, tables and popular concessions where family members sold pop and wienies.

## 8. Burnside Park

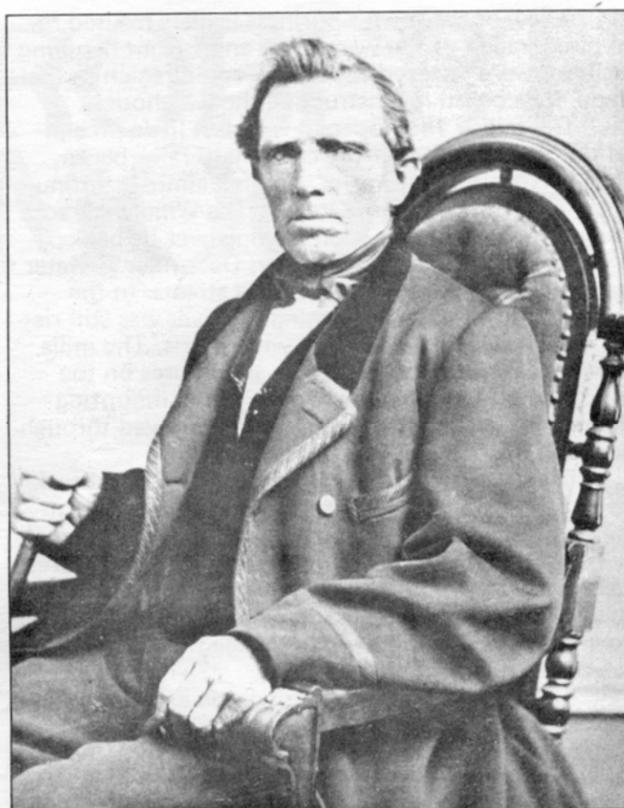
On July 8, 1935, the City acquired 10 acres on the Willamette River from Maria S. Caufield in memory of E.G. Caufield's beloved uncle, David Burnside, an early pioneer of Linn City. This park has access points at the ends of Holmes Street, Buck Street and Edgewater Court, and from Maddax Woods. This natural area has hiking trails, river access and wildlife viewing.

## 9. Maddax Woods

A 7 acre natural area along the Willamette River offering hiking trails and a viewing platform, looking toward Goat Island, one of the areas largest heron rookeries. The park is named for Dorothy and Virgil Maddax who donated their land to the City of West Linn. Dorothy loved and protected the wildlife on her property and was also an avid gardener. Virgil was well known as a boat builder, building large fishing and pleasure boats ranging in size from 40 to 55 feet on the property. Future plans call for restrooms, an improved parking lot, restored gardens and interpretive signage.

## 10. Goat Island

Off the shores of Maddax Woods in the Willamette River, this island is owned by the State of Oregon and is one of the largest heron rookeries in the Portland area. Access to the island is not encouraged, especially during nesting season between January and July. The birds gather nesting material from Maddax Woods and fish and teach their young to fish in the Willamette River.



Hugh Burns

## 11. Multnomah City

Hugh Burns, a blacksmith and native of Ireland, staked his donation land claim just south of Robert Moore's claim along the Willamette River. Burns platted Multnomah City in 1842. Multnomah is Indian for "Lower River."

Joe Meek, a prominent statesman for the Oregon Territory, purchased a lot here. Burns offered to erect a capitol building and donate 32 blocks to the provisional government in 1845. The offer was not accepted and the capitol moved to Salem after fighting on the part of Oregon City officials.

Burns established a tannery and hotel in Multnomah City. He also started a ferry across the Willamette River to Oregon City. Later, Burns was bought out by Dr. John McLoughlin and Multnomah City soon went out of existence.

## **12. Holly Grove Historic District**

The houses along Holly and Grove Streets are part of the Moody's subdivision of 1922. The Moody Investment Company was owned by Franklin Griffith who also was the president of Portland General Electric. The end of Grove Street is one of the earliest examples of the cul d' sac design in Oregon. The City is considering a historic conservation overlay for this neighborhood.



## **13. McLean House**

Dr. Edward Huntington McLean was born in 1886 in Klamath Falls, Oregon, the son of a Presbyterian missionary. In 1902, the family moved to Puerto Rico where the Reverend McLean helped construct the Presbyterian Hospital in San Juan.

After graduation from Princeton University with honors in 1908, Edward McLean entered Columbia University of Physicians and Surgeons, where he graduated in 1912. After positions at St. Lukes Hospital in New York City, Creighton University in Omaha, Nebraska and marriage to Anne Mathida Cooper in 1915, Dr. McLean set up private practice in Oregon City. The McLean's built the McLean House in West Linn in 1927. The property covers a portion of the Donation Land Claim of Hugh Burns. Dr. and Anne McLean raised 5 children in the house.

Dr. McLean offered to sell the McLean House to the City of West Linn after the I-205 Bridge was completed in 1969. Dr. McLean died in 1972. Today, the house is run by the Friends of the McLean House and Park and is rented for community events, meetings, educational classes, art shows, weddings, receptions, family parties and other community uses.

## **14. Native American History in Bolton Area**

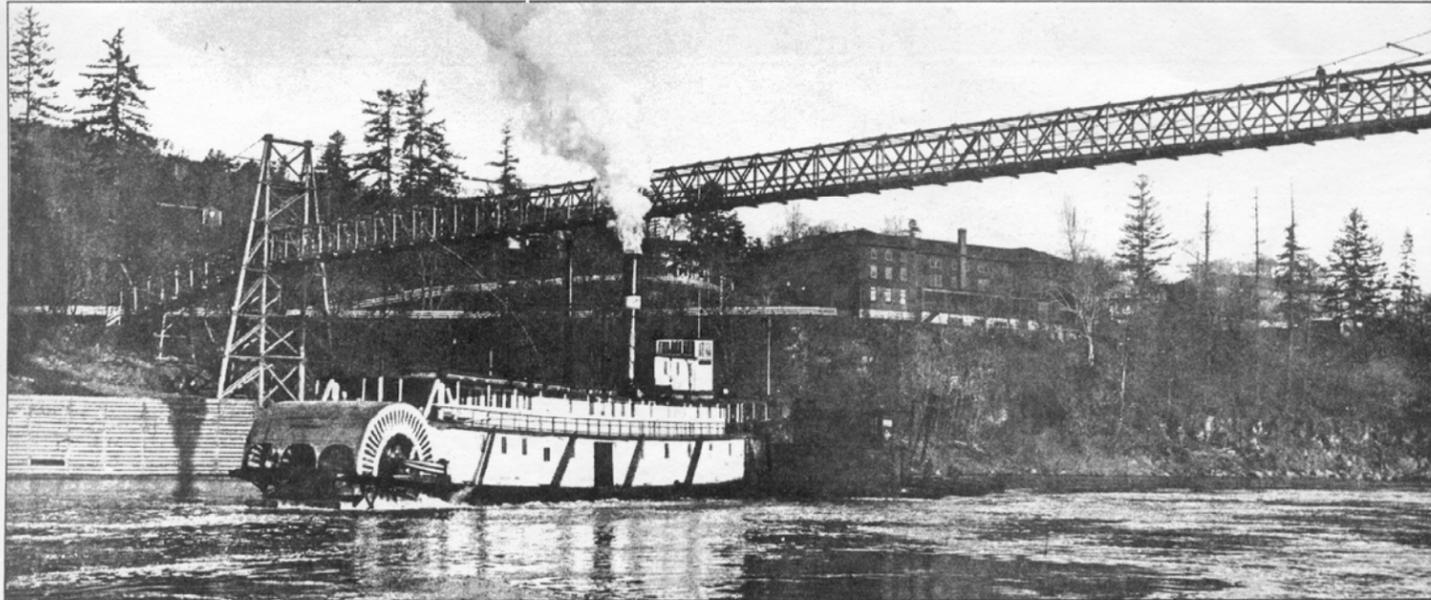
The area around the Willamette Falls was a major gathering place for Native American tribes. The fish at the falls were abundant and the local tribes would meet near the falls to trade, hold traditional feasts and other rituals. The Indians on the west side of the Willamette River below the falls called 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. 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.



## **15. Oregon City / West Linn Bridge**

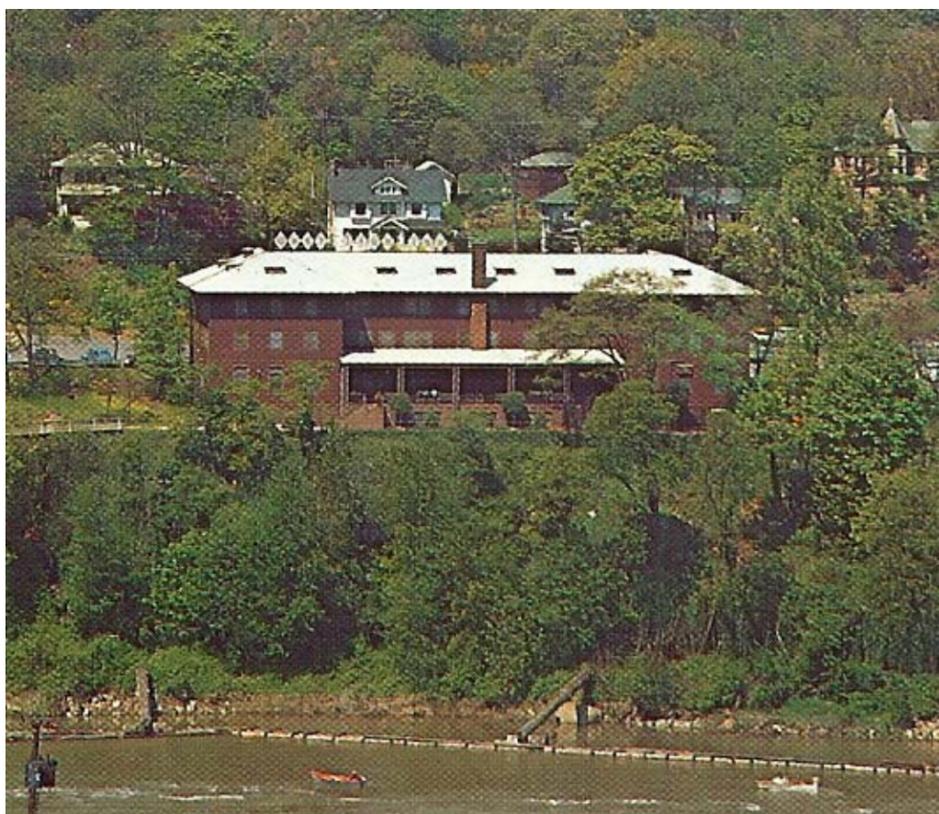
The original suspension bridge at this site was built in 1888 and carried foot and vehicular traffic for almost 34 years. The suspension cables from this bridge were used to support the construction of the new bridge.

Construction of the present bridge began July 29, 1921 and was completed in December 1922 at a cost of \$275,000. The bridge was designed by Conde B. McCullough, Oregon State Bridge Engineer and built by the A.B. Guthrie and Company, Inc. The grand opening and dedication was held on December 28, 1922 and included a parade, ceremony and wedding at the center of the span, with the bride from West Linn and the groom from Oregon City.



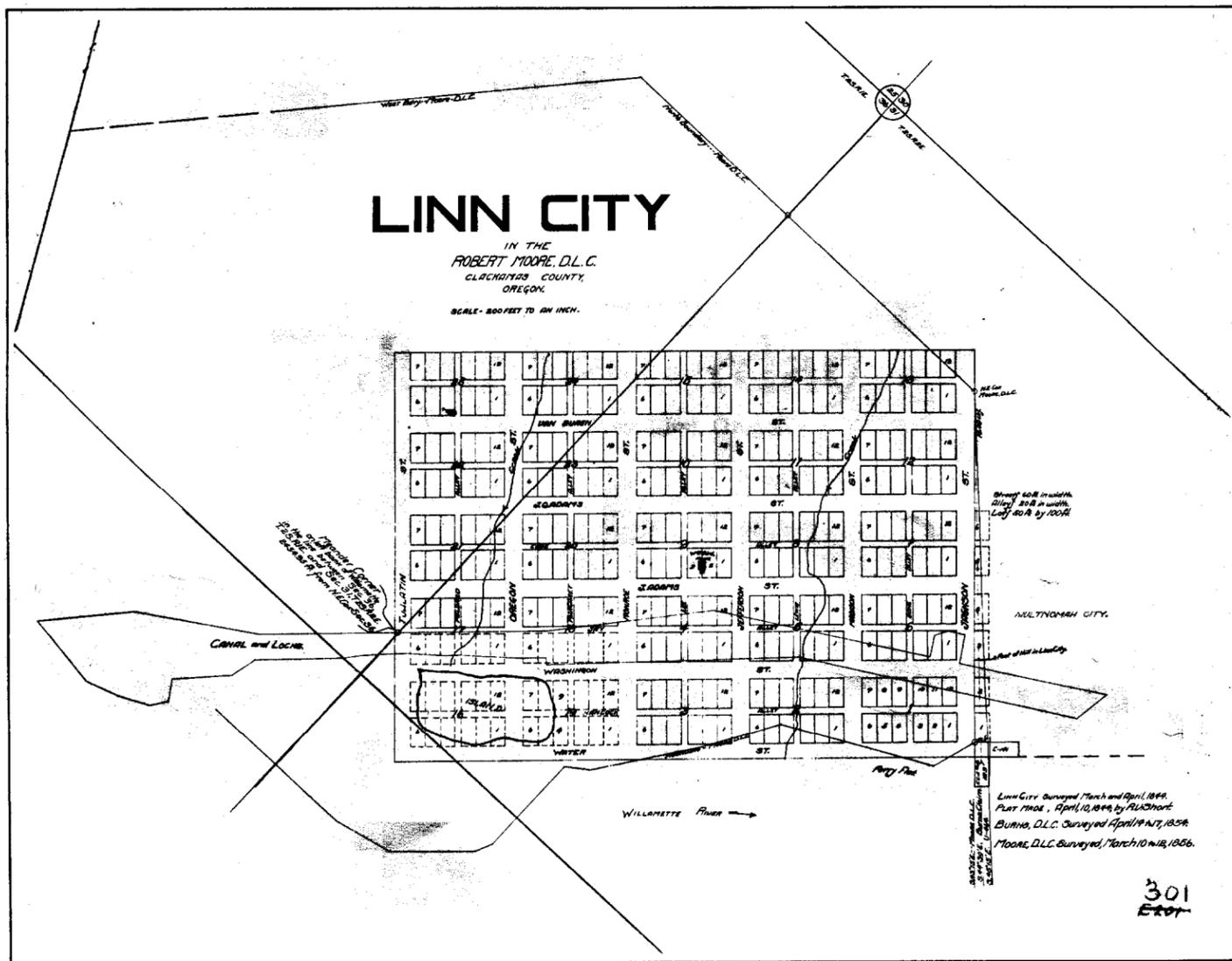
Interim pedestrian bridge during construction of Oregon City/West Linn Bridge, 1921

In the early part of the century, the bridge carried Pacific Highway #1, which was part of the larger Pacific Highway that ran from San Diego CA. to Blaine, Washington. Pacific Highway #1 became U.S. 99 when the U.S. Highway system was implemented in 1926. U.S. 99 was split to U.S. 99E and U.S. 99W in 1930, with the segment over the Oregon City / West Linn Bridge designated U.S. 99E. In 1937, the new "East Side Pacific Highway #1 was completed (McLoughlin Blvd. and Union Avenue to Vanport). In 1939, the East Side Pacific Highway #1 became part of U.S. 99E and the highway from Oregon City through West Linn and Oswego to the Ross Island Bridge became Oswego Highway #3 - State Highway 43 (Willamette Drive through West Linn)



## 16. West Linn Inn

The West Linn Inn was constructed in 1918 to house workers imported as strikebreakers by the paper mill operators when regular mill employees tried to organize a union. Workers living at the Inn did not have to cross the picket line. The Inn became a major gathering place for residents of West Linn. The Inn had 85 rooms, a restaurant, and a bowling alley in the basement. During WWII, the Inn was used as a dormitory for men from all over the country who were brought in to help keep the mill running. The Inn was closed in the 1970's, but the restaurant continued to operate until 1982 and the building was soon demolished.



## 17. Moore's Island – Robins Nest – Linn City

Robert Moore was born in Franklin County, PA on October 2, 1781. After serving in the war of 1812, Moore settled in Missouri where he became a member of the state legislature. Moore arrived in Oregon in 1840 at the age of 59, leaving behind his wife and 10 children who planned to come to Oregon after he was settled.

While Dr. McLoughlin was building Oregon City, Moore looked to the west side of the Willamette River. He purchased 1000 acres from Chief Wanaxha of the Wallamut Indian Tribe. Moore built a cabin on the hill overlooking the falls and called it Robin's Nest.

In 1843, Moore created a town site occupying about 50 acres on the northeast corner of his property  $\frac{1}{4}$  of a mile below the falls. He also named this new town Robin's Nest.

Moore built a sawmill, gristmill and ran a ferry across the river to Oregon City. By early 1845, the town also had two spacious log homes and numerous tents of settlers that arrived late the previous autumn

On December 22, 1845, with the blessing of the provisional legislature (of which he was a member), Robert Moore changed the name of his town Robin's Nest to Linn City, honoring Sen. Lewis F. Linn of Missouri.

By 1846, Linn City had one tavern, a chair manufactory, a cabinet shop, a gunsmith shop and one wagon shop. Later, a hotel, a physician and mercantile was added. The mercantile was run by Moore's son, James Marshall Moore, who arrived in 1847.

A post office was added in 1850. In 1852-53, Moore built the Linn City Works, containing a gristmill, sawmill, warehouse, wharves and a breakwater. Linn City had become known as a major shipping point on the Willamette River's west bank.

Robert Moore died on September 2, 1857.

On April 23, 1861, a fire broke out in the lower warehouse that destroyed the Works. Later that year, in November 1861, a great flood virtually wiped away the rest of Linn city. The town slowly rebuilt.



## 18. Willamette Falls Locks

The Willamette Falls Locks are the oldest continuously operating multi-lift lock and canal system in America. They opened on New Years Day in 1873. The locks project was built by the Willamette Falls Canal and Locks Company, winning the contract in 1868. The lock chambers are made of stones quarried in Carver, ranging in size from 5 feet to 15 feet high. The massive stonework reflects European construction methods.

The locks were operated by a number of owners before the U.S. Army Corps of Engineers purchased them in 1915 from Portland Railway Light and Power Company for \$375,000. The Corps undertook a major renovation where the lock chambers were deepened from 3 to 6 feet as a response to the increased need for passage by deeper draft vessels. Another renovation in 1941 replaced the original wooden lock gates with metal gates and installed a hydraulic system to open and close the gates, replacing manual operation.

The locks were placed on the National Register of Historic Places in 1974 and were designated as a State Historic Civil Engineering Landmark by the History and Heritage Committee of the American Society of Civil Engineering in 1991. The locks helped transform the development of Oregon's pioneer society into a young productive state and profoundly improved river transportation in the Willamette Valley.

## 19. West Linn Paper Mill

The first paper mill was opened at this site by the Willamette Pulp and Paper Company in 1889 to utilize the water power of the Willamette Falls. They merged with Crown Columbia to form Crown Willamette Pulp and Paper in 1914. In 1928, Crown Willamette merged with the Zellerbach Paper Company to form the Crown Zellerbach Paper Company, operating ten machines and employing 1500 employees. In 1947, Crown Zellerbach pioneered the coated paper process, influencing paper manufacturing across the west. James River Corporation acquired the mill in 1986, and sold it to Simpson paper Company in 1990. The mill closed briefly in 1996 and was bought by Belgravia Investments in 1997 and reopened as the West Linn Paper Company. Today, the mill runs three machines, 24 hours a day and manufactures 650 tons of paper daily.



## 20. Willamette River and Falls

Flowing 187 miles northward between the Cascade and Coastal mountain ranges, the Willamette River forms one of the most fertile agricultural regions in North America. It was the destination of many of the emigrants on the Oregon Trail. The river was an important transportation route throughout much of the early history of the state, furnishing a means of conveying the vast timber and agricultural resources of the state to the outside world. It is one of only 14 American Heritage Rivers. The Willamette River Falls are the 18th largest in the world by water volume. The 42 foot high horseshoe shaped block waterfall is caused by a basalt shelf in the river floor. Many local Native American tribes built villages in the area because of the abundance of salmon and Pacific Lamprey.

## 21. Electricity Production – Portland General Electric

The Willamette Falls is the birthplace of Portland General Electric (PGE), generating electricity here since 1895. Station A at Black Point on the Oregon City side of the river is the site of the first long-distance transmission of electricity in the United States. The TW Sullivan Hydroelectric Plant on the West Linn side is still generating electricity.



Old Trolley Station at the Falls

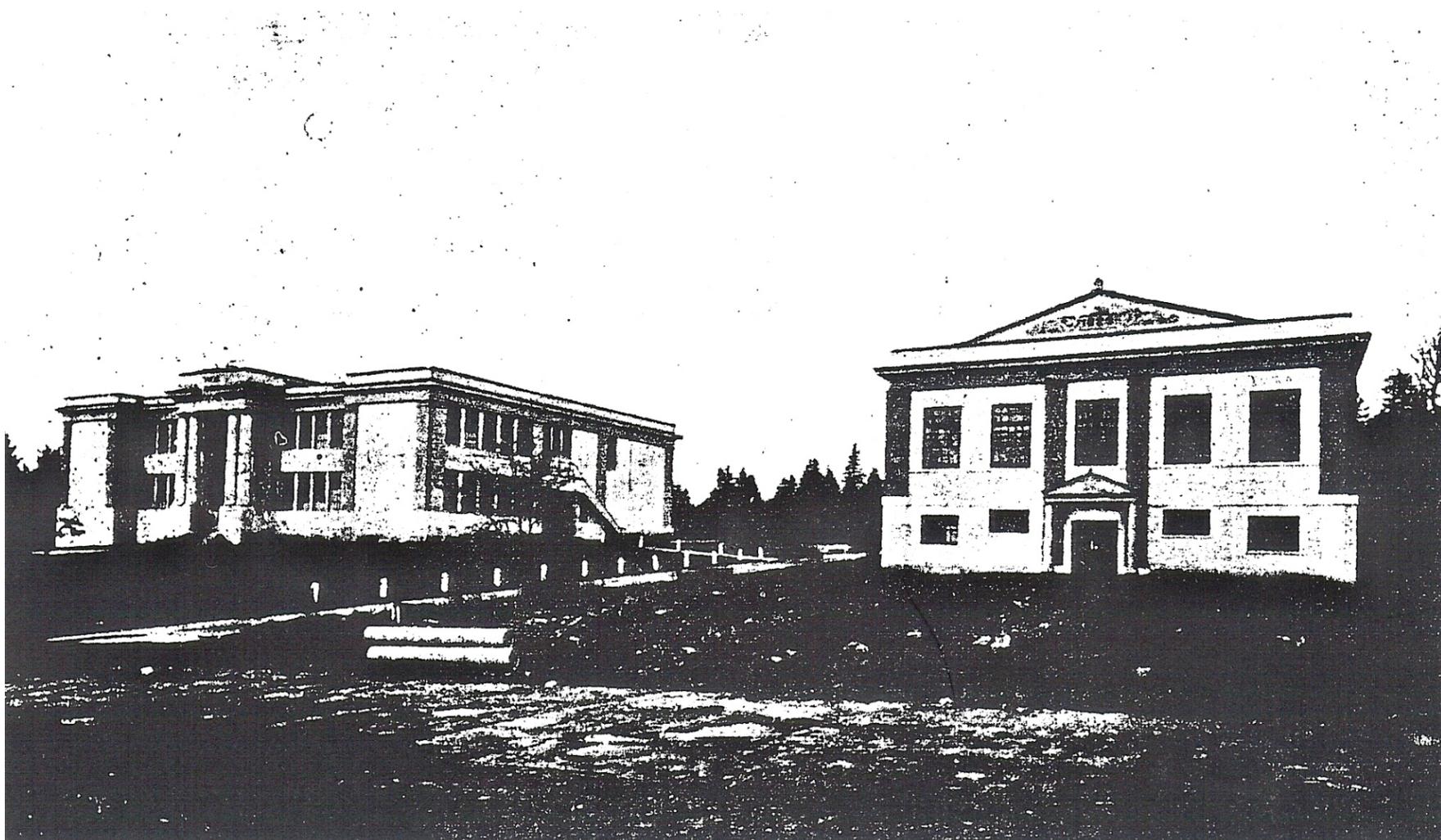
## 22. West Linn Police Station

When West Linn incorporated in 1913, office space was made in the trolley station located at this site. The City of West Linn built a new City Hall here in 1936. Bud Heath operated a 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. Les DeJardin bought Heath's grocery in 1945 and moved out in 1954. 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 Hall on Failing Street in 1979. The City Police Department is still housed in this building.



## 23. Camassia Natural Area

This 26 acre natural area is owned and maintained by the Nature conservancy. This area offers unique and rare plant species, wildlife viewing and hiking trails. Sculpted by prehistoric floods, this rocky plateau hosts an extra ordinary flora diversity of plants and uncommon wetland and grassland communities. The main entry is located at the end of Walnut Street, which is the first right after passing over I-205 on the way up Sunset Avenue. An unmarked trail leads into Camassia Natural Area from the High School parking lot near the tennis courts.



West Linn High School 1923

## 24. West Linn High School

West Linn's first high school was built in 1919 and was a one story building on the same grounds as Willamette Grade School. It housed 55 students and 3 teachers. Construction on the first high school at its present site began in 1920 and opened in 1923 with 222 students, coming from Oswego, Lake Grove, Gladstone as well as the West Linn area. In 1938, the Oswego townspeople withdrew from Union School District No. 3, but continued to send their high school students to West Linn High School until 1955, when they built their own high school. Today, West Linn High School is home to over 1600 students, grades 9-12 and has one of the highest graduation rates in the state.

## 25. West Linn Central Village

Gramor Development completely overhauled this shopping center, with the grand opening occurring in October of 2007. Remodeling two existing buildings and adding two new buildings, the West Linn Central Village added a number of new shopping and eating opportunities, as well as new jobs in the community. Les DeJardin originally operated a Thriftway grocery store in the building where Starbucks is now located and later moved the store to where Market of Choice is now. The Bolton Neighborhood had a positive impact on how the center turned out.



## 26. West Linn Library

The West Linn Public Library has a commitment to provide free and open access to a wide variety of materials and programs to all people in the community. Emphasis is placed on meeting their informational, educational, recreational and cultural needs through a balanced collection of print, visual and electronic resources as well as special events and programs. By providing a high level of service, a growing collection and an inviting environment, the library will carry out its role as a vital community asset. The Library opened at this location in 1989 and a major remodel occurred in 2002.

Comments, corrections, additions – please send an email to:

[rshepherd@easystreet.net](mailto:rshepherd@easystreet.net)