



Oregon

Theodore R. Kulongoski, Governor

Parks and Recreation Department

State Historic Preservation Office

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Salem, OR 97301-1266

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October 9, 2009

Tom Soppe, Planner, City of West Linn
West Linn Landmarks Commission
22500 Salamo Rd.
West Linn, OR 97068

Dear Mr. Soppe:

It is my distinct pleasure to inform you that the property listed below, nominated by the Oregon State Advisory Committee on Historic Preservation and the Oregon State Historic Preservation Officer, was officially listed in the National Register of Historic Places on 9/24/2009:

WILLAMETTE FALLS NEIGHBORHOOD HISTORIC DISTRICT
ROUGHLY BOUND BY WILLAMETTE FALLS DR TO THE NORTH, 12TH ST
TO THE EAST, 4TH AVE TO THE SOUTH, AND 15TH ST TO THE WEST
WEST LINN
NRIS # 09000768

Listing in the National Register is intended to provide recognition of a property's significance as well as encourage its preservation. A benefit of listing in the National Register is the availability of tax incentives for qualified restoration work (see attached fact sheet). Please see the enclosure which explains in greater detail the results of listing in the National Register.

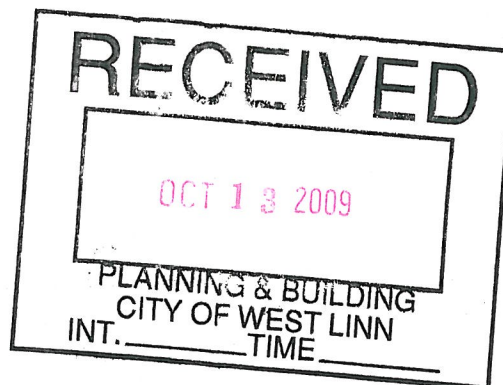
If you have further questions about the National Register designation of your property, please contact Ian Johnson, National Register & Survey Coordinator, at (503) 986-0678.

Sincerely,

for Roger Roper
Deputy State Historic Preservation Officer

Encl.

cc: Mayor Patti Galle



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Willamette Falls Neighborhood Historic District

Other names/site number _____

2. Location

street & number _____ not for publication

city of town West Linn vicinity

State Oregon code OR county Clackamas code 005 zip code 97068

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)


Signature of certifying official/Deputy SHPO

8-7-2009
Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register ___ See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register ___ See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain:)	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-Contributing	
38	26	buildings
		sites
		structures
		objects
38	26	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

Walden, Nicholas O., House, 1847 5th Avenue

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS

LATE 19TH AND 20TH CENTURY REVIVALS

Materials
(Enter categories from instructions)

foundation: CONCRETE

walls: WOOD; BRICK

roof: ASPHALT

other:

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1895-1929

Significant Dates

1893, Willamette Falls platted

1908, Incorporation of the Town of Willamette

1916, Incorporation by City of West Linn

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Multiple

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Clackamas County Historical Society

10. Geographical Data

Acreege of Property 15.4 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	10	526908	5020900	3	10	527298	5020798
	Zone	Easting	Northing		Zone	Easting	Northing
2	10	527206	5021020	4	10	527000	5020677
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title West Linn Historic Resources Advisory Board, and City of West Linn and Oregon SHPO staff

organization City of West Linn date April 24, 2009

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

city or town West Linn state OR zip code 97068

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name Multiple

street & number _____ telephone _____

city or town West Linn state OR zip code 97068

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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SUMMARY

The Willamette Falls Neighborhood Historic District is a single-family residential area located in West Linn, Clackamas County, Oregon approximately two miles upriver from Willamette Falls on the west side of the river. The district encompasses 15.4 acres and 64 primarily one- and two-story wood-frame residences in the Stick, Queen Anne, Craftsman, Colonial Revival, and later styles constructed between 1895 and the present. Many residences have garages or other secondary structures. Streets are laid in a regular rectilinear pattern, although street and sidewalk widths and treatments vary. Landscaping consists of ornamental lawns and foundation plantings. Mature trees and shrubs throughout the district convey the sense of a well-established neighborhood. In many cases properties surrounding the nominated area are part of the original town plat, these areas were not nominated as part of the district due to a lack of physical integrity or because they were developed later. See figure 3, Willamette Falls Neighborhood Historic District Expanded Map, and the verbal boundary description in Section 10.

The proposed district is eligible for the National Register of Historic Places under Criterion A in the area of community planning and development. Willamette Falls was a designed speculative venture intended to capitalize on the expanding trade and manufacturing industries centered at Willamette Falls. In 1893, the Willamette Falls Company platted the nominated area with the intention of building a town. Under the direction of Nicholas O. Walden, businessman and real estate speculator, the company proceeded to construct what was to be a fully modern port city. To attract residents and business, plans for the development incorporated the latest amenities, including electric light, running water, sewer, and electric rail service. Although Willamette Falls never realized its founders' hopes, the original plat directed the town's growth for years to come. The district is also eligible under Criterion C for its intact collection of Victorian and early-twentieth century American styles of architecture. The district's period of significance spans from the building of the first residences in the district in 1895 to 1929, when construction halted due to the onset of the Great Depression and dwindling numbers of buildable lots. Within the district, 38 (59 percent) of the resources are contributing. The remaining 26 buildings are either noncontributing historic buildings or were built after the period of significance. The Nicholas O. Walden House at 1847 5th Avenue was individually listed in the National Register under Criterion B and C in 1984. See figures 2, 4, and 5 for a district map, statistics, and property list.

GENERAL DESCRIPTION AND SETTING

The Willamette Falls Neighborhood Historic District is located within the City of West Linn at northwest corner of Clackamas County, Oregon, ten miles south of Portland. The City is nestled in a bend on the west side of the Willamette River across from Oregon City on a ridge above the Willamette River floodplain. The nominated area is south of the geographic center of West Linn, about two miles upriver from Willamette Falls and 200 feet above the river. The Tualatin River is located just to the southwest of the district at the base of the ridge. See figure 1. The district and the area to the north sit on relatively level ground. At the southern end of the district the topography slopes down sharply to the south and southeast toward the Tualatin and Willamette Rivers. Along Willamette Falls Boulevard at the northern edge of the district is the commercial core of the area. This area has historically been the center of commerce for the neighborhood, with shops, restaurants, and services located on both sides of the street. Many of the buildings here are not historic or have lost much of their historic integrity. More recent residential development borders the district on the east, south, and west sides. See

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figure 3. The blocks within the district follow the original 1893 plan and are uniformly arranged, approximately 300 feet by 200 feet, each bisected by a 20-foot wide alley. Each lot is approximately 50 by 100 feet. The streets are 60 or 80 feet wide and paved with asphalt. Records indicate that the roads were originally unpaved in 1895, but it is not clear when they were surfaced. Some streets have wide graveled parking areas to either side, while others are paved from curb to curb. Sidewalk treatments and age vary greatly from block to block, suggesting that the walks were put in over a long period of time or were periodically replaced. Buildings within the district are single-family residential housing consisting primarily of one- and two-story wood-frame buildings constructed between 1895 and the present. Some buildings have matching detached garages or storage buildings. Building setbacks are fairly uniform at 20 to 25 feet from the street. Many of the buildings in the district are situated on two lots, often with the house located on one lot adjoining an undeveloped lot used as a garden. Most residences have ornamental lawns and foundation plantings, and some have short fences and retaining walls. A great variety of mature deciduous and evergreen trees and shrubs give the district a well-established feeling.

DEVELOPMENT

Now including 7.9 square miles and 24,000 residents, present-day West Linn includes a number of formally independent communities founded during the late-nineteenth and early-twentieth centuries around the booming trade and manufacturing industries centered at the Falls. Of these, the town of Willamette Falls was the most developed. Willamette Falls was platted in 1893 by Nicholas O. Walden for the Willamette Falls Company. As originally platted in 1893, the town included 17 blocks consisting of 200 city lots laid out in a rectangular grid.¹ See figure 6. To maximize the development potential, Walden and the Willamette Falls Company included a number of amenities designed to attract potential residents and businesses, including underground water and sewer lines and above-ground power.

Shortly after platting, Willamette Falls began to grow quickly. Development was initially residential construction concentrated on the blocks between 12th and 14th Streets, south of 7th Avenue.² Many of the first homes were owned by significant founding members of the community, such as the developer, Nicholas O. Walden, and Sheriff E.T. Mass, who built large Stick- and Queen Anne- style homes. Businesses began to prosper as more residents arrived in the new community. The main commercial area of the town was, and still is, along 7th Avenue, now called Willamette Falls Drive. In the first decades of the twentieth century, most of the commercial development was on the south block of 7th Avenue between 13th and 14th Streets. The Willamette School, built in 1896, was located on 12th Street between 5th and 6th Avenues, where the current 1950 grade school is located today. See figure 11. In 1895 the town's only industry, the Capen Shoe Factory, was established on the corner of 7th Avenue and 12th Street. See figure 9.

Walden died suddenly in 1897, his vision of a port city unfinished. Subsequently, work on a planned railroad line on the floodplain ceased, as did the development of a port and further industrial expansion. Competition from nearby and better-established towns such as Canemah and Oregon City, and Willamette Fall's distance from the Falls no doubt further limited the town's development potential. Due to these circumstances, many of

¹ The plat was originally bounded on the north by 8th Ave, the west by 16th Street, the east by 11th Street and the south by 4th Avenue. The blocks between 7th and 8th Avenues on the west were vacated, and 7th Avenue is now Willamette Falls Drive.

² Sanborn Fire Insurance Map, Oregon City, OR (May 1900), 21.

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the platted lots were never developed during the historic period. By the turn of the century, Willamette Falls was becoming increasingly populated by blue-collar workers employed by the Capen Shoe factory in town or at Willamette Falls by the Willamette Falls Electric Company, or the paper mill. Most newcomers settled within the nominated area and to the immediate east and south, building Period Revival and Craftsman-style residences. To make room for this new construction, many of the larger lots were subdivided, accounting for the intermixing of late-nineteenth and early-twentieth century housing types. Willamette Falls incorporated as the Town of Willamette in 1908, but did not grow substantially during this period. In 1916, Willamette was annexed into nearby West Linn.³ Although pausing momentarily around 1910, infill growth in the district continued at a slow but steady pace until the onset of the Great Depression in 1929.

RESOURCE TYPES & ARCHITECTURAL STYLES

There are two primary groups of resources in the Willamette Falls Neighborhood Historic District, those from the late Victorian era and those representing the early-twentieth century American era. The district is especially significant for its concentration of intact Victorian-period residential architecture in the Stick and Queen Anne styles, which represent 20 resources in the proposed district. Many of these buildings are simplified designs intended to imitate the high-style examples of the period. As was typical at the time, design elements of the Stick and Queen Anne styles are often combined on the same building. There are 26 examples of early-twentieth Century American-era styles in the district. These include 23 examples of the Bungalow type in front- and side-gable arrangements, generally with Craftsman details. The Colonial Revival style is the second-most popular twentieth-century style with three examples.

The Stick Style

The Stick style is a transitional style linking the preceding Gothic Revival with the subsequent Queen Anne style. Gabled roofs, usually steeply pitched with cross gables and decorative trusses are common. 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 to mimic half-timbering. Few buildings have all of these elements present. This style emerged from the Picturesque Gothic style and was common in pattern books from the 1860s-70s. In Oregon, its popularity spanned from about 1870-1895. Never as popular as other styles of the period, it was rapidly replaced by the related Queen Anne style.

There are five examples of the Stick style in the Willamette neighborhood, all of which appeared before the turn of the century. They all have front-facing two-story gables with stickwork -mbellished wall surfaces and decorative "gingerbread" detailing on the gable ends and porches. These include 1862 4th Avenue (1897), 1892 4th Avenue (1895), 1731 6th Avenue (1895), and 1830 6th Avenue (1895). All four retain a high degree of integrity and contribute to the district.

³ The incorporation dates for Willamette Falls and West Linn are a matter of much speculation. Incorporation documents from the City of West Linn indicate that Willamette Falls incorporated as the town of Willamette in 1908; although various accounts state that the city was incorporated as early as 1909 or as late as 1913. Incorporation documents for West Linn were not found, but most accounts agree that the city was organized in 1913 including the communities of Bolton, Sunset, and the plat of West Oregon City, filed in 1913. All consulted accounts agree that the Town of Willamette incorporated with West Linn in 1916; although, a legal filing has not been located.

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The Queen Anne Style

The Queen Anne style is characterized by asymmetrical massing, wrap-around porches, steeply pitched roofs, and a variety of decorative surface materials. In the Queen Anne style, wall surfaces are used as primary decorative elements. Plain, flat walls are avoided by the use of bay windows, towers, wall insets and projections, and by using a variety of wall materials of differing textures. It was named and popularized by a group of nineteenth century English architects. However, the style has little to do with Queen Anne or the architecture common during her reign (1702-14). This style was dominant in domestic architecture from about 1880-1900. It was popular in the Willamette Valley from about 1885-1905. In many cases, simple cross-wing farm houses were embellished with architectural details, such as porch railings and posts, borrowed from the Queen Anne aesthetic.

There are 15 Queen Anne-style houses in the Willamette Falls Neighborhood Historic District, many of which are very well-preserved examples of the style. Houses were constructed in this style from 1895-1906. Many of the examples in the neighborhood are two-stories in height with cross-gables and decorated porches nestled between the wings. Some are larger hipped-roof examples with extending cross gables and wrap-around porches. There are also variations such as one and one-half story examples, and some with towers or bay windows. The prevalence of the style is one of the character defining elements of the neighborhood. Examples include 1798 4th Avenue (1895), 1822 5th Avenue (1899), 1831 5th Avenue (1895), and 1780 6th Avenue (1898).

The Bungalow Type

The Bungalow type is an accessible and informal style related to the ideals of the English Arts and Crafts movement. In contrast to the designs of the Victorian era, the Bungalow type is characterized by an open floor plan, the use of natural materials, and simplicity of design. These buildings were popularized by trade publications and plan books. They were commonly small to moderately sized dwellings constructed of readily available materials. The style was very popular in Oregon from about 1900 to about 1925, coinciding with a period of enormous growth in the region. A typical bungalow has one to one-and-a-half stories, a low-pitched roof, and an integral front porch. Details generally included exposed eaves, decorative rafter tails and brackets, and tapered porch posts.

The Craftsman bungalow style is the most common style in the Willamette Falls Neighborhood Historic District, with 23 examples. These are typically modest bungalows with low-pitched front or side gabled roofs with wide front porches supported with wood columns or battered posts. Some of these buildings adhere more closely to the Craftsman aesthetic, while others incorporate classical details. Of the total, 17 bungalows are contributing, including, 1709 5th Avenue (1920), 1790 5th Avenue (1920), 1608 6th Avenue (1920) and 1706 6th Avenue (1928).

The Colonial Revival Style

Colonial Revival refers to the rebirth of interest in the early English and Dutch colonial houses of the Atlantic coast of the United States. The style was an attempt to create a truly American style based on colonial architecture. In Oregon, Colonial Revival houses began to appear frequently around 1900, but the style

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continued to be popular for decades. The style is regionally expressed most commonly in a symmetrical form, one or two stories, with classical decorative elements such as pilasters and sidelights. There are three examples of the Colonial Revival style in the Willamette neighborhood; although, only 1747 5th Avenue (ca. 1905) contributes to the district.

CHANGES WITHIN THE DISTRICT

Alterations to the buildings within the district include siding and window replacement and the construction of additions, including garages, porches, dormers, and additional living space. Some residents have constructed small fences or retaining walls. Most of these alterations are relatively minor and do not detract from the overall integrity of the neighborhood or the individual building. In total, there are only five non-contributing buildings built during the period of significance.

While the Willamette Falls Neighborhood Historic District represents a cohesive and intact picture of late-nineteenth and early-twentieth century residential development. It has been, and continues to be, impacted by infill development. Early builders in the Willamette Falls Neighborhood Historic District often bought two adjoining lots to build a house on one while using the second for a garden. This led to a district defined by lower building density. Construction in the Willamette Falls Neighborhood slowed substantially after 1929 due to the lack of available lots and the economic downturn. A few homes were constructed on vacant lots within and around the district in the 1930s and 40s. Building picked up again in the area in the postwar period, beginning in the 1950s and continuing through the 1970s. Residences built during this period are simple with a minimum of applied detail. Styles of the period include Minimal Traditional, WWII Period Cottage, and Ranch. Within the nominated area, only three ranch-type buildings were constructed that exhibit the characteristic low-pitch roof, horizontal profile, minimal porch, and large picture windows. One building was constructed in the Northwest Regional Style during the same time. All of these buildings were constructed after the major development period of the neighborhood and are outside the period of significance.

In the last several decades, development pressure in the Portland area and the lack of buildable lots has led to a significant number of vacant lots in the neighborhood being sold and developed. In the Willamette Falls Neighborhood Historic District 14 buildings were constructed since 1980 throughout the neighborhood, reflecting the continuing availability of empty lots between historic resources. These houses were constructed between 1962 and 2008 and represent a variety of contemporary styles. The most prevalent non-historic style in the district is the Neo-Victorian, a contemporary interpretation of the late-nineteenth century Victorian-era styles, most frequently the Queen Anne style. Other styles represented include the Ranch type and the Neo-Colonial Style. While these newer buildings do not contribute the historic character of the district, their compatible styles do not significantly detract from the district's historic associations.

In addition to new construction, the neighborhood's utilities have been upgraded overtime. The original wood power poles have been replaced in kind by modern ones in approximately the same locations in the neighborhood's alleyways. Although the under-ground sewer system has been upgraded with modern pipes and fittings, segments of the original clay tile system still remain. Despite alterations to the historic utilities, the historic location and orientation of the buildings and streets are retained, thus reflecting the original

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arrangement of the plat and associated utilities. Sidewalks and streets appear to have been paved and repaired as necessary from the historic period to the present.

CONCLUSION

The proposed Willamette Falls Neighborhood Historic District is an architecturally significant collection of 64 residential buildings consisting of Victorian and early-twentieth century American styles. Of the total, 38 (59 percent) contribute to the historic integrity of the district. There are relatively few non-contributing historic resources, and the newly constructed buildings do not significantly detract from the district's historic associations. As a whole, the district reflects the historic influence of the industrial and commercial development at Willamette Falls on the surrounding area and the tenets of modern city planning in the late-nineteenth century.

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STATEMENT OF SIGNIFICANCE

The importance of Willamette Falls as a potential trade and manufacturing center was instantly recognized by early settlers. Towns both above and below the Falls grew rapidly as key trade centers moving goods around the natural barrier to connect the farms of the Willamette Valley with the Pacific Ocean. As early as 1887, the river's rushing waters were used to produce a number of industrial products, most notably paper. In 1890, water power generated the electricity for the first long-distance electrical transmission. The area's bustling trade and manufacturing sectors led to active land speculation and created fast-growing communities along both sides of the river. Platted by the Willamette Falls Company in 1893, Willamette Falls was one of these speculative towns. Designed by Nicholas O. Walden, businessman and real estate speculator, the ambitious plan for the town called for underground utilities, including water and sewer systems, and electricity supplied by the company. Future improvements included a rail line and port facilities along the river. The company hoped that the town's close proximity to the Falls and desirable amenities would drive demand for lots and make the town an important manufacturing and shipping center. Soon after its founding, the town boasted a number of fine homes, a small bustling downtown, and a modern shoe factory. Despite a promising start, the community never met its developer's expectations and instead matured into a small mill town that grew slowly through the 1920s.

The Willamette Falls Neighborhood Historic District includes the portion of the original Willamette Falls plat that still retains the physical characteristics of the original town design and that contains the greatest concentration of contributing resources. The entirely residential district is eligible for the National Register of Historic Places under Criterion A for its significance in the area of community planning and development. Willamette Falls, like other communities around the Falls, grew as a direct result of the industrial boom in the area in the late-nineteenth and early-twentieth centuries. Of the many remnant towns within West Linn, Willamette Falls was the largest and most developed, possessing a distinct character that is still evident. The Willamette Falls Neighborhood is the best representation of this former town, encompassing the area of initial residential development and still retaining the character of the original plat. The proposed district is also eligible under Criterion C for its significance in the area of architecture. The district contains a cohesive collection of intact late-nineteenth and early-twentieth century residences dating to the district's time of development. The period of significance spans from construction of the first residence in the district in 1895 through 1929, when building of new homes waned. While the community of Willamette Falls never developed into the manufacturing center its founders hoped for, the initial development of the community directed its growth as a small independent town.

EARLY SETTLEMENT AND INDUSTRIAL DEVELOPMENT¹

Already an important meeting place for native peoples, Willamette Falls attracted the attention of European settlers who wished to take advantage of the trade and manufacturing opportunities the natural feature afforded. Before European settlement, the Falls were a major gathering place for Native American tribes. Fish

¹ The history of the exploration and development of industry and towns surrounding Willamette Falls is well-documented in many thorough histories of the topic. The information presented in this section is only a brief summary intended to highlight the most important events of this period as they relate to the development of the Willamette Falls Neighborhood Historic District. Please see the bibliography for texts on these topics.

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were abundant and, as with Celilo Falls on the Columbia River east of The Dalles, the local tribes would meet near the Falls to trade and hold traditional feasts and rituals. Tribes of the area included members of the Calipooyas, Tualatins, Malales (Molallas), and the Clow-e-wallas. The Klamath and Multnomah tribes would also seasonally gather nearby. The first permanent European settlement at the Falls occurred in the 1820s when John McLoughlin, Chief Factor of the Hudson's Bay Company, claimed two square miles on the east side of the river above the Falls to build a trading post. In 1829 McLoughlin constructed a sawmill to take advantage of the obviously abundant water power.² A few years later, a traveler in 1835 noted the area's value as a power source and transportation corridor, writing "the opportunities here for water power are equal to any that can be named. There cannot be a better situation for a factory village than on the east side of the river, a dry-wide-spread level extends some distance, and the shores form natural wharves for shipping...."³

The traveler's observations proved to be prophetic. Shortly after McLoughlin's settlement, Oregon City, established itself on the east side of the river in 1829. The opening of the Oregon Trail unleashed a wave of immigration into the Oregon County. As the terminus of the trail, Oregon City soon became an important waypoint for settlers heading to the Willamette Valley and a necessary stop for their agricultural goods sent to market. In 1844 the town became the first incorporated city west of the Rockies.⁴ Historian William D. Welsh noted in 1952 that

In 1844 Cincinnati and Chicago were little more than villages, San Francisco was a sleepy Spanish Fortress. Seattle was an Indian village with a fur trading post and Portland, although it had one house, was distinguished chiefly as the site of Sauvie's Dairy on Wapato Island. Oregon City was platted, had streets, two churches, the Pioneer Lyceum and Literary Club, Mills, [and] a ferry.⁵

Oregon City's success and the demand for Oregon timber and agricultural products due to the California Gold Rush contributed to the growth of surrounding communities.⁶ Platted in 1850 above the Falls, Canemah became an important working-class riverboat town in the 1860s, thriving on the trade and industry along the territory's most important transportation route.⁷ In 1852, Robert Moore platted a sister community opposite of Oregon City on the west side of the river named Linn. Moore sought to establish a manufacturing and trade center. Constructed by Moore himself, the Linn City Works included a grist mill, sawmill, warehouse, wharves, and moorage for ships to load and unload.⁸ Established in the same period were the small communities of

² Vera Martin Lynch, *Free Land for Free Men: A Story of Clackamas County* (Portland: Artline Printing, Inc., 1973), 20-25, 98-99, 107; George Kramer, "Willamette Falls Industrial Area: Request for Determination of Eligibility" [to the National Register of Historic Places] (Prepared for Portland General Electric and Blue Heron Paper Company, in cooperation with the West Linn Paper Company, May 2002).

³ Samuel Parker, *Journal of an Exploring Tour Beyond the Rocky Mountains, Under the Direction of the A. B.C.F.M. Performed in the Years 1835, '36, and '37* (Minneapolis, Minnesota: Ross & Haines, Reprint Edition, 1967), 163.

⁴ William D. Welsh, *A Brief History of Oregon City and West Linn, Oregon* (Portland, OR: Crown Zellerback Corporation, 1941) 12; James A. McNett, "National Register of Historic Places nomination for the Willamette River (Oregon City) bridge (No. 357)" (Salem: Oregon State Historic Preservation Office, 2005), Section 8, Page 1.

⁵ Welsh, 12.

⁶ *Ibid.*, 13-14.

⁷ Jeff Lohr and Catherine Galbraith, "National Register of Historic Places Nomination for the Canemah Historic District" (Salem: Oregon State Historic Preservation Office, 1978), Section 8, Page 1; Welsh, 22.

⁸ Lynch, 240-242.

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Multnomah City and Clackamas. The towns surrounding Oregon City were much smaller and never developed to the same extent; however, they contributed to the growing manufacturing and trade industries.⁹

As the population of Oregon Territory grew, so did the transportation and manufacturing capacity at the Falls. A navigable passage around Willamette Falls to reduce transportation costs and travel time had long been recognized as a needed improvement, and was finally achieved on 1 January 1873 with the opening of the Willamette Locks. Prior to the opening of the locks goods were transported around the Falls on portage roads. Realizing the potential industrial development opportunities, lawyer, bank president, state legislator, and entrepreneur E. L. Eastham sought to monopolize the Falls, focusing on industrial development and the emerging electric industry. In 1883, Eastham acquired the Willamette Transportation and Locks Company, owner of the Willamette Locks and other interests. By 1887 he controlled most of the water rights and adjacent land surrounding the Falls.¹⁰ To develop his holdings, Eastham and his business associates created subsidiary companies, often with similar names, to raise private capital. One of these was the land development firm Willamette Falls Development Company, later the Willamette Falls Company.¹¹ Eastham also actively solicited companies to locate at the Falls by offering lucrative leases for land, water, and electric power – all of which Eastham and his associates controlled. In 1883, the first year Eastham acquired control of the locks, the businessman successfully attracted the Willamette Falls Pulp and Paper Company, soon the Willamette Pulp and Paper Company, to locate on the east bank. The company began pulp production in 1889 with the mill producing 20 tons of product daily. Expansion of the facility began almost immediately. The same year the Crown Paper Company began operation.¹²

Under Eastham and his associates the area around Willamette Falls developed into an important industrial center. As part of his business plans, Eastman actively developed electric power at the Falls and marketed this new technology to residents and businesses throughout the region. In July 1888, Eastham incorporated the Oregon City Electric Company to supply electric lighting, telephone, and telegraph service in the vicinity of the Falls. Demand for electricity was high in Oregon City, and soon the town was “ablaze” with electric light.¹³ Eastham always considered Portland the main market for Willamette Falls electricity, and in November 1888 he formed the Willamette Falls Electrical Company with Portland-based competitor United States Electric Lighting and Power Company. See figure 10. In a few ears, the new company made the first long-distance transmission of electric power in the nation. The development of electric power at the Falls made electric lighting and electric powered industries and trolley cars possible.¹⁴ After Eastham’s death in 1892, the Willamette Falls Company, Willamette Falls Electric Company, and other regional transportation, electricity, and water companies were incorporated as subsidiaries of Portland General Electric Company. The new company was formed to raise fresh capital to invest in the expansion of regional infrastructure, including canals, locks, and basins, and to supply water power at or near Willamette Falls, generate and transmit

⁹ Welsh, 12, 22.

¹⁰ Craig Wollner, *Electrifying Eden: Portland General Electric: 1889-1965* (Portland: Oregon Historical Society Press, 1990), 23-25; A full discussion of previous methods of carrying goods around the Falls can be found in R.R. Robley’s work, *Portland Electric Power Company with its Predecessor and Subsidiary Companies: December 16, 1860 – December 31, 1935* (Portland: Portland General Electric Company, 1982).

¹¹ *Oregon City Enterprise*, (Oregon City) 14 July 1893; Robley, 57.

¹² Kramer, “Willamette Falls Industrial Area: Request for Determination of Eligibility,” Welsh, 25-26.

¹³ Lynch, 110, 113; Wollner, 24; Welsh, 26.

¹⁴ Wollner, 24; Lynch, 110.

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electricity for heating and lighting, and to run electric railways.¹⁵ In many cases, the constituent companies continued to operate under their own names until fully subsumed by the parent company, often well into the twentieth century.¹⁶ Continued development at the Falls created a densely developed urban corridor. Historian Harry H. Stein notes that by the end of the nineteenth century that "Oregon City and what became West Linn... resembled Northeastern industrial towns more than Oregon's usual commercial centers or its one-industry villages."¹⁷

DEVELOPMENT OF WILLAMETTE FALLS

Industrial development around the Falls and the advent of new transportation infrastructure in Oregon City renewed interest in town development on the west side of the river. A flood in 1861 destroyed the communities of Linn, Multnomah City, and Clackamas and severely damaged dams, docks, and factories close to the water's edge in Canemah and Oregon City.¹⁸ This event and subsequent flooding significantly slowed development on the west side of the river. Still, by 1888 enough of the factory work force lived on the west side of the river that the existing ferry service proved inadequate and a suspension bridge was constructed at Oregon City to allow workers to reach the mills.¹⁹ In 1893, the East Side Railway completed the nation's first electric interurban railway between Oregon City and downtown Portland, supplanting local travel on less-reliable and -inconvenient steam trains. The railway made it possible for people living around the Falls to commute to jobs in Portland. The fourteen-mile route was eventually extended above the Falls to Canemah in the early 1900s.²⁰ By 1895 Clackamas County was growing quickly and more people came to live on the west bank. The *Oregon City Enterprise* reported that the county was "rapidly becoming the great manufacturing center of this state," and in subsequent articles noted the growing mail volume in the county and expanding businesses and towns as markers of this success.²¹

The communities appearing in nineteenth-century America and around Willamette Falls were privately developed neighborhoods, either located within cities or just outside of them. The advent of the horse-drawn trolley car, and soon thereafter, interurban-electric trolleys and -commuter trains, caused a migration out of the nation's cities by those who could afford to relocate.²² Speculative development around the Falls had a long tradition, stretching back to Linn City and Multnomah, each founded and built by wealthy individual property

¹⁵ *Oregon City Enterprise*, 14 July 1893.

¹⁶ Robley, 57, 178; *Oregon City Enterprise*, 14 July 1893.

¹⁷ Harry H. Stein, "The Paper Mill at West Linn, Oregon 1889-1997: Hydropower, Sawmill, and Grinder Operations" (Portland: Jacobs-Sirrine Engineers, April 1997).

¹⁸ Lynch, 102, 114; Welsh, 23,

¹⁹ McNett, Section 8, Page 2.

²⁰ Harold L. Throckmorton, "The Interurbans of Portland, Oregon: A Historical Geography" (M.A. Thesis, Eugene, University of Oregon, 1962), 28-31; Because of technical limitations that prevented the long-distance transmission of electricity at this time, power for the northern half of the railway came from Portland and the southern portion was supplied by electricity generated at the Falls. In 1893 the East Side Railway and a number of other companies merged to become the Portland Railway Company. It is unclear when, if ever, the railroads on the west and east banks were connected; Loher and Galbraith, Section 8 page 3; Portland General Electric, 6; Dick Pintarich, "Rise and Fall of Oregon Electrics" in *Great Moments in Oregon History: A Collection of Articles from Oregon Magazine* (Portland: New Oregon Publishers, 1987), 111-112.

²¹ *Oregon City Enterprise*, 22 March 1895, 29 March 1895.

²² George W. Hilton and John F. Due, *The Electric Interurban Railways in America* (Stanford: Stanford University Press, 1960),

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owners. By the late-nineteenth and early-twentieth centuries corporate development around the Falls was more common. Willamette Pulpwood and Paper Company platted the neighborhood of Windsor, across from Oregon City, in 1889. Portland Railway and Light Company and Oregon Iron & Steel Company each platted subdivisions in 1908 and 1911 as well.²³ With the construction of the bridge in 1888 and the trolley line in 1893, several new plats developed on the west side of the river. These plats were clustered near the west end of the bridge, which was located just north and upriver from the mills. These included the West Side Addition to Oregon City (1889); Windsor (1889); Weslynn (1889); Sunset City (1892); Parker Hill Addition to Oregon City (1892); Willamette Falls (1893); and Bolton (1896). These developments were largely residential, unlike Willamette Falls, which developed as a complete community.

In 1893, the Willamette Falls Company, a subsidiary of Portland General Electric, purchased land from B.F. Baker and Oregon Iron and Steel with the intention of building a town, complete with its own services, businesses, and industries served by the latest advances in urban infrastructure.²⁴ The Willamette Falls Company sold property outright to potential purchasers and intended to profit not only from the sale of the lots and the increasing property value on its vast holdings on the west side of the river, but also by building and managing the town's fee-based utilities, including water, sewer, and electric power. The Willamette Falls plat was intended to be just one part of a large "manufacturing city" the company hoped to develop on its 1,600 acres in the area.²⁵ See figures 6 and 7. In many ways the location the company chose was ideal. Only two miles south of the Falls, the town site sat on a flat plateau, not far from the former location of Linn City, at the confluence of the Willamette and Tualatin Rivers. Bernert's landing, a steamboat wayside at the mouth of the Tualatin River, already existed on the west shoreline, and the broad floodplain along the river was an excellent location for new industries and docks.²⁶ This potential for industrial development was perhaps one of the most important factors in locating the new town.

Nicholas O. Walden, one of the co-founders of the Willamette Transportation and Locks Company and Willamette Falls Electric Light Company, real estate speculator, and Eastham friend and associate, platted the town of Willamette Falls.²⁷ A native of Sweden, Walden traveled the world as a young man, finally arriving in Oregon. He worked as a wood cutter and a laborer on the Willamette Falls Locks, and then became a land surveyor and clerk in the Oregon City Land Office. He began to invest in land in Clackamas and Oregon City and became wealthy as the area grew.²⁸ In his plan for Willamette Falls, Walden chose rectilinear over curvilinear streets and opted not to include dedicated park lands or planting areas, as was becoming an

²³ Clackamas County Recorder's Office, Plats for Bland Acres and Willamette and Tualatin Tracts (Oregon City: Clackamas County, 1908 and 1911).

²⁴ Portland General Electric was the majority stock holder of the Willamette Falls Company. The transfer of property from the Willamette Falls Company to Portland General Electric did not occur until 1921; Robley, 178; A contemporary biographical sketch of Walden is included in Rev H. K. Hines, *An Illustrated History of the State of Oregon* (Chicago: The Lewis Publishing Co., 1893); Willamette Neighborhood Association, "Old Willamette Walking Tour" (West Linn: Willamette Falls Cultural Heritage Committee, West Linn Chamber of Commerce, and Clackamas County Tourism Development Council, 2004).

²⁵ Portland General Electric, *History of the Portland General Electric Company* (Portland: Portland General Electric, 1982), 7.

²⁶ Howard McKinley Corning, *Willamette Landings*, 2nd ed. (Portland: Oregon Historical Society, 1973), 214; *Oregon City Enterprise*, 28 July 1893; Charles Awalt, local historian, personal communication, 7 April 2009.

²⁷ Hines, 1294-1295.

²⁸ *Ibid*; Diane Awalt, "National Register of Historic Places Nomination for the Walden, Nicholas O., House" (Salem: Oregon State Historic Preservation Office, 1984), Section 8, Page 1.

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accepted, although still rare, practice.²⁹ In the Willamette Falls area, all of the plats recorded before 1900 were rectilinear plans. The seventeen rectangular blocks of the Willamette Falls plat included twelve lots each with a public alley. The 200 individual lots measured 50 x 100 feet each. Fifth and 7th Avenues and 12th Street were intended to be the main thoroughfares and were each 80 feet wide. Seventh, now Willamette Falls Drive, became the town's commercial center. Twelfth was dedicated as the river access to the already extant Bernert Landing at the confluence of the Willamette and Tualatin Rivers, as was dictated by Baker in the sale of the property. The rest of the streets were 60 feet wide. Future expansion included docks and a railroad to be located on the floodplain to transport goods from the Willamette Valley north to Portland. In the plat filing, the company guaranteed its right to lay tracks for railways and utility lines in the public streets and to be the sole provider of all utilities, including gas, water, steam, telephone, telegraph, electricity, and pneumatic pipes. Other plats had similar restrictions; however, Willamette Falls is notable as the first in the area to have these utilities installed before development began. Utility revenue was generated through the use of deed restrictions that mandated connection to town services. Every house in Willamette was fully wired when constructed and included indoor plumbing; although, indoor toilets were so new that they were often installed in small rooms accessed from the back porch instead of inside the house. In some cases, these bathrooms are still identifiable in the neighborhood's extant historic buildings. Privies, cesspools, and "other nuisance[s]" were explicitly excluded.³⁰

The *Oregon City Enterprise* commented on the plans, saying, "the proprietors of Willamette Falls are taking all the steps necessary to make it a model city, as they are having the streets graded and will lay all sidewalks, water pipes, and sewers so that it will be a desirable residence location."³¹ In the same article, the *Oregon City* paper considered the new town's prospects and Portland General Electric's vast holdings on the west side of the river, warning "unless the Oregon City with its historic renown shall assume new energy and the life to maintain its supremacy, its identity is likely to be swallowed in the newer town which has been laid out across the river and above the falls."³²

Construction on the new town began soon after platting. Walden himself supervised a large force of men clearing the land for the town. In January 1893 the local paper reported, "as fast as possible they are cleaning up everything which was not converted into cord wood, and placing it in piles which are fired. It is intended to have the ground as clear as possible so that when the big stump puller is set to work..., there will be nothing on the ground but the big stumps which it will walk right out."³³ By August 1894 the paper noted:

Improvement is the order of the day at the new town of Willamette Falls. A. W. Schwan has just completed laying over a mile of sewer pipe which gives the place the best kind of drainage. The water mains are being laid and the dynamo to run it is already in place. The electric poles and wires are not being places so that inside of the month

²⁹ David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington D.C.: US Government Printing Office, National Park Service, 2002), 37-43.

³⁰ Clackamas County Recorder's Office, "Plat of Willamette Falls" (Oregon City: Clackamas County, 1893); Clackamas County Recorder's Office, "Abstract of title for Lots 3 and 4, block 16 Willamette Falls in Clackamas County, Oregon" (Oregon City: Clackamas County Recorder's Office, 1893-1920).

³¹ *Oregon City Enterprise*, 28 July 1893.

³² *Ibid*; On 30 November 1894 the *Oregon City Courier* reported that the Willamette Falls Company was one of the county's "wealthy property owners," owing \$16,330 in taxes. Most property owners in the listing paid less than \$5,000 in taxes.

³³ *Oregon City Enterprise*, 20 January 1893.

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those living in the town will have all the conveniences of a modern city including cars [electric trolley cars] and sidewalks.³⁴

The same year Willamette Falls was platted, the Willamette Falls Railway, another subsidiary of Portland General Electric, opened a three-mile electric railroad on the west side of the river along the present-day alignment of Willamette Falls Drive. The railroad took delivery of its first cream-colored electric trolley in 1894, which was hauled across the suspension bridge on temporary tracks.³⁵ The electric-line trolley line (called the "wood train" locally) offered regular passenger service on two cars and regularly transported up to 100 cords of wood daily from the ridge to the factories at the Falls. Portland General Electric hoped that the line would encourage development on its extensive holdings on the west bank, including in Willamette Falls.³⁶ See figures 16 and 17.

The Willamette Falls Company aggressively marketed the new town and its amenities and attempted to spur development in a difficult economic climate by offering incentives to purchase lots. Lot prices in Willamette Falls varied between \$400 and \$500 each.³⁷ Unfortunately, 1893 was an inauspicious year to begin a new enterprise. The falling stock market and a tightening credit market created a national depression that reverberated in Oregon.³⁸ Although generally upbeat in its predictions for the new community, the *Oregon City Enterprise* acknowledged as much, noting the "stringent times" in March 1894.³⁹ Bucking the general economic trend, newly incorporated Portland General Electric required many workers for its expanding operations. To attract them, the company developed an innovative plan to entice prospective employees to purchase lots. Half of the workers' wages would be applied to the purchase of land from the company, the other half paid in cash. When the worker wished to redeem his land receipts, he selected a lot and paid market rate with his certificates. As reported in the *Oregon City Enterprise* in 1893, the company devised this plan out of a desire to:

Give employment to men who want to become permanent fixtures with homes of their own. These men make better laborers, and more contented, thrifty, and are more watchful over their employer's interests than such as have no fixed abode. It is the intention of the company to make of this a manufacturing city, the greatest on the coast and they want by this means to invite to come here as settlers the very best class and to help them in their endeavors to secure a home of their own. With this in view prices will be made reasonable, steady work will be given good men, those with families being given the preference. These are two considerations which commend it to the thrifty home seeker. It enables him by thrift and economy to acquire a home, and while doing this he is learning to be economical and to save money. There is also this feature which is appreciated by many visitors: It enables men without means to make

³⁴ Ibid., 3 August 1894.

³⁵ *Oregon City Enterprise*, 30 March 1894. Portland General Electric, 7; The rail line itself was constructed by the Willamette Falls Improvement Company, a Portland General Electric Subsidiary, and transferred to the Willamette Falls Railway.

³⁶ Portland General Electric, 7; See Ed Austin and Tom Dill, *The Southern Pacific in Oregon* (Edmonds, WA: Pacific Fast Mail, 1987), 66, 67, for a full discussion of the Willamette Falls Railroad.

³⁷ Clackamas County Recorder's Office, "Abstract of title for Lots 3 and 4, block 16 Willamette Falls in Clackamas County, Oregon."

³⁸ E. Kimbark MacColl, *The Shaping of a City: Business and Politics in Portland, Oregon 1885 – 1915* (Portland: The Georgia Press Company, 1976), 100-106.

³⁹ *Oregon City Enterprise*, 2 March 1894.

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an investment in a town which has the resources to make it and the prospects of being a very large city in the near future.⁴⁰

This plan apparently worked to some degree, as the newspaper reported that there were many more applicants than jobs at the mill. In May 1894 the company stepped up its efforts to sell lots, giving away 25 sites to "those building without delay houses on them to cost at least \$500." As part of the arrangement, residents received unlimited privileges to ride the electric trolley for \$1 a month, water for 50 cents a month, and electric light for 1 cent a day.⁴¹ By October six new homes had been constructed.⁴²

During this period the population of the area was growing, spurring the creation of new businesses and institutions and more residential growth. In October 1894, the paper reported that "The population of Willamette Falls has increased to such an extent that there is sufficient children to organize a good school."⁴³ Although the town was still in its infancy, an encampment of woodcutters and their families living at the end of the Willamette Railway Line and other area residents brought the total population to 800 inhabitants.⁴⁴ In response, a proposal to divide the school district on the West side of the river in half, with Willamette Falls, the electric road, and factories in the new district and Sunset, Windsor, West Lynn, Bolton in the other was suggested.⁴⁵ The proposal succeeded, and the Children of Willamette Falls met at Batdorf's store on 7th between 1894 and 1896 until the new two-story four-room schoolhouse for grades 1 through 10 was completed. See figure 11.⁴⁶ During that time, the small town opened its first factory in October 1894, the Capen Shoe Factory, at the southeast corner of 12th Street and 7th Avenue (now Willamette Falls Drive). See figure 9. The local paper reported that the company manufactured "a high grade of boot" and that the "superior facilities" were electrically powered with electricity from the Falls.⁴⁷ Subsequent reports noted that the factory employed an increasing number of employees.⁴⁸ The Capen Shoe Factory is no longer extant.⁴⁹ Also in October, it was reported that in addition to the factory, Willamette Falls already boasted "a blacksmith shop, and architect's office and shop, [and] a store and hall..."⁵⁰ In December 1895 the *Journal of Electricity* predicted that Willamette would "in all probability soon become the Lynn of that Portion of the Country."⁵¹

By 1895 more new residences were springing up within Willamette Falls. Houses constructed during this time were moderate in size and their ornate decoration was reflective of the optimism and success of the new community. Houses within the district such as 1409 14th Street, 1862 4th Avenue and 1892 4th Avenue, all built in 1895, still exhibit the style and quality of the houses of that era. Walden constructed his own house in

⁴⁰ Ibid., 27 January 1893.

⁴¹ *Oregon City Courier* (Oregon City) 4 May 1894.

⁴² Ibid., 5 October 1894.

⁴³ *Oregon City Enterprise*, 26 October 1894; Portland General Electric, 7.

⁴⁴ Ibid., 2 March 1894;

⁴⁵ Ibid., 26 October 1894.

⁴⁶ The original schoolhouse was torn down and replaced in 1936. The current building at 1403 12th Street was constructed in 1950 on the site of the previous two schools.

⁴⁷ Ibid., 26 April 1895, 21 September 1894; *Oregon Courier*, 5 October 1894.

⁴⁸ *Oregon City Courier*, 4 January 1895.

⁴⁹ The Capen Shoe Factory was destroyed in a fire between 1915 and 1920. Attempts to identify an exact date have been inconclusive; Charles Awalt, local historian, personal communication, 22 April 2009.

⁵⁰ *Oregon City Courier*, 5 October 1894.

⁵¹ Quoted in *History of the Portland General Electric Company* by Portland General Electric, 7.

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Willamette Falls "overlooking the river" with a "very picturesque view from his grounds" in 1895. The two-story Queen Anne-style building was also home to Ellery Capen, owner of the Capen Shoe Factory. In 1984 the building was listed for its architectural merit and historic association with Nicholas O. Walden.⁵² Sheriff Ernest Mass constructed an impressive Queen Anne style home at 1492 13th Street in 1897 – also within the district, but not part of the original Willamette Falls Plat.

THE TOWN OF WILLAMETTE AND INCORPORATION BY WEST LINN

Walden died suddenly in 1897, leaving the railroad line and his grand vision for Willamette Falls unfinished. Like other cities with grand ambitions, such as Canemah and Linn City, Willamette Falls never became the major western port that its founders envisioned. After 1900 growth slowed considerably in Willamette Falls and more blue-collar workers from the mills and other local business moved to the community. Construction during this transition remained relatively steady for the first three decades of the twentieth century. Nine of the buildings in the district were built between 1900 and 1910, eight between 1910 and 1920, and ten in the 1920s. These decades added a large number of period revival- and craftsman-style residences in bungalow volumes. Over these decades, the town evolved into a small hamlet, which was eventually absorbed with other local communities into the City of West Linn.

By the turn of the century, Willamette Falls was maturing into an established small town. In 1900, 100 people lived in Willamette Falls, not counting those in the larger area. In addition to the school and shoe factory, many shops were located along the commercial core on the south side of 7th Avenue. Off to the east was a grocery store and a post office on the block between 13th and 14th on 7th Avenue, along with some apartments on the corner to the southwest. There was another shop to the northeast and several residences. None of the earliest commercial buildings are still extant. Sidewalks throughout Willamette Falls were wooden planks, and the water for the community was supplied by a spring and held in a large water tower.⁵³ Houses continued to be constructed in the Queen Anne style through the first several years of the twentieth century, reflecting the continued prosperity of the town. These include 1724 4th Avenue, built in 1903, 1831 6th Avenue, built in 1904, and 1892 6th Avenue, built in 1905. The great majority of these early buildings are still extant. See figures 13 and 14.

While Willamette Falls continued to be home to the political and business leadership of the community during this time, increasingly more working-class residents came to live there, reflecting the town's changing economic fortunes. The early speculation about the success of Willamette Falls as a major port city faded in this first decade of the century despite continued success of local industry at the Falls. Oregon City remained the dominant municipality in the area; although, even this historically important town had already been surpassed by Portland to the north.⁵⁴ Too far from the Falls and overshadowed by larger towns, Willamette Falls grew slowly. In 1902 the north side of the original plat was abandoned, left undeveloped until much later

⁵² Hines, 1294-1295.

⁵³ Sanborn Fire Insurance Company, "Oregon City, 1900;" Awalt, Section 8 Page 2.

⁵⁴ Wollner, 19; Willamette Neighborhood Association, "Old Willamette Walking Tour;" A directory for the communities of the west bank of the Willamette does not exist prior to 1916; however, the changing housing stock and an examination of the listings in the 1916 Johns & Woodbeck's directory bears out the assertions of several local historians that Willamette Falls' population became increasingly blue collar in the early-twentieth century; Johns & Woodbeck's, "West Linn" in *Clackamas County & Oregon City Directory*, vol 1. (Oregon City: Johns & Woodbeck's, 1916-1917), 178-191.

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in the twentieth century. Fifth Avenue, intended as a major thoroughfare for what was planned to be a manufacturing metropolis remained a quiet residential street. Despite these setbacks, the young community continued to grow, relying heavily on supplying cord wood to the mills at the Falls. By 1900, the electric line was extended across the Tualatin River to a point approximately 1 1/2 miles beyond Willamette to expand cord wood production. At the same time, the 1900 Sanborn Fire Insurance map shows two 10-foot high wood piles located on the north side of 7th Avenue, opposite of the business core.⁵⁵ The lack of residential and industrial expansion limited the growth of the Willamette Falls Railway, which was hoped would continue to Portland.⁵⁶ Residents not employed in the cordwood industry or at Capen Shoe factory worked in the mills or for other local business. Slow, yet steady, growth led to the construction of the town's first house of worship in 1908, the Willamette United Methodist Church. See figure 12.⁵⁷ That same year the community was incorporated as the Town of Willamette.⁵⁸ In 1911 the interurban was extended to Magones. In 1912 a four-room addition was added to the grade school, doubling its size.⁵⁹ New businesses and homes built during this period followed the rectilinear pattern set by the original plat.⁶⁰

In 1909 a typhoid epidemic broke out in Willamette, caused by contaminated river water leaking into the spring that fed the town water supply. Water for the town was pumped from a well 1,600 feet southeast of the town, now Willamette Park, by electric pumps to a 10,000 gallon water tank and then distributed underground by clay pipe. The spring was located on private property at the time of the epidemic.⁶¹ See figure 7 for the location of the spring, and figure 14 for a photo of the town water tank. The first death of the epidemic was P.A. Minklenhour, "a well known resident of Willamette." His son was reported to be in critical condition.⁶² The water works were sold to the town in 1910. Subsequent repairs on the pump were completed in November 1910 and the water was declared free of contamination by a Portland laboratory.⁶³ Still, the stigma of the incident hung over the town. The *Oregon City Enterprise* noted a year later that "a certain prominent man in one of the mills was heard to remark that Willamette was not fit to live in on account of the impure water."⁶⁴ Lingering problems with the municipal water supply and an unsuccessful attempt to expand the town led to Willamette's eventual incorporation with competing West Linn to the south.⁶⁵

⁵⁵ Sanborn Fire Insurance Map, Oregon City, 1900.

⁵⁶ Austin and Dill, 66, 67.

⁵⁷ Willamette United Methodist Church still stands at 1683 Willamette Falls Drive; although, the building was not included in the district because the number of exterior alterations make it noncontributing to the integrity of the district.

⁵⁸ Clackamas County Recorder's Office, "An Act to Incorporate the Town of Willamette in Clackamas County, State of Oregon" (Oregon City: Clackamas County, 3 October 1908); The actual incorporation date of the Town of Willamette is a subject of debate. The incorporation act from 1908 is unsigned and no reference to the event can be found in period newspapers. Secondary accounts of the incorporation from the 1980s and 1990s place the actual date of incorporation in 1908, 1912, or 1913. The 1912 and 1913 dates may refer to the attempted annexations in those years as discussed later in this document. Further research will be necessary to determine with certitude the actual date of incorporation.

⁵⁹ Willamette Honor Class, "Willamette Treasures" (West Linn: Willamette Grade School, 1969), 15; Austin and Dill, 67.

⁶⁰ Cornelia Becker Seigneur, *Images of America: West Linn* (Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 2009), 106.

⁶¹ Sanborn Fire Insurance Map, Oregon City, 1900.

⁶² *Oregon City Courier*, 7 January 1910.

⁶³ *Oregon City Enterprise*, 28 November 1910.

⁶⁴ *Oregon City Courier*, 3 February 1911.

⁶⁵ Willamette Neighborhood Association, "Old Willamette Walking Tour."

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In 1913, business leaders who resided in the Bolton and Sunset neighborhoods united and formed the West Side Improvement Club. The organization included merchants and other professionals who worked in Oregon City and the executives and managers of the mills.⁶⁶ Located across the river from Oregon City, Bolton, Sunset, and the other surrounding suburbs were more conveniently located to Oregon City and the railway to Portland. A good location and fine views of Mount Hood made the area very desirable. For instance, lot sales in Sunset City were brisk when the plat opened in 1893, in contrast to Willamette Falls plat one mile to the west that struggled.⁶⁷ The neighborhoods around the bridge were almost entirely residential. Sunset included some commercial frontage along Sunset Avenue and a school among its 176 lots, but also was largely residential. Sunset lost its school when it incorporated with Bolton to form West Linn.⁶⁸ Although including 300 lots, Bolton, established in 1896 by the Bolton Land Company, did not have a general merchandise store until 1916, but the town did have its own school.⁶⁹ Windsor, another west-side community platted in 1889, only had two commercial enterprises.⁷⁰ Although not entirely clear, the historic record suggests that the other west-side suburbs did not have commercial development either. In general, these communities and the incorporated town of Canemah above the Falls relied on Oregon City employers and shops.⁷¹

In May 1913, the West Side Improvement Club voted to pursue creating a new town, West Linn, including the valuable mills and the electric plant. By incorporating, they planned to capture taxes from the two mills and the hydroelectric plant for the newly formed city. Residents of Willamette heard about the West Side Improvement Club's plan, and scheduled an annexation vote to include the mills and power plant within the boundaries of Willamette.⁷² The disputed territory was already a part of the town school district, and Willamette residents no doubt felt ownership over the area. In early 1913, the first Willamette vote failed, and the town leaders scheduled a second vote on 30 July 1913. This vote was also unsuccessful as well. Willamette leaders believed that unfair methods were used to manipulate the outcome of the vote. The paper reported the accusation that "...at least three west side families 'moved' into the targeted area and set up temporary tents."⁷³ Unable to muster enough yes votes, Willamette remained a small town. On 13 August 1913, West Linn was incorporated by the State of Oregon, including Bolton, Sunset, the newly filed plat of West Oregon City, other area neighborhoods, and the two mills and hydroelectric plant within its boundaries. The new town effectively blocked Willamette's expansion toward the more populated areas east of its borders.⁷⁴

After a lull during the town's water crisis and annexation battle, residential construction in Willamette resumed in the early teens. Reflecting the changing economic demographics of the town, buildings constructed in the

⁶⁶ Steve Law "West Linn Creation Marked by Deep Cultural Divisions" (West Linn: *West Linn Tidings*, 9 June 1988).

⁶⁷ *The Weekly Enterprise* (Oregon City) 7 April 1893.

⁶⁸ Clackamas County Recorder's Office, "Plat for Sunset City" (Oregon City: Clackamas County, 1892); Seigneur, 61; The 1916 directory for West Linn does not note a school in Sunset; although, it does mention that Willamette and Bolton both have schools; Johns & Woodbeck's, 180; The Holly Grove area is part of Bolton, but did not develop until the twenties and thirties.

⁶⁹ Rachel Engers, "Old Bolton Store Shifts Slightly North" (West Linn: *West Linn Tidings*, 10 June 1999); Clackamas County Recorder's Office, "Plat for Sunset City;" Clackamas County Recorder's Office, "Plat for Bolton" (Oregon City: Clackamas County, 1896).

⁷⁰ Clackamas County Recorder's Office, "Plat for Windsor" (Oregon City: Clackamas County, 1889).

⁷¹ Loher and Galbraith, Section 8 Page 3; Generalization concerning commercial development in towns surrounding Oregon City based on examination of newspaper accounts and city directories.

⁷² Law, 9 June 1988.

⁷³ Ibid.

⁷⁴ Ibid; Clackamas County Recorder's Office, "Plat of West Oregon City" (Oregon City: Clackamas County, 1913).

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teens and twenties within the district were well-built, but not overly-ornate, examples of the nationally-popular period revival and craftsman styles in bungalow volumes. These residences were located within the boundaries of the original plat, filling in the lots between the older housing stock. In most cases, the buildings are relatively modest one- or one-and-a-half story wood-frame buildings with horizontal wood siding. A building's individual style is most often communicated by wood trim and details. Although popular at the time, more expensive brick and stone are usually not used as a primary cladding or as accent material. Examples within the nominated area include 1808 4th Avenue, built in 1916; 1674 5th Avenue, built in 1917; 1709 5th Avenue, built in 1920; and 1790 5th Avenue, also built in 1920. In 1920 Willamette Falls Drive was paved, and in 1922 a new vehicular bridge replacing the 1888 suspension bridge was designed by ODOT engineer Conde McCullough, opening to much fanfare and connecting Oregon City and the young City of West Linn. In 1927, streetcars were taken off Willamette Falls Drive and buses began to operate between Willamette, Bolton, and Oregon City.

Due to continual problems with their independent water supply and lacking the tax revenue to remedy the problem, the Town of Willamette was forced to merge with West Linn in a special election in March 1916. A local directory described the amalgamated community as "including the towns of Bolton and Willamette" with an electric railway running between the two towns. The new city included two schools and two post offices, one each in the "old town of Willamette" and "West Linn proper." Willamette was listed as having the only church.⁷⁵

THE CITY OF WEST LINN AFTER 1930

After 1930, construction in Willamette, as in much of the country, dropped off as a result of the Great Depression. Only three buildings in the district were constructed in the 1930s and only one in the 1940s. By this time the district was mostly built out; although, many of the homes were set on two lots which could have been subdivided if demand were higher. Yet, during this period there was some construction in West Linn. The Bolton trolley station located at 22825 Willamette Falls Drive was torn down in 1935, signaling the final end to electric trolley service in the area. Trolley service was discontinued in 1927, but the building continued to serve as West Linn's City Hall. See figure 15. A new brick building was constructed on the same site and dedicated in 1936 to serve the city's population of 2,000 persons.⁷⁶ The same year the new City Hall was dedicated, Willamette's original four-room schoolhouse on 12th Street was demolished and replaced with a new building in the Collegiate-Gothic style, which later burned in 1949.⁷⁷ During this period and into the Forties the paper mill continued to prosper, benefiting from the natural resources found on the Pacific Coast and its location on the river. The locks were well utilized as well. According to local historian William Welsh, "in excess of one million tons of freight went through these locks in 1940."⁷⁸

⁷⁵ Johns & Woodbeck's, 180.

⁷⁶ Janet Goetze, "Old City Hall Goes Down in West Linn History" (Portland: *Oregonian*, 14 October 1999); When completed, the new city hall included a grocery store and post office on the main floor and storage for Fire Department equipment. Municipal offices were on the second floor. In 1939 the newly established library was moved into the building; Seigneur, 47, 87.

⁷⁷ Willamette Honor Class, 20; Seigneur, 61; Seigneur notes that the school was completed with a "federal grant," but does not note the source of the funds. It is presumable that given the small population of Willamette that the city hall was paid for, at least in part, with state or federal funding as well. The current Willamette Grade School is the product of an extensive remodel and several additions completed in 1965.

⁷⁸ Welsh, 21.

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In the postwar period West Linn began to grow again, modestly at first as a handful of new subdivisions were platted.⁷⁹ Many of these new buildings were constructed in the World War II Era Cottage and Ranch types. To the west, north, and east of the nominated area these types of residential buildings were constructed to fill in vacant lots. Within the nominated area, it was not until the late-twentieth century that construction in the district began again on some of the un-built secondary lots. During this period, the late-nineteenth century plats for Windsor, Weslynn, Sunset City, and Bolton came under increasing development pressure, and homes and businesses were modified, demolished, and empty lots filled in. The result was the loss of much of the areas' historic character. Of these communities, only Bolton was consistently described as a "town" during the period of significance. Even so, Bolton did not develop a full-service downtown, have a church or other community social institution, or incorporate as an independent town as Willamette did.

Throughout the postwar period manufacturing at the Falls was an important source of employment for the local area. Crown Zellerbach continued operating in West Linn through 1986 when it sold the operation to The James River Corporation. The mill was historically the largest employer for the City of West Linn, with the workforce consisting of over 1,900 employees in the early part of the twentieth century. By 1990, when Simpson Paper acquired the mill, there were 550 employees. The mill was bought in 1997 by Belgravia Investments and reopened as the West Linn Paper Company. West Linn can claim to have the oldest continuously operating paper mill on the Pacific Coast, with the exception of the several weeks after the 1964 flood and a period in 1996-97.⁸⁰

CONCLUSION

The proposed Willamette Falls Neighborhood Historic District, with a total of 64 resources, 59 percent of which are contributing to the district, conveys the significance of the period within which it developed. The district is significant as an example of late-nineteenth century community planning and development. During this period and into the early-twentieth century, the expansion of commerce and manufacturing at Willamette Falls led to rapid growth of the transportation network, encouraging corporate landholders to plat new developments. Of the many speculative communities established in the West Linn area during this time, Willamette was the most developed and the only community that incorporated as its own town. Of what remains of the town of Willamette, the Willamette Falls Neighborhood retains the distinct character of this community. The proposed district is also eligible under Criterion C for its significance in the area of architecture. The nominated area includes a significant concentration of intact late-nineteenth and early-twentieth century residences from the establishment of the plat in 1893 through 1929 when construction of new homes halted. The community of Willamette Falls did not become the manufacturing center its founders envisioned, but Walden's plan did direct the community's development – a historic feeling and association the area still retains.

⁷⁹ City of West Linn Planning Department, "Annexations in West Linn, 1913-2005" (West Linn: City of West Linn, 2005).

⁸⁰ Kramer, "Willamette Falls Industrial Area: Request for Determination of Eligibility," Stein, 9-10.

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Willamette Falls Neighborhood Historic District
Name of Property

Clackamas Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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VERBAL BOUNDARY DESCRIPTION

The Willamette Falls Neighborhood Historic District is located in the southwestern portion of the Willamette Falls Plat, 1893, located in Clackamas County, West Linn, Oregon. The district encompasses approximately 15.4 acres containing six full and four partial city blocks and a total of 64 resources. Thirty-eight of these buildings are contributing to the district and 26 are either non-contributing or were constructed outside the period of significance, 1895 -1929. The boundary begins at the intersection of 15th Street and Knapps Alley and runs east along Knapps Alley, including only those properties fronting on 6th Avenue to the south. The boundary then turns south on 12th Street and extends past 4th Avenue along the eastern property line of the building located at 1296 12th Street, including those resources on the west side of the right-of-way. The southern and eastern boundaries of the district are irregularly shaped, and only properties north and east of the boundary line are included in the district. The line runs along the south property line of the building located at 1296 12th Street and turns north at the southwestern corner, running north to 4th Avenue. The boundary extends west along 4th Avenue and turns north at 14th Street, turns west again at 5th Avenue and once more turns north at 15th Street continuing to beginning point at the corner of 15th Street and Knapps Alley. See figure 2, Willamette Falls Neighborhood Historic District Map.

BOUNDARY JUSTIFICATION

The boundary includes a portion of the Willamette Falls Plat historically associated with the Town of Willamette and the community's initial development period that still retains sufficient historic integrity to merit listing in the National Register of Historic Places. In July 2008, the Willamette Falls Neighborhood was surveyed and recorded. The study area was bounded by Willamette Falls Drive to the north, 12th Street to the east, 4th Avenue to the south, and 15th street to the west, often including resources on both sides of the street. In October 2008 a much larger area was surveyed, See figure 3. For the purposes of the survey, buildings were considered contributing to the district if they retained most of their original volume and details and either the original siding and / or the original windows. Buildings that had neither the original windows nor siding, or had a number of individual alterations that together cumulatively resulted in a general loss of integrity were considered non-contributing. After examining the distribution of contributing resources in the area, the boundary was drawn to include the greatest concentration of contributing resources constructed during the selected period of significance. As shown in figure 3, the district is bound by out-of-period construction and groupings of non-contributing resources that interrupt the historic association and feeling of the district. To the north the district is bound by out-of-period modern commercial development and groupings of non-contributing resources fronting Willamette Falls Drive. Recent road improvements in this area, including widening and landscaping further diminish the historic feel and association along the corridor. The area north of the commercial development was vacated in 1902 and did not develop until later during the postwar period, and is not historically associated with the nominated area. The eastern boundary is defined by a large 1959 grade school complex extending between 6th and 4th Avenues and continuing east one full city block. There are not sufficient contributing resources to either the north or south of the school to justify including properties on the east side of 12th Street in the district. The southern and eastern boundaries follow the original plat along the ridge of the hill, but include 1296 12th Avenue, which is associated with the area's early development but not within the original plat. Most of the buildings outside the south and east boundary do not retain sufficient historic integrity to be included in the district or were built within the last 20 years.

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PHOTOGRAPHS

Address: Willamette Falls Neighborhood Historic District
West Linn, Clackamas Co., OR

Photographer: Margaret Marcusen, margaretmarcusen@verizon.net

Date: photos taken: May 27, 2008

Ink and paper: Epson Ultrachrome Pigmented ink and Epson Premium Glossy paper

Location of negatives: With Photographer, 2999 SW Homesteader Rd.
West Linn, OR 97068


- 1 of 21: Exterior View: 14th St and 6th Ave, facing SW
- 2 of 21: Exterior View: 6th Ave, facing NW
- 3 of 21: Exterior View: 15th St and 5th Ave, facing NE
- 4 of 21: Exterior View: 5th Ave, facing NE
- 5 of 21: Exterior View: 14th St and 5th Ave, facing SE
- 6 of 21: Exterior View: 4th Ave, facing NE
- 7 of 21: Exterior View: 13th St and 4th Ave, facing NW
- 8 of 21: Exterior View: 13th St and 4th Ave, facing NE
- 9 of 21: Exterior View: 12th St and 4th Ave, facing SW
- 10 of 21: Exterior View: 13th St and 5th Ave, facing NE
- 11 of 21: Exterior View: 5th Ave, facing NE
- 12 of 21: Exterior View: 5th Ave, facing SE
- 13 of 21: Exterior View: 13th Ave, facing NW
- 14 of 21: Exterior View: 13th St and 6th Ave, facing NE
- 15 of 21: Exterior View: 6th Ave, facing NE
- 16 of 21: Exterior View: 6th Ave, facing SE
- 17 of 21: Exterior View: 12th St and 6th Ave, facing SW
- 18 of 21: Exterior View: 6th Ave, facing NW
- 19 of 21: Exterior View: 6th Ave, facing NW
- 20 of 21: Exterior View: 6th Ave, facing SW
- 21 of 21: Exterior View: 5th Ave, facing SW

Willamette Falls Neighborhood Historic District Photo Locations Map



Legend

- Photo Locations and Angles
- ▭ District Boundary
- ▭ Taxlots
- ▭ Building Outlines
- Streets
- 1600 Address Numbers



 Historical Survey: Amy McFeeters-Krone and Kimberli Fitzgerald, July 2008

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Metro RLIS

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1 of 21: 14th St and 6th Ave, facing SW



2 of 21: 6th Ave, facing NW



3 of 21: 15th St and 5th Ave, facing NE



4 of 21: 5th Ave, facing NE



5 of 21: 14th St and 5th Ave, facing SE

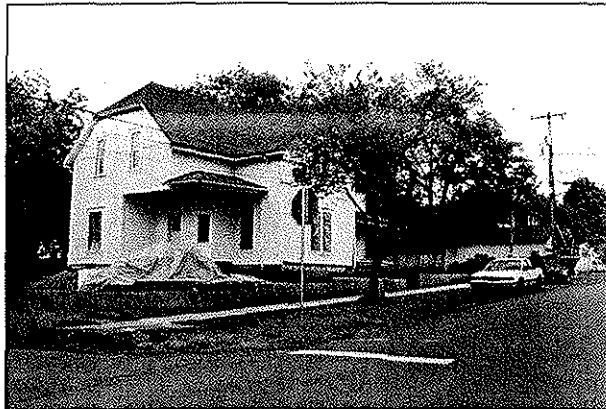


6 of 21: 4th Ave, facing NE

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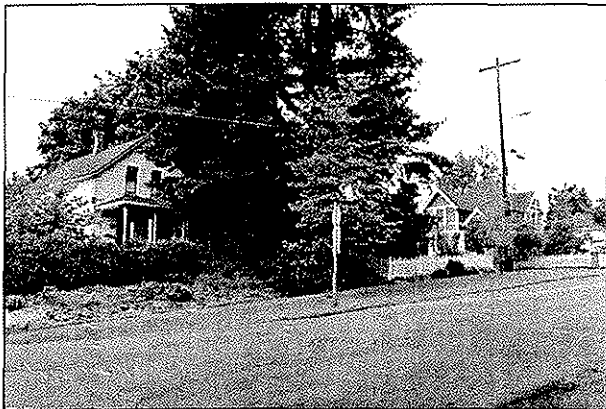
Section number Photographs Page 4



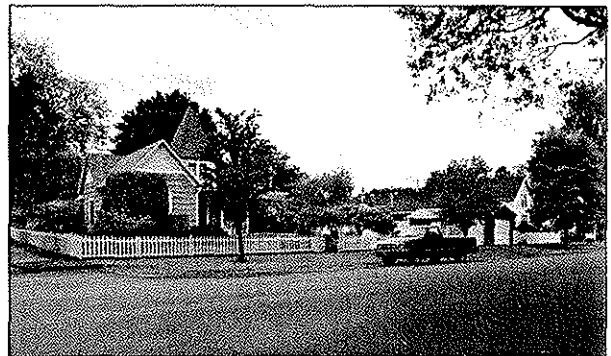
7 of 21: 13th St and 4th Ave, facing NW



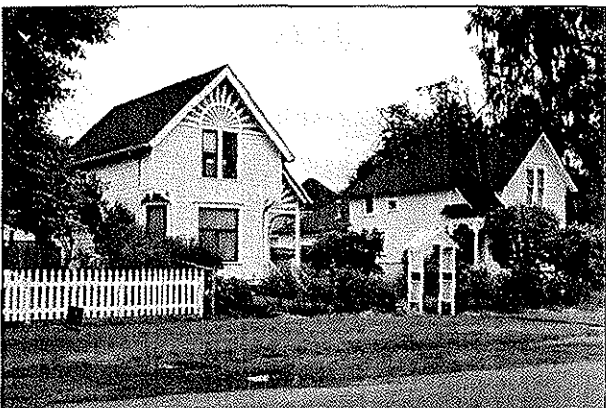
8 of 21: 13th St and 4th Ave, facing NE



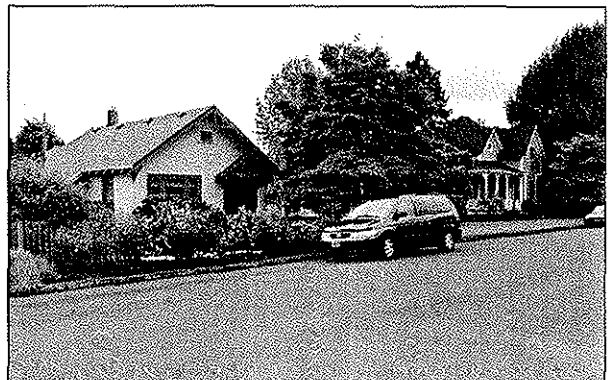
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10 of 21: 13th St and 5th Ave, facing NE



11 of 21: 5th Ave, facing NE



12 of 21: 5th Ave, facing SW

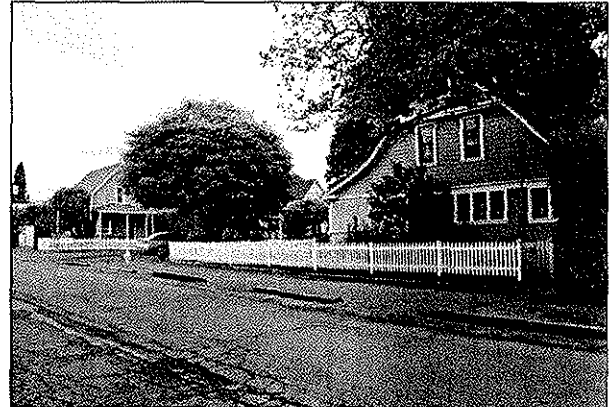
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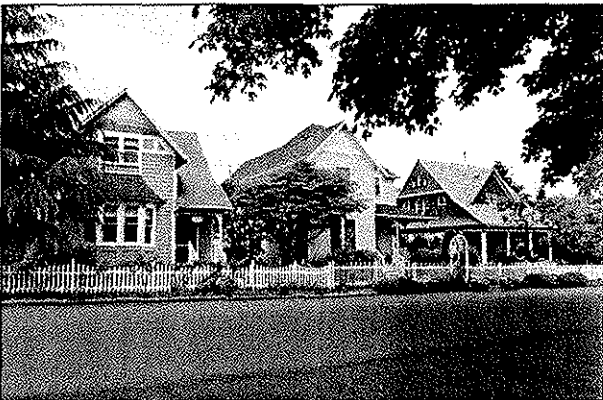
Section number Photographs Page 5



13 of 21: 13th St, facing NW



14 of 21: 13th St and 6th Ave, facing NE



15 of 21: 6th Ave, facing NE



16 of 21: 6th Ave, facing SE



17 of 21: 12th St and 6th Ave, facing SW



18 of 21: 6th Ave, facing NW

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19 of 21: 6th Ave, facing NW



20 of 21: 6th Ave, facing SW



21 of 21: 5th Ave. Facing SW

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SUPPLEMENTAL INFORMATION

- Figure 1: Vicinity Map
- Figure 2: Willamette Falls Neighborhood Historic District Map
- Figure 3: Willamette Falls Neighborhood Historic District Expanded District Map
- Figure 4: Willamette Falls Neighborhood Historic District Property Statistics, 2 pages
- Figure 5: Willamette Falls Neighborhood Historic District Property List, 7 pages
- Figure 6: Willamette Falls Plat, 1893
- Figure 7: Willamette Falls Area Plat, c. 1900
- Figure 8: West Linn Historic Plats
- Figure 9: Capen Shoe Factory, c. 1900
- Figure 10: Willamette Falls Electric Company, nd.
- Figure 11: Willamette Falls School, c. 1897
- Figure 12: Willamette Falls Methodist Church, nd
- Figure 13: Willamette Falls, c. 1900
- Figure 14: Corner of 6th and 13th, c. 1905
- Figure 15: Willamette Falls Railway Trolley Station, c. 1895
- Figure 16: Willamette Falls Railway Trolley Station, nd
- Figure 17: Willamette Falls Railway, nd
- Figure 18: 1819 6th Ave, nd

Willamette Falls Neighborhood Historic District Vicinity Map

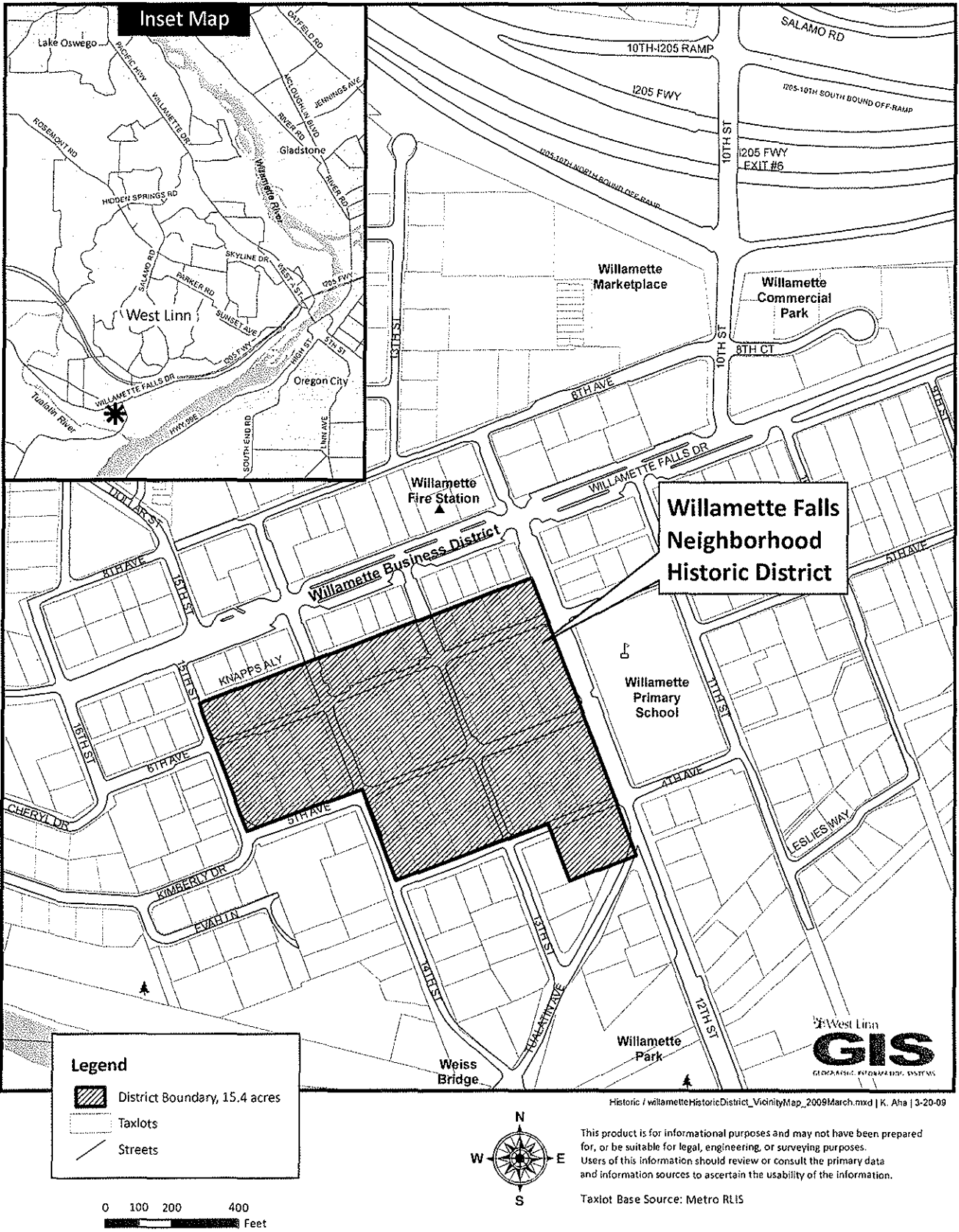


Figure 1

Willamette Falls Neighborhood Historic District District Map

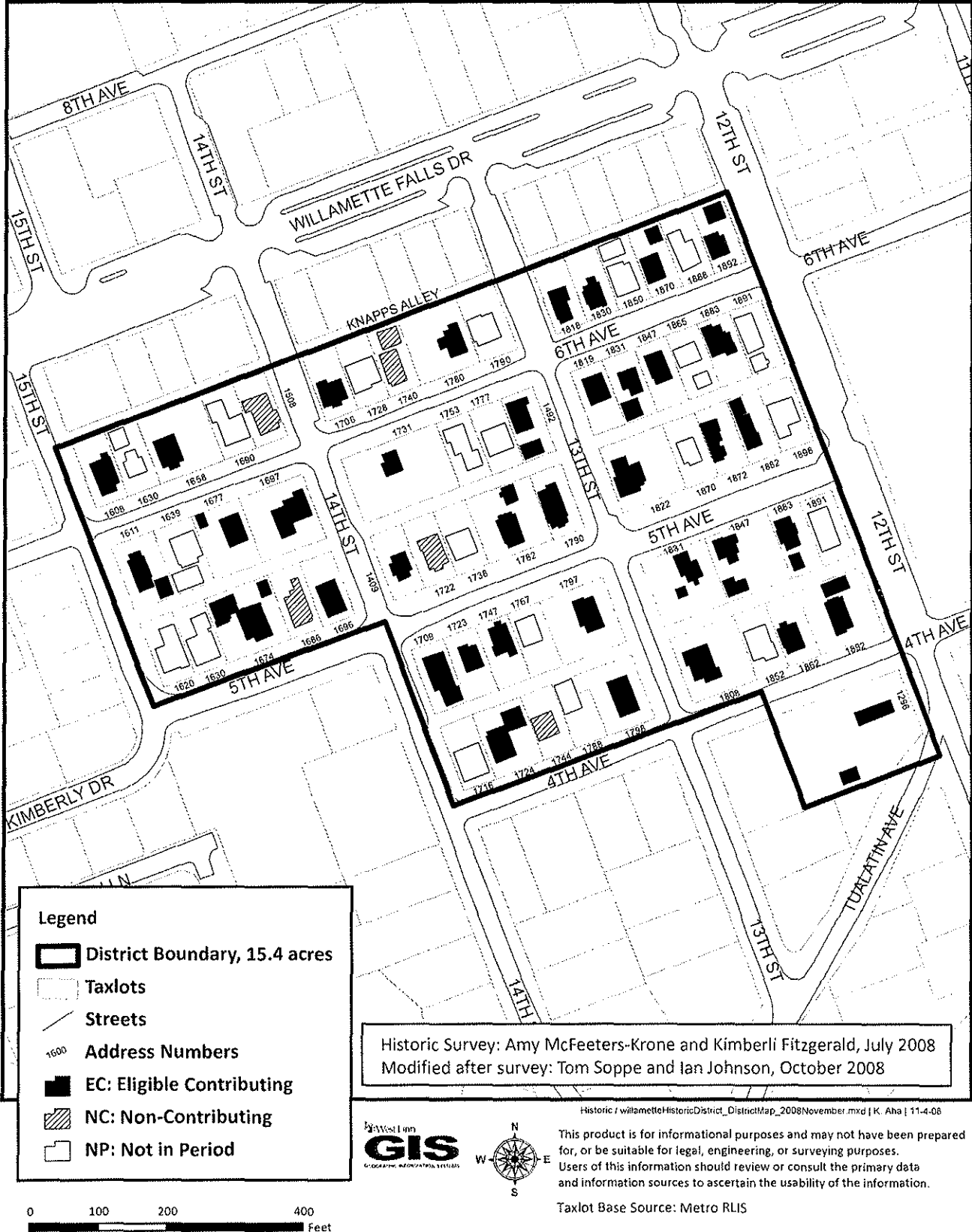


Figure 2

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - West Linn, Willamette Falls Neighborhood, Historic District, 2008

Evaluation	Quantity	% of Total
eligible/contributing	37	58%
eligible/significant	1	2%
not eligible/non-contributing	5	8%
not eligible/out of period	21	33%
Total:	64	

Construction Date Decade Counts - West Linn, Willamette Falls Neighborhood, Historic District, 2008

Decade	Quantity	% of Total
1890s	16	25%
1900s	9	14%
1910s	8	13%
1920s	10	16%
1930s	3	5%
1960s	2	3%
1970s	2	3%
1980s	7	11%
1990s	4	6%
2000s	3	5%
Total:	64	

Original Use Counts - West Linn, Willamette Falls Neighborhood, Historic District, 2008

Original Use	Quantity	% of Total
DOMESTIC	64	100%
Total:	64	

Material Counts - West Linn, Willamette Falls Neighborhood, Historic District, 2008

Materials	Quantity	% of Total
CONCRETE	1	2%
SYNTHETIC SIDING	11	17%
WOOD	52	81%
Total:	64	

Historic Building Report/Counts

(All Properties Inventoried)

Style Category Counts - West Linn, Willamette Falls Neighborhood, Historic District, 2008

Style Categories	Quantity	% of Total
OTHER		
Other / Undefined	1	
Vernacular	1	
Category Total:	2	3%
MODERN PERIOD		
Northwest Regional	1	
Ranch Style	3	
Category Total:	4	6%
MID-19TH CENT. & LATE VICTORIAN		
Queen Anne	15	
Stick	5	
Category Total:	20	31%
LATE 20TH CENTURY		
LATE 20TH CENTURY: Other	2	
Neo-Colonial	2	
Neo-Victorian	8	
Category Total:	12	19%
LATE 19TH/EARLY 20TH CENT. AMER. MOVEMENTS		
Bungalow (Gen.)	23	
Category Total:	23	36%
LATE 19TH & 20TH CENT. PERIOD REVIVALS		
Colonial Revival	3	
Category Total:	3	5%
Total:	64	

Oregon State Historic Preservation Office











Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1296 12th St Sherriff Ernest T Mass House <i>Sherriff E.T. Mass</i>	2	EC	c.1906	Horizontal Board	Queen Anne Vernacular	Single Dwelling Side Passage/Entry	3/17/2006		
<i>Comments: Sherriff Mass House, Britton Barn ca. 1906 barn moved to site from 19th and Dollar Street in 1993.</i>									
1492 13th St Sherriff Mass House	2.5	EC	c.1897	Horizontal Board	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
1409 14th St E.J. Maple House <i>[House]</i>	2.5	EC	c.1895	Horizontal Board	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
1508 14th St	1	NC	c.1916	Horizontal Board	Bungalow (Gen.) Colonial Revival	Single Dwelling Bungalow	3/17/2006		
<i>Comments: Extremely altered-original wood siding, doors and windows replaced. New entry way.</i>									
1716 4th Ave	2	NP	2008	Horizontal Board Shingle	Other / Undefined	Single Dwelling Other Late 20th Century Type	10/28/2008		
<i>Comments: New construction</i>									
1724 4th Ave Downey House <i>James Downey</i>	2	EC	1903	Horizontal Board Shingle	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
<i>Comments: At one time this structure had a turrett.</i>									
1744 4th Ave	1	NC	c.1895	Vinyl Siding	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
<i>Comments: Early settlers brought this home up from river. Siding has been replaced, window openings altered, ramp added.</i>									
1788 4th Ave	1	NP	c.1934	Horizontal Board	Bungalow (Gen.) Vernacular	Single Dwelling Bungalow	3/17/2006		
<i>Comments: Windows and siding replaced-hardiplank, stone veneer foundation, vinyl windows.</i>									
1798 4th Ave A.W. Schwan House	1.5	EC	c.1895	Horizontal Board Shingle	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
1808 4th Ave	2	EC	c.1916	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
<i>Comments: Ewalt Leisman/twin of 1674 5th.</i>									

Figure 5

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Architectural Survey Data for West Linn, Willamette Falls Neighborhood, Historic District, 2008
Oregon State Historic Preservation Office











Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1852 4th Ave	1.5	NP	c.1986	Vinyl Siding	Neo-Colonial	Single Dwelling Other Late 20th Century Type	3/17/2006		
1862 4th Ave Hurst House	2	EC	c.1897	Horizontal Board	Stick Queen Anne	Single Dwelling Crosswing	3/17/2006		
1892 4th Ave Otto F. Nelson House <i>Olson residence</i>	2	EC	c.1895	Horizontal Board	Stick Queen Anne	Single Dwelling Crosswing	3/17/2006		
1620 5th Ave	2	NP	c.1995	Synthetic Wood Siding	Neo-Victorian	Single Dwelling Other Late 20th Century Type	3/17/2006		
1630 5th Ave	2	NP	c.1995	Synthetic Wood Siding	Neo-Victorian	Single Dwelling Other Late 20th Century Type	3/17/2006		
1674 5th Ave <i>Comments: Martha Ream</i>	1.5	EC	c.1917	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
1686 5th Ave <i>Comments: Brick porch with wrought iron posts, aluminum siding on second story.</i>	1.5	NC	c.1910	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
1696 5th Ave <i>Comments: Windows and porch altered, new door.</i>	2	EC	c.1920	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
1709 5th Ave Snidow, W.S., House <i>[House]</i> <i>Comments: New compatible windows, new compatible siding.</i>	1	EC	1920	Shingle Stucco	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
1722 5th Ave <i>Comments: Extremely altered-aluminum windows and a variety of replacement siding-vertical wood paneling, shingle, etc.</i>	1	NC	c.1915	Shingle	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		

Figure 5

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
1723 5th Ave	1	EC	c.1920	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006	
1738 5th Ave	2	NP	c.1986	Horizontal Board	Neo-Victorian	Single Dwelling Other Late 20th Century Type	3/17/2006	
1747 5th Ave	1	EC	c.1890 c.1935	Shingle <i>Comments: siding, porch altered</i>	Colonial Revival	Single Dwelling Cape Code	3/17/2006	
1767 5th Ave	2	NP	c.1986	Horizontal Board	Neo-Colonial	Single Dwelling Cape Code	3/17/2006	
1782 5th Ave Bremer, Caroline, House	2	EC	1920	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006	
				<i>[House] Comments: Redeveloped. Earlier house owned by Herman Hanson.</i>				
1790 5th Ave Millekin, Wes, House	1.5	EC	1920	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006	
				<i>Comments: Millekin Family- Buckles and Millekin Store.</i>				
1797 5th Ave	2	EC	c.1900	Horizontal Board	Queen Anne	Single Dwelling Crosswing	3/17/2006	
				<i>Comments: Mildred Martin</i>				
1822 5th Ave Baker House	1.5	EC	c.1899	Shingle	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006	
				<i>Benjamin and Mary Ann Baker Comments: 1920's contributing garage</i>				
1831 5th Ave Ralston, J H, House	1.5	EC	c.1895	Horizontal Board Shingle	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006	
1847 5th Ave Walden, Nicholas O, House	1.5	ES NRI	c.1897	Horizontal Board	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006	9/7/1984
				<i>Nicholas O. Walden</i>				
1870 5th Ave	1	NP	c.1964	Horizontal Board	Ranch Style	Single Dwelling Early Ranch w/Garage	3/17/2006	
				<i>Comments: Non-contributing garage</i>				



Figure 5

Architectural Survey Data for West Linn, Willamette Falls Neighborhood, Historic District, 2008
Oregon State Historic Preservation Office











Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1872 5th Ave George E.G. Batdorf House	2	EC	c.1898	Horizontal Board	Stick Queen Anne	Single Dwelling Side Passage/Entry	3/17/2006		
<i>Comments: E.M. Rasmussen/I.W. Moser</i>									
1882 5th Ave George A. Harding House	2	EC	c.1895	Horizontal Board	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
<i>Comments: Mrs. Morgan?</i>									
1883 5th Ave	1	EC	c.1921	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
1891 5th Ave	1	NP	c.1978	Wood Sheet	Ranch Style Vernacular	Single Dwelling Ranch w/Garage	3/17/2006		
1898 5th Ave	1	NP	c.1962	Concrete Block Vertical Board	Ranch Style	Single Dwelling Contemporary	3/17/2006		
1608 6th Ave	1	EC	c.1920	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
<i>Comments: windows altered-openings enlarged. removed window casings and added aluminum windows</i>									
1611 6th Ave Edward Gross House	2	EC	1911	Horizontal Board	Bungalow (Gen.) Queen Anne	Single Dwelling Bungalow	3/17/2006		
[House]	<i>Comments: Ed Gross, Addition to West and South sides.</i>								
1630 6th Ave	1.5	NP	c.1935	Horizontal Board	Colonial Revival	Single Dwelling Bungalow	3/17/2006		
<i>Comments: vinyl windows, huge new garage: Sears kit house</i>									
1639 6th Ave	2	NP	c.1989	Synthetic Wood Siding	Neo-Victorian	Single Dwelling Other Late 20th Century Type	3/17/2006		
1658 6th Ave	1.5	EC	c.1924	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
<i>Comments: built for Oldenstadts</i>									

Figure 5

Architectural Survey Data for West Linn, Willamette Falls Neighborhood, Historic District, 2008
Oregon State Historic Preservation Office













Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1677 6th Ave	2	EC	c.1918	Cement Fiber Siding	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
1690 6th Ave	2	NP	c.1995	Synthetic Wood Siding	Neo-Victorian	Single Dwelling Other Residential Type	3/17/2006		
1697 6th Ave Edward Gross House <i>Ed and Laura Gross</i>	2	EC	1912	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
1706 6th Ave	2	EC	c.1928	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
				<i>Comments: Frenzel Market Replaced windows</i>					
1728 6th Ave	1	NP	c.1971	Vertical Board	Northwest Regional	Single Dwelling Contemporary	3/17/2006		
1731 6th Ave Logan House	2	EC	c.1895	Horizontal Board	Stick Queen Anne	Single Dwelling Crosswing	3/17/2006		
1740 6th Ave	1	NC	c.1920	Asphalt Shingle Siding	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
				<i>Comments: porch columns replaced with pipe. asphalt shingle siding. large plate glass replacement windows wood shingle siding</i>					
1753 6th Ave	1	NP	c.1930	Asphalt Shingle Siding	Bungalow (Gen.)	Single Dwelling Early Ranch w/Garage	3/17/2006		
1777 6th Ave	2	NP	2008	Horizontal Board	LATE 20TH CENTURY: Other	Single Dwelling Other Late 20th Century Type	10/29/2008		
				<i>Comments: New construction</i>					
1780 6th Ave Buckles-Ellfigsen House	2	EC	c.1898	Horizontal Board	Queen Anne	Single Dwelling Crosswing	3/17/2006		

Figure 5

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1891 6th Ave	2	NP	c.2002	Synthetic Wood Siding	Neo-Victorian	Single Dwelling Other Late 20th Century Type	3/17/2006		
1892 6th Ave Anna Downey House	2.5	EC	c.1905	Horizontal Board	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
<i>Comments: City GIS data (from Clackamas County Assessor) says 1900. Winterbrook study and Clackamas County historic resource inventory say circa 1905.</i>									

Total Resources Identified: 64

Figure 5

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
 NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark

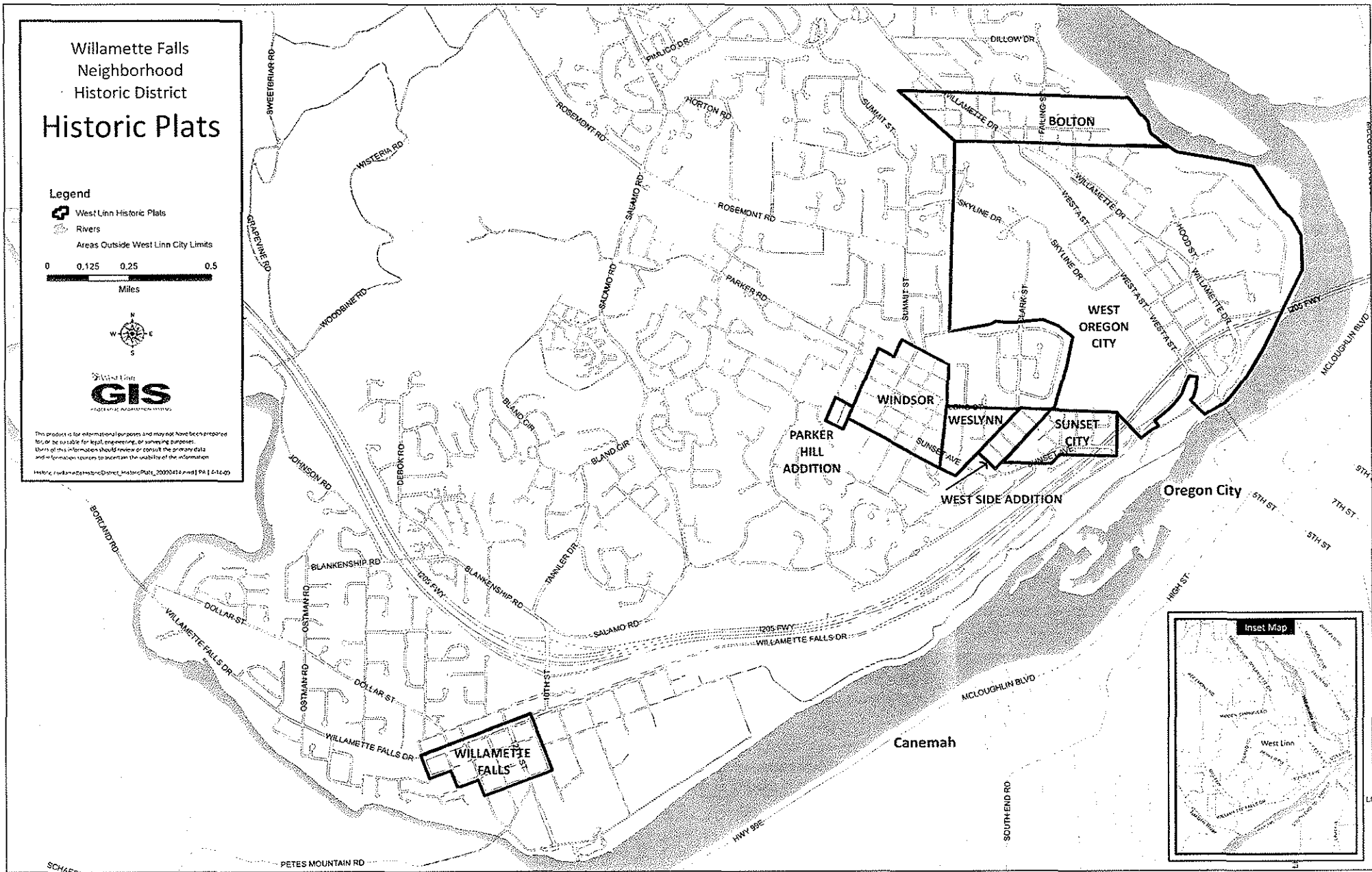


Figure 8

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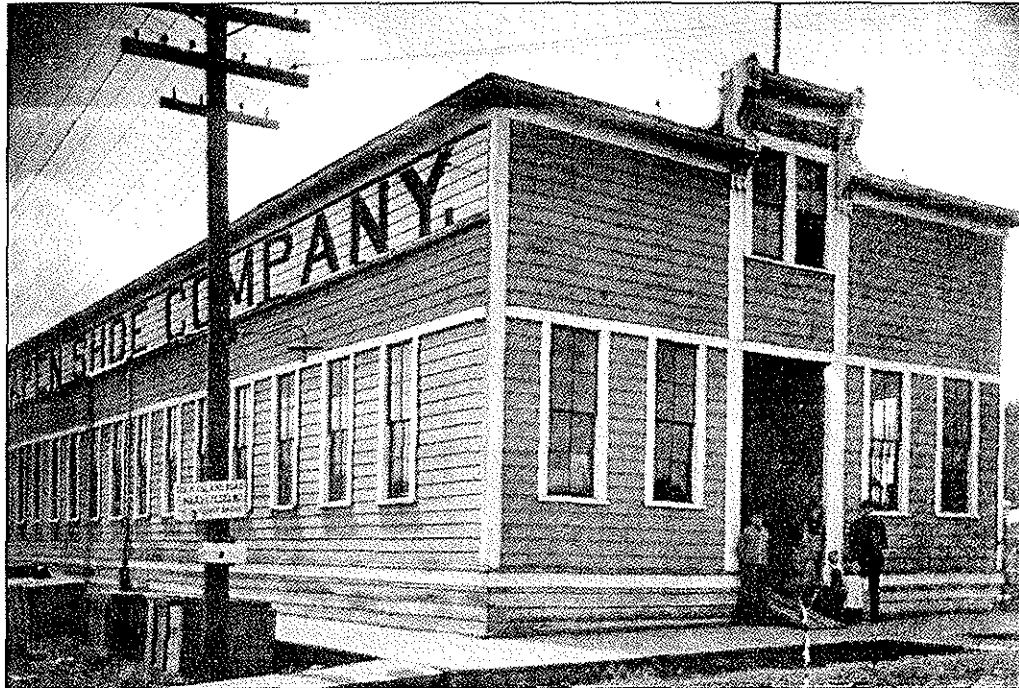


Figure 9: Capen Shoe Factory, c. 1900

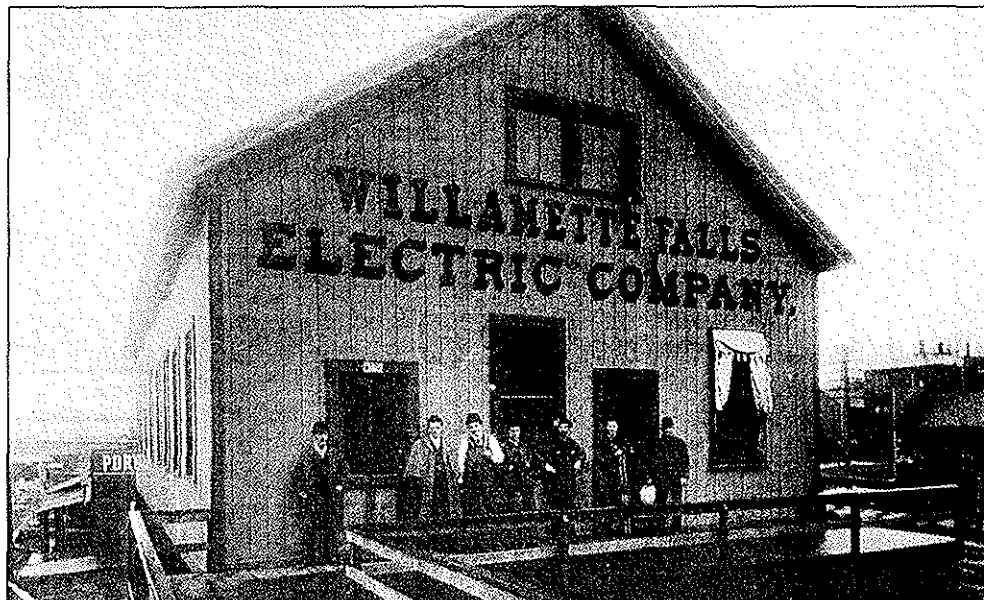


Figure 10: Willamette Falls Electric Company Building, Portland, nd

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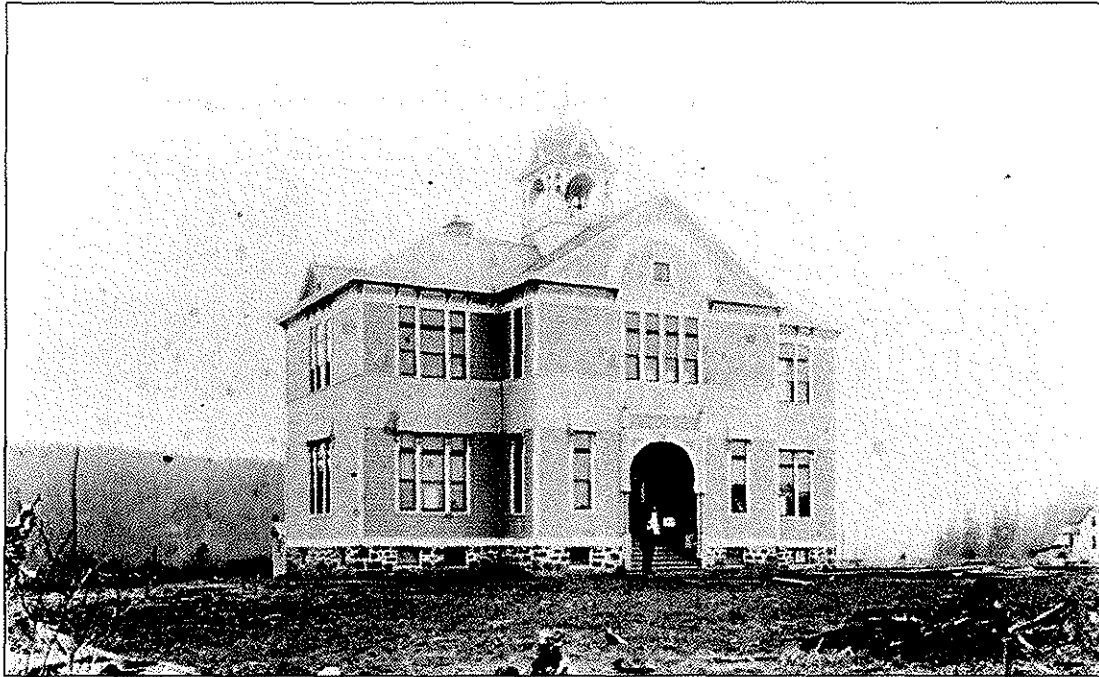


Figure 11: Willamette Falls School, c.1897

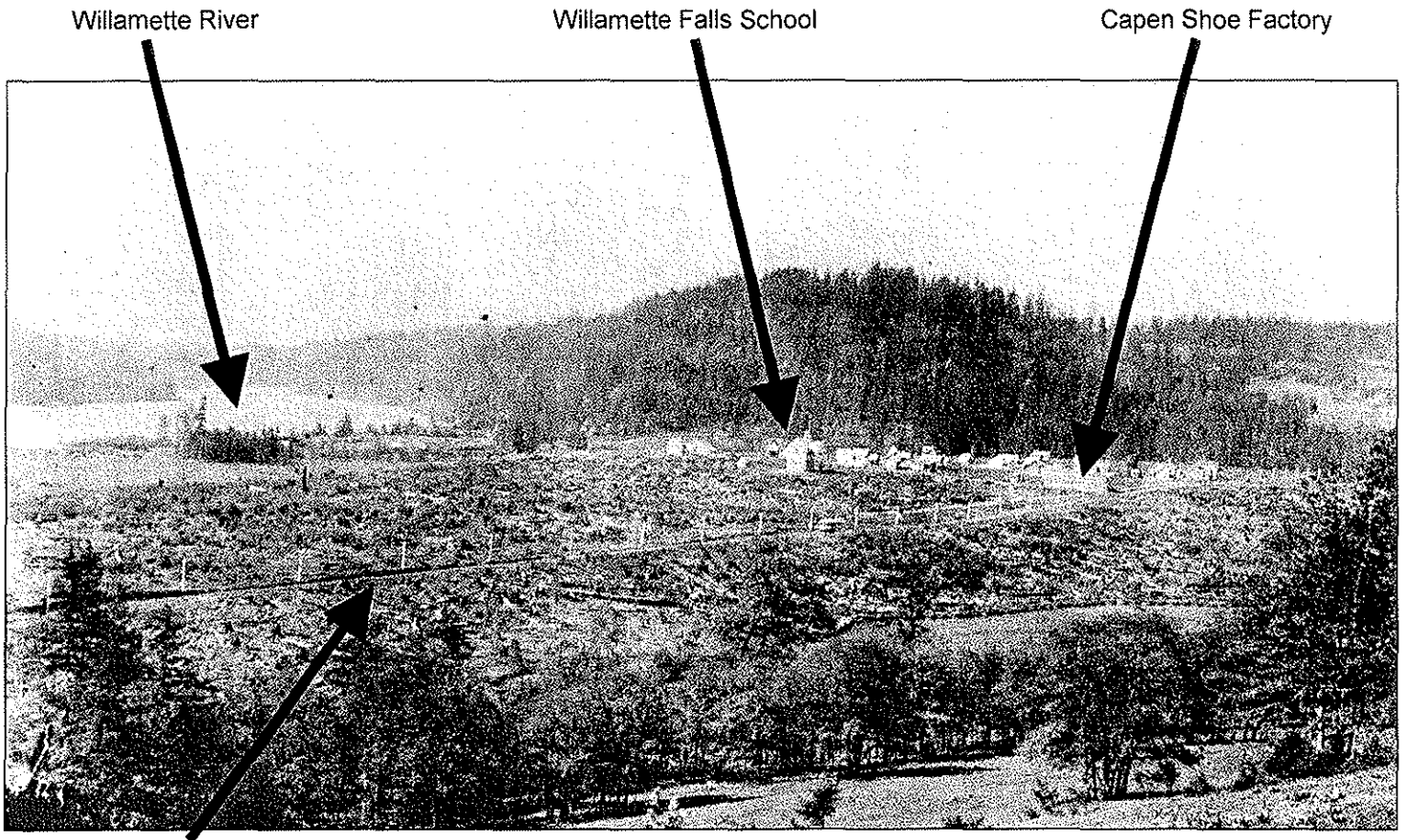


Figure 12: Willamette Falls Methodist Church, nd

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Railway and power poles

Figure 13: Willamette Falls, c. 1900, looking southwest, buildings of note labeled.
The Willamette Falls Methodist Church was not constructed until 1908.

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Figure 14: Corner of 6th and 13th, c. 1905
Note water tower in background.

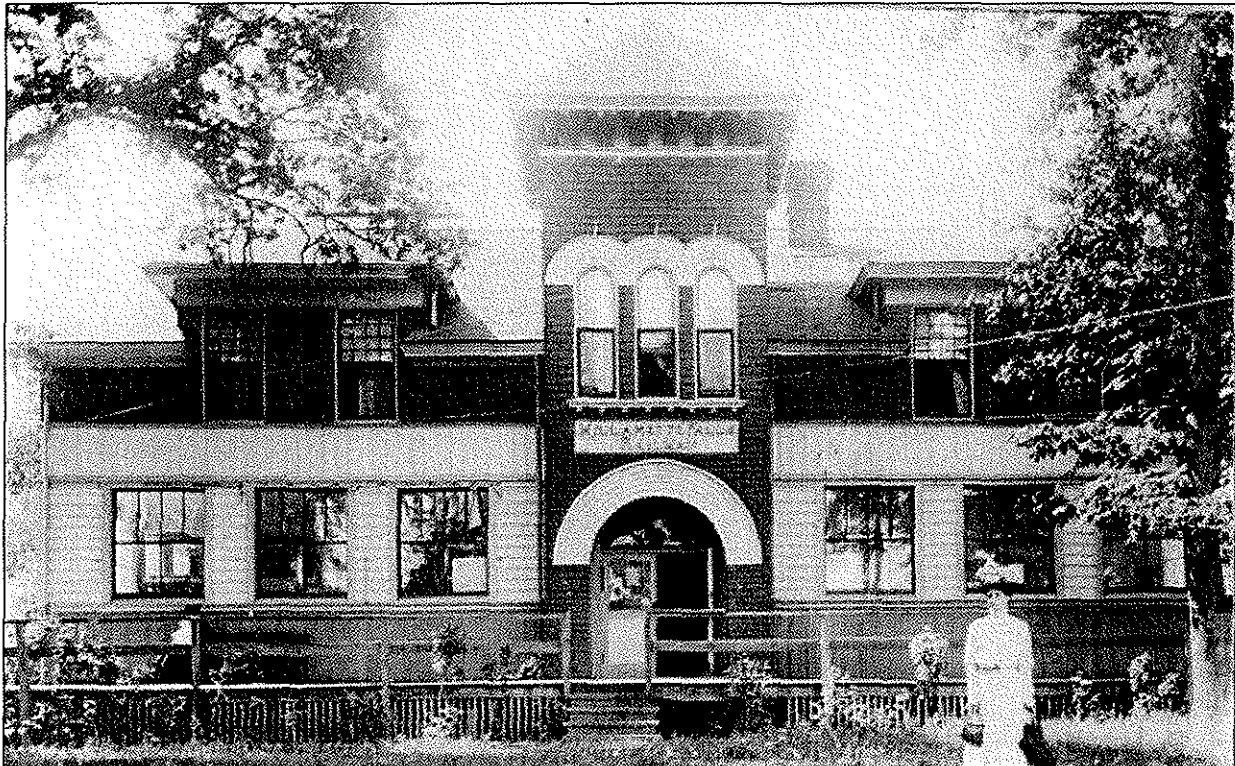


Figure 15: Willamette Falls Railway Trolley Station, c. 1895

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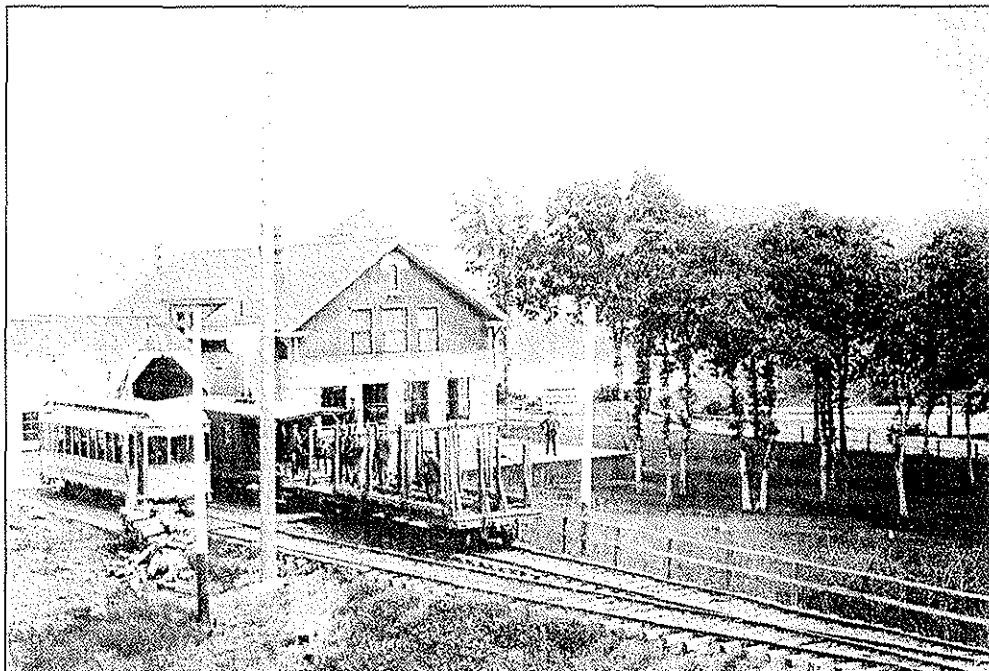


Figure 16: Willamette Falls Railway Trolley Station, nd

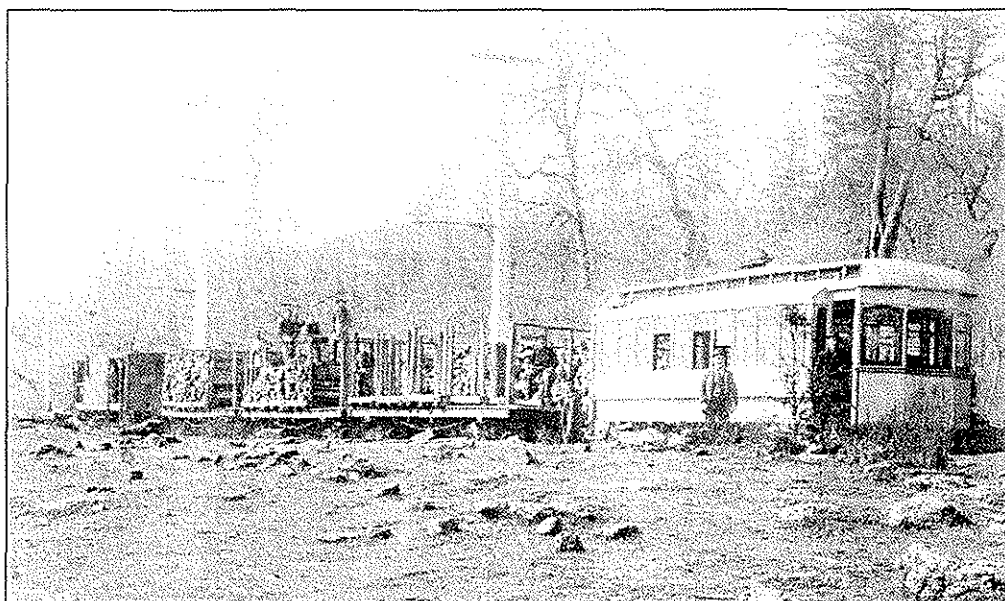


Figure 17: Willamette Falls Railway, nd
Note the stacks of cordwood behind the passenger car.

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Figure 18: 1819 6th Avenue, nd
Note the still extant chicken coup in the lower right-hand corner