

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received AUG 8 1984
date entered SEP 7 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Walden, Nicholas O., House

and/or common Same

2. Location

street & number 1847 SE 5th Avenue N/A not for publication

city, town West Linn N/A vicinity of Fifth Congressional District

state Oregon code 41 county Clackamas code 005

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Charles and Diane Awalt

street & number 1847 SE 5th Avenue

city, town West Linn N/A vicinity of state Oregon 97068

5. Location of Legal Description

courthouse, registry of deeds, etc. Clackamas County Courthouse

street & number 807 Main Street

city, town Oregon City state Oregon 97045

6. Representation in Existing Surveys

title Clackamas County Cultural Resource Inventory for the Statewide Inventory of Historic Places has this property been determined eligible? yes no

date 1983-84 federal state county local

depository for survey records Clackamas County Environmental Services

city, town Oregon City state Oregon 97045

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date

N/A

Describe the present and original (if known) physical appearance

The Nicholas O. Walden House, constructed c. 1895, is a one and one half story cottage rendered in a vernacular interpretation of the Queen Anne style. While partially altered, the elevations nevertheless convey the original form and have a high degree of integrity.

The Walden House is located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 3 South, Range 1 East, of the Willamette Meridian. It is further described as Lots 3 and 4 of Block 16 of the Willamette Falls plat of West Linn, Clackamas County, Oregon, a parcel approximately 100 feet square.

The property is sited within the locally-designated Willamette Historic District, an area extending from 7th Avenue to the Willamette Park; from 12th Street to 14th Street, plus a one block section between 14th and 15th Streets, and between 5th and 6th Avenues. This six block core area contains houses dating from the 1880s to the 1930s, and was platted by Nicholas Walden in 1893. Bordered by the Tualatin River (west), Willamette River (south), a school and grounds (east) and commercial core (north), the area retains a cohesiveness which has few if any modern intrusions.

The house's balloon frame structural system rests on a concrete foundation which replaced the original one in brick. Gabled projections on each elevation extend from the main hipped roof, which is covered with composition shingle. The wall covering of channel siding and plain corner boards and verges is typical of vernacular styled houses of the period. On the front (north) elevation, a characteristic Queen Anne feature - a projecting bay which is chamfered on the first floor - is modestly decorated with jig-sawn brackets and drop moldings.

Windows on all elevations are of various sizes, and are composed of one-over-one, double-hung sash set into wood frames with cornice moldings. A single bulls-eye window appears in the entrance gable.

The house was remodeled in the 1930s. At that time a basement was put under the house, lowering the elevation about 18 inches, and the brick foundation was replaced with concrete although some of the bricks remain. The back porch was closed in to create a breakfast nook; the bathroom which was originally accessible from the back porch was upgraded. The 6 x 2 $\frac{1}{2}$ -foot window in the dining room was replaced with two 5' x 30" windows. All of the first floor woodwork was removed as was the dividing wall between the parlors. The second floor was unaltered except for painted woodwork and a bathtub plumbed into one of the rooms in the 1920s. More recently, the divider wall and the pocket doors have been replaced. The kitchen has been renovated in an historically interpretive manner based on oral descriptions by a former resident who grew up in the house. Wiring and plumbing have been upgraded; a sink and toilet were plumbed into the room with the tub. Original woodwork left on the second floor

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Item number 7

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was stripped of its paint and refinished. The first floor woodwork has been duplicated in original materials. The 12-inch baseboards are red cedar; window and door trim (including corner blocks) are redwood. Kitchen and dining room wainscot was alternating redwood and fir. The downstairs bannister, close to the entry, is redwood and cedar; upstairs, the landing bannister is maple and oak. Deteriorating plaster has been replaced with double layer sheetrock, smooth finished for wallpaper and coved at ceiling angles.

The house originally had a front porch which was enclosed in the 1930s to make a bedroom. The entry wall was moved 18 inches toward the stairs, and the front dining room window was enlarged to make a door to the bedroom. In 1983, the bedroom was removed, the entry wall rebuilt where it originally stood, and the bedroom door replaced with a window similar in dimension to the original. A bay window, designed to be compatible with the original design, will provide additional illumination to the back porch. Although still under construction, the porch will have upper ornamentation similar to the original and will have a rail most of the way around the porch. There will be two stairways; one on the front will lead to the front door and the other will lead to the yard and the garden from the side porch. An elderly neighbor recalls the side stairs to the yard. The neighbor, Mrs. Dollar is a daughter of the Bakers who sold the land to the Willamette Falls Company. Much of our reconstruction and our renovating is based on her testimony. She had seen much of the inside of our house when Mr. Capen lived there, because she had a schoolgirl crush on the man.

A single car garage is also on the property about 20 feet from the house and located off the alley. The garage door is on the alley. Built in the 1930s or 1940s, the siding matches that of the house and the structure sits on a concrete foundation. It is currently used for storage of materials used in renovation.

The original house colors were salmon (body), sandy colored trim, with black accent. We found these colors under the layers of house paint when we sanded the exterior to bare wood to prime and repaint.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1895 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Nicholas O. Walden House, located at 1847 SE 5th Avenue in the historic Willamette Falls section of West Linn, Oregon, was constructed c. 1895 for Nicholas O. Walden, who initially platted the 800 acres which comprised the city located on the west side of the Willamette River. Of balloon-frame construction, the house's exterior elevations exhibit characteristics of the Queen Anne style in its massing and detail, although in a much simplified, vernacular fashion. The locally-significant Walden House meets Criterion "b" for its associations with Walden, one of the founders and organizers of the Willamette Transportation and Locks Company and the Willamette Falls Electric Light Company. In addition, the house meets Criterion "c" as one of the earliest and largest of the residences comprising the historic Willamette Falls townsite.

According to Hines' An Illustrated History of the State of Oregon, Nicholas Walden was born in Sweden on December 7, 1834. He was educated and remained there until his father's death. He then traveled extensively around the world, visiting China, Australia and parts of Europe before settling in Oregon at Milwaukie. He then went to work on the construction project at Oregon City for the Willamette Falls Canal and Locks Company, which had been incorporated in 1868 to assist in getting freight past Willamette Falls, and to cut transportation costs. Backed by a subsidy of \$200,000 from the Oregon Legislature, the project was completed by January 1, 1873, at a cost of \$450,000.

Walden, who was eventually to share ownership of the locks, first began a career in surveying which occupied him principally in eastern Oregon for a number of years. Subsequently engaging in real estate speculation, he became wealthy and in 1875 helped organize the Willamette Transportation and Locks Company, an entity that had been reorganized from the Oregon Steam Navigation Company, which had purchased the original Willamette Falls Canal and Locks Company. Incorporated with one million dollars in capital stock, the company eventually controlled the east-side canal and boat basin as well, and thus attained almost complete control over the water power potential at the falls. The company also purchased 800 acres on the west side of the river, an area historically known as Willamette Falls and currently known as West Linn, which was platted by Walden in 1893.

Studies to determine the feasibility of power development and transmission at the falls were conducted in 1884. The study's findings were used by Walden, his partner E. L. Eastham and others, to convince milling and manufacturing operations to locate at the falls. Eastham, Walden and their associates then organized the Willamette Falls Electric Company, which was incorporated on November 8, 1888, according to a 1982 history of the Portland General Electric Company.

9. Major Bibliographical References

Portrait and Biographical Record of Portland and Vicinity; Chapman Publishing Co., Chicago, 1903. (no author)
Greisser, Arthur, History of Portland General Electric Company, 1889-1981, Portland, Portland General Electric, 1982
Hines, Harvey Kimball, An Illustrated History of the State of Oregon, Lewis Publishing Co. Chicago, 1893

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Canby, Oregon

Quadrangle scale 1:24,000

UTM References

A

1	0	5	2	7	2	2	0	5	0	2	0	8	7	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification The Nicholas O. Walden House and grounds occupy Lots 3 and 4 of Block 16, Willamette Falls Addition to West Linn, Clackamas County, Oregon, an area approximately 100 feet square located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 3 South, Range 1 East of the Willamette Meridian.

List all states and counties for properties overlapping state or county boundaries

state None code county code

state None code county code

11. Form Prepared By

name/title Diane Awalt

organization Owner date March 15, 1984

street & number 1847 SE 5th Avenue telephone (503) 655-4960

city or town West Linn state Oregon

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy State Historic Preservation Officer date July 3, 1984

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 9/7/84

Keeper of the National Register

Attest:

date

Chief of Registration

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A generating plant was constructed and a transmission line erected to Portland. On June 3, 1889, the connection was made and became the first instance of long-distance transmission of electrical energy for commercial purposes in the United States. By September, 1890, the company had also transmitted the first long-distance alternating current for commercial purposes in the United States.

The electric industry developed rapidly thereafter, and by 1892 the newly incorporated Portland General Electric Company (predecessor to the present PGE Corporation) acquired the Willamette Falls Electric Company and the Willamette Falls Transportation and Locks Company.

Walden had few years to enjoy the profits from his many investments. He erected the nominated property in 1895, although it is unclear if he or his family ever lived there. According to Hines, he owned a "fine residence overlooking the river," in Oregon City and it is said that his wife refused to move to the new house which was demolished in the 1960s.

Nicholas Walden died in November, 1897, and is buried in the IOOF section of Mountain View Cemetery in Oregon City.

One other notable early occupant of the house was Ellery Capen, whose shoe factory located at Willamette Falls was, according to an 1895 article quoted in the PGE history, "its solitary industry." A third generation shoe manufacturer, Capen was Born in Stoughton, Massachusetts in 1842. He arrived in Portland in 1876, and began a shoe manufacturing concern which expanded, and eventually moved to Willamette Falls in 1892. His death date and period of occupation of the house are unknown.

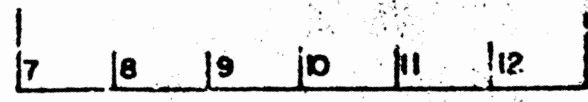
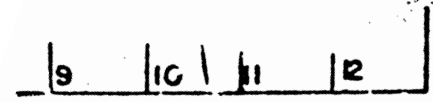


This map is furnished through the courtesy of
TICOR TITLE INSURANCE CO.

SEC. 2 T. 3 S.R. 4 E. (16)

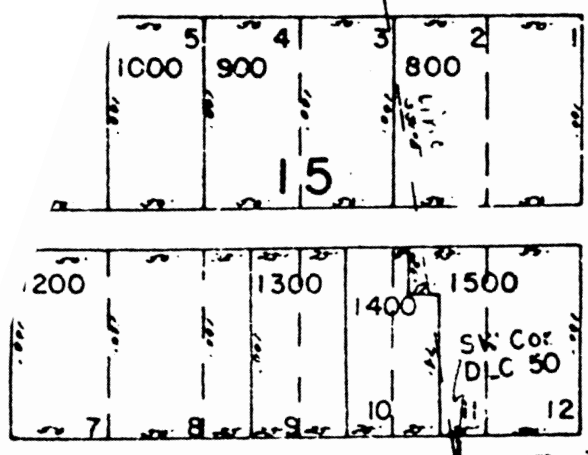
SEE MAP 3 1E 28A

SE 1/4 NW 1/4 SEC. 2 T. 3
CLACKAMAS CO. OR.
1" = 100'

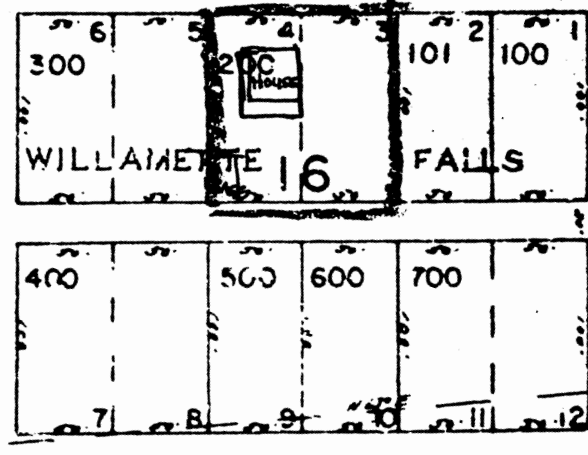


H 1/2 S W

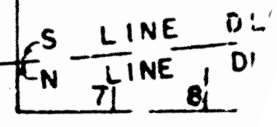
AVENUE



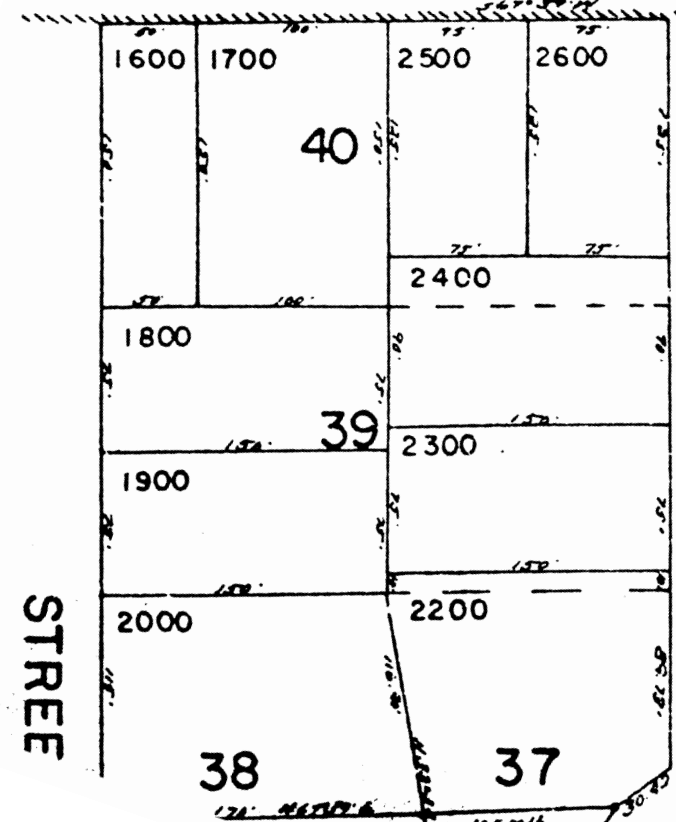
13TH



12TH

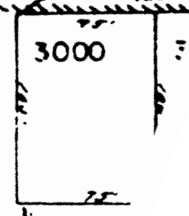
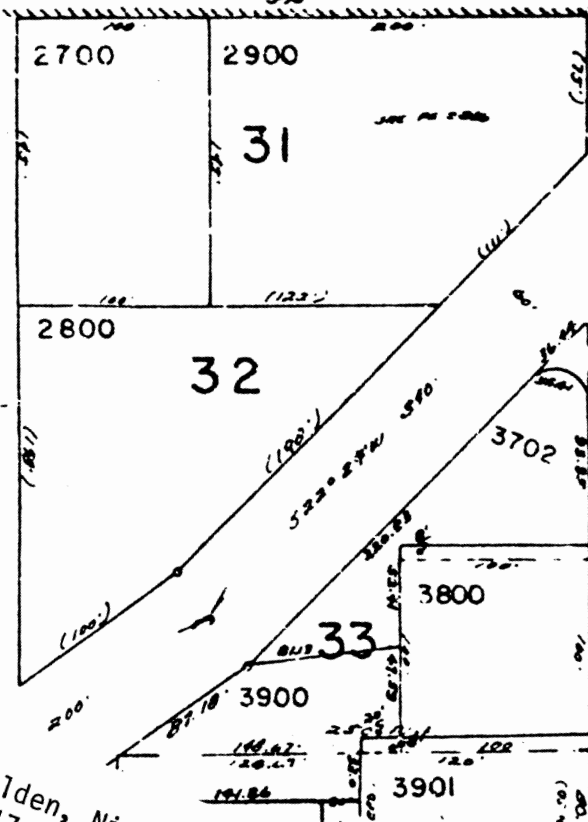


14TH



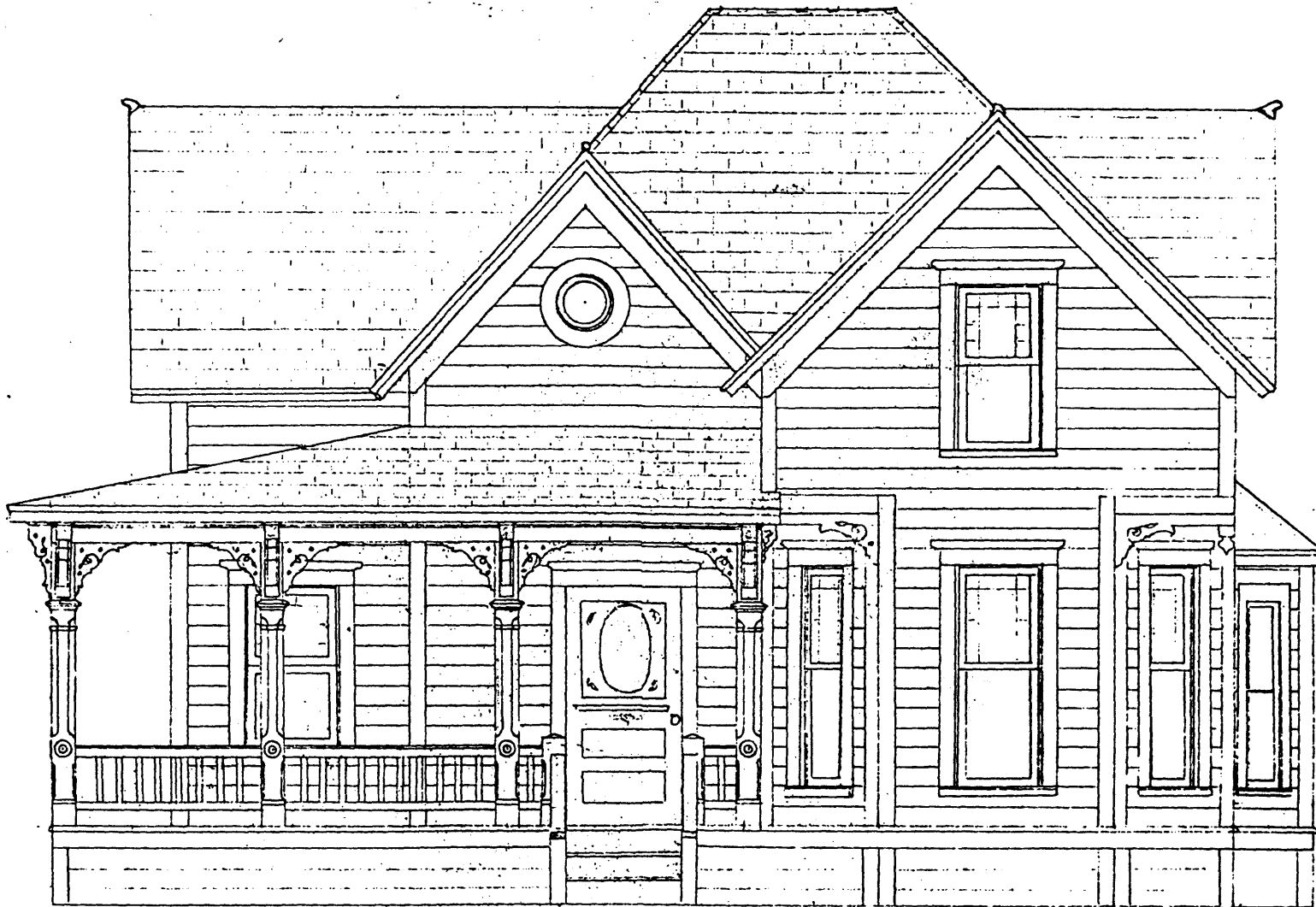
STREE

STREET



3400

Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon
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View from the northeast, 3/84
Diane Awalt photo
1847 SE 5th Avenue
West Linn, OR 97068

Expanded view of photo B.



Walden, Nicholas O.
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon
2 of 8

View from the northwest, 3/84
Diane Awalt photo
1847 SE 5th Avenue
West Linn, OR 97068

View of house front face from a
northwest orientation.

Another vintage house is visible
between the garage and our house
(to the right of our house) and
another is visible through the
porch posts.

House faces Fifth Avenue.

A.



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon
3 of 8

View from the northeast, 3/84
Diane Awalt photo
1847 SE 5th Avenue
West Linn, OR 97068

Face of house from Northeast
orientation. Note roofline.

Neighboring vintage house is
barely visible through tree in
right side of photograph.



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon
4 of 8

South elevation, 3/84
Diane Awalt photo
1847 SE 5th Avenue
West Linn, OR 97068

Rear view of house from
alley; a somewhat southeast
orientation. If YOU were
standing here looking at the
house, the Willamette River
would be down the hill behind
you.



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon
5 of 8

View of West Elevation, 3/84
Diane Awalt photo
1847 SE 5th Avenue
West Linn, OR 97068

Side and rear view of the house,
from a western orientation.

The brick foundation is barely
visible along this side.

The bay will be in place of the
6'x2½' widow seen below the
upstairs window of the same size.

The garage is the structure in
the right side of photo.



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon
6 of 8

Second floor view from the north, 3/84
Diane Awalt photo
1847 SE 5th Avenue
West Linn, OR 97068

View of upstairs; top of stairs
and landing. Also bannister(oak)
and newell post(maple)

View is looking west from the
dormer with the round widow.

your back is to the front of the
house.



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon
7 of 8

Second floor view from the south, 3/84
Diane Await photo
1847 SE 5th Avenue
West Linn, OR 97068

View taken from the top of
stairs (photo G.) looking
toward front of house, into
the dormer room that serves as
an entry room to the bedroom to
its left.

H.



Walden, Nicholas O., House
1847 SE 5th Avenue
West Linn, Clackamas Co., Oregon
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View of kitchen, 3/84
Diane Awalt photo
1847 SE 5th Avenue
West Linn, OR 97068

Kitchen: looking toward the
west ; dining room would
be to your right if you
were standing here.

Counter tops are slab fir.