

1867

United States Department of the Interior
National Park Service

SEP 29 1990

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Shindler, William, House
other names/site number _____

2. Location

street & number 3235 SE Harrison Street N/A not for publication
city, town Milwaukie N/A vicinity
state Oregon code OR county Clackamas code 005 zip code 97222

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official [Signature] September 1, 1990
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.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Patrick Andrews 1/18/90
Signature of the Keeper Date of Action

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)

Other: Vernacular

Italianate

Materials (enter categories from instructions)

foundation brick

walls weatherboard

roof asphalt: composition shingle

other windows: glass

Describe present and historic physical appearance.

United States Department of the Interior
National Park Service

SEP 29 1989

National Register of Historic Places
Continuation SheetSection number 7 Page 1

The William Shindler House is sited in Township 1, Range 1 East, Section 36AB, W.M. It is further identified as Lot 21, Block 1, Leo First Addition. The house is on a 160 x 200 lot east of the intersection of 32nd and Harrison Streets, east of Milwaukie's downtown business core. The lot is occupied by the house, which is at the southeast corner of the property, and a contributing outbuilding. The surrounding land use is primarily intrusive modern development, including a concrete-block retail building immediately west, a medical clinic immediately east, a tool manufacturing plant to the north, and a supermarket to the south. Because of the unusually large lot, however, the house retains a remarkable integrity of setting.

The original portion of the house was presumably constructed in the mid- to late- 1860's, but a conclusive date of the westerly Italianate structure is evidenced by research of tax assessment records, which indicate that the value for Ellen Wait's nine acres of land leaped from \$90 in 1869 to \$1,200 for the same parcel in 1871. This would tend to pinpoint construction of a substantial structure to 1870-71.

The oldest section was a small board-and-batten structure with six-over-six windows and plain moldings. This is evidenced by photographs of the house c. 1910, which show the older section along with the more elaborate westerly section. The photographs indicate the elements discussed earlier, along with a shed-roofed portion on the east elevation. The outbuilding is also shown in one of these photographs.

The current configuration of the house consists of two rectangular volumes arranged in an L-Plan. The main volume of the house consists of a steeply-pitched gabled volume, two stories in height, oriented on a north-south axis. The house sits on a post and beam foundation with brick skirting, and is approximately 25 x 48 feet in dimension. A two-story volume with a lower-pitched roof is attached on the east elevation perpendicular to the main section. The house is clad with narrow bevel siding. The west section has elongated double-hung sash windows with prominent architrave moldings. Windows on the east wing are also one-over-one, but are shorter in height with simple surrounds.

Other salient features include a handsome polygonal window bay with flat roof and eave brackets characteristically found on Italianate-style houses. A recessed porch encircles the east wing. The east wing includes a shed-roofed dormer on both north and south elevations. A shed-roofed dormer with a bank of four one-over-one windows is located on the west elevation. The roof is clad with red composition shingles, and includes a brick chimney with corbelled cap, as well as

United States Department of the Interior
National Park Service

SEP 29 1990

National Register of Historic Places
Continuation SheetSection number 7 Page 2

a newer chimney on the west section (the original chimney was destroyed in the 1962 Columbus Day Storm).

Alterations to the exterior of the house include replacement of the original porch with a pedimented gabled porch with bracketed cornice. The porch, along with the balance of the wraparound, has substantial battered columns with modest capitals. Other changes include altering a second-story window to accommodate the gabled porch, and replacement of the original door with a single-leaf door with a beveled oval light. The alterations as discussed above all occurred in 1920, and the work was done by either William Shindler or his eldest son, Leo (note that the house is in "Leo First Addition"). Both of the Shindlers were accomplished carpenters/building contractors and real estate developers.

The interior of the house consists of a kitchen, living room, dining room, parlor, five bedrooms and 2 1/2 baths. The oldest section, to the west, contains a fireplace and the parlor with a polygonal window bay. This section also contains the house's most striking interior feature, a spiral staircase with elaborate oak banister and slender turned balusters which, according to Shindler family tradition, was "shipped 'round the Horn."

The 1920 east wing contains a large dining room with two full-length built-in cabinets with leaded-glass doors. Doors and windows in the dining room and kitchen have prominent architrave moldings, and the dining room has a platerail and fir wainscoting. The dining room remains today exactly as it appeared in 1920. A pantry off the kitchen was remodeled into a bathroom in the late 1940's. A modest spiral back-stairs leads from the kitchen to the upstairs on the east end of the house. The easterly section was used as a rental in the late 1940's and 1950's. Traveling from east to west upstairs, there is a sleeping porch, a bath, a room previously used as a kitchen for the rental unit, and four bedrooms.

The house also contains an unfinished attic which is accessed via ceiling hatches at either end. There is also a partial basement with dirt floor.

The contributing outbuilding, used as Shindler's cheesebarn, is located to the northeast of the house. The structure is approximately 14 x 36 feet in dimension, has shiplap siding, small four-pane windows, and an original brick chimney. The structure is in poor condition, but is scheduled for restoration.

8. Statement of Significance

SEP 29 1989

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Politics/Government
Community Planning and Development
Commerce

Period of Significance

1887-c. 1925

Significant Dates

1902-1908

Cultural Affiliation

N/A

Significant Person

Shindler, B. William (1861-1943)

Architect/Builder

Wait, John Kinsman (1870-1885)
Shindler, William and Leo (1920)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

See Continuation Sheet

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.73 acres Lake Oswego, Oregon 1:24000

UTM References

A

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Zone Easting Northing

B

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Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The nominated property is located in Section 36, Township 1S, Range 1E, Willamette Meridian, in Clackamas County, Oregon and is legally identified as Lot 21, Block 1, Leo First Addition to Milwaukie. The property is also described as Tax Lot 1800 at said location.

See continuation sheet

Boundary Justification

The nominated area is comprised of a 0.73 acre lot (160x 200 feet), containing the house and a contributing turn-of-the-century cheese barn historically associated with William Shindler. The lot was subdivided by Shindler in the early 1920s from his original 11-acre purchase of 1887.

See continuation sheet

11. Form Prepared By

name/title Margaret A. Parsons and Kathrine A. Daschel

organization N/A date March 1989

street & number 4163 SE Howe Street telephone (503) 653-0057

city or town Milwaukie state Oregon zip code 97222

United States Department of the Interior
National Park Service

NPS 10-900-1000

National Register of Historic Places
Continuation SheetSection number 8 Page 1A

The house long associated with the first mayor of Milwaukie, Oregon occupies a three-quarter-acre lot on Harrison Street, east of the intersection of 32nd Street. The generous lot, surrounded by commercial development near the modern business district, provides a compatible setting for the major feature, an historic residence proposed for nomination under National Register Criterion B.

The original development on the land was a board and batten-sided house, the long axis of which was parallel with the thoroughfare. It was built about 1870. By 1887, when William Shindler acquired the property, the house had been enlarged by a cross-axial gable-roofed volume with bevel siding. Though Rural Gothic in overall feeling, the transformed building was distinguished by a single-story Italianate parlor window bay and a porch with upper deck and railing in the Italian bracketed tradition. Historic alterations carried out by Shindler and his son, Leo, in 1920 are responsible for the east wing, the wrap-around veranda, shed-roofed dormers and pedimented portico in evidence today. Thus, the house evolved in three major episodes of construction. An outbuilding contributing to the significance of the property is a 14 x 36-foot cheese barn of frame construction sided with shiplap siding.

William Shindler (1861-1943) was a native of New Glarus, a Swiss settlement community in southern Wisconsin. He arrived in Oregon via California in 1879 or 1880, eventually settling into apprenticeship in his uncle's furniture factory near Milwaukie. After entering into furniture manufacturing on his own, Shindler sold his business and acquired the subject property and the surrounding acreage, where he proposed to farm and raise a family. By the turn of the century, Shindler was among the substantial citizens of the community.

He promoted a movement which resulted in Milwaukie's incorporation in 1902, at which time Shindler was installed as interim mayor. He remained in office to 1908. Under his leadership all initial public betterment work essential to a thriving commercial center was undertaken. Streets and sidewalks were paved, the municipal water works established, a volunteer fire department was organized, and franchises for utilities and public transportation were approved. In addition, Shindler's personal conviction was responsible for attracting major new industry, including Hawley Pulp and Paper and the P and C Hand-Forged Tool Company.

Toward the end of his six-year tenure as mayor, Shindler became increasingly active in business and real estate development. He subdivided his eleven-acre tract, leaving his house on the largest lot within the development. Today, this lot, fronted by cedar trees, ringed with fruit and walnut trees, and encompassing a grape arbor and cheese barn built about 1890 to 1900, reflects accurately the

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

SEP 29 1989

National Register of Historic Places Continuation Sheet

Section number 8 Page 1B

self-sufficient life style of Milwaukie's first great promoter after Lot Whitcomb, proprietor of the townsite. Following his death, the house continued under ownership by Shindler's heirs to 1987, thus accounting for the property's notable lack of alteration after the 1940s. The current owners have been stabilizing the house and plan its restoration to the period of the 1920s.

(continued)

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

The 1870 William Shindler House at 3235 SE Harrison Street in Milwaukie, Oregon, is significant under Criterion B for its association during the years 1887-c.1925 with the town's first mayor and prominent businessman, William Shindler. This period of significance is marked from the beginning of Shindler's 56-year occupation of the property, continues through the important years of his organizing and heading municipal government, and culminates in the mid-1920s, when his business enterprise was at its peak. It was during the first two decades of the 20th Century that William Shindler branched out from farming to real estate development. To about 1925, he owned and operated a grocery store in the later of two business blocks he had erected in downtown Milwaukie.

The original building known today as the William Shindler House was built and lived in by John Kinsman (J.K.) and Ellen Melinda Campbell Wait. Mr. Wait, born in Norwich, Connecticut in 1825, emigrated to Oregon in 1852. In 1854, he married Ellen Campbell, daughter of 1849 emigrant Hector Campbell. During his residency in Milwaukie, Mr. Wait was a farmer and carpenter, represented Clackamas County in the State Legislative Assembly for two years, and served as probate judge for clackamas County for two terms. Mrs. Wait, following in her father's footsteps, served as Milwaukie's third schoolteacher (Hector Campbell was the first). The Waits lived at their Milwaukie home until 1885, when they moved to Portland. They sold the house and 11 acres of land in 1887 to William Shindler.

Balthasar William Shindler, known as William Shindler, was born on March 19, 1861 to John Casper and Anna (Jenny) Shindler. He was born in the village of New Glarus, located in Green County, Wisconsin, a southern county near the Illinois border. New Glarus was a Swiss settlement area and exists today as a small village of 1,850.

William Shindler was the second of nine children, and lived in New Glarus until 1878, when he left at the age of 18 to travel to California. He farmed in California for only a short while, and in 1879-80, he arrived in the Northwest. He held various jobs in Vancouver and Oswego (now Lake Oswego) before taking a position in his uncle's furniture factory in Willsburg (now the Milwaukie neighborhood of Ardenwald). Because the pay at the furniture business was not good, Shindler went back to California, where he worked on a dairy farm for approximately four months. Following that venture, he decided to return to Willsburg and learn the furniture trade. He stayed with his uncle's factory for a time, and then went to work for the Portland Furniture Factory. This experience led Shindler to start his own furniture business in the mid-1880's, with a partner, Gustaf Freidricks. Remnants of the factory building still exist today. In 1887, Shindler and Freidricks sold the factory to a Mr. Dahlman.

United States Department of the Interior
National Park Service

29 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 3

In 1886, Shindler married Agnes Kruettner of Portland, who had emigrated from German Austria with her sister. It was at approximately this time that William Shindler took residence at the house where he would spend the rest of his life. William and Agnes Shindler had five children: Otilie, Leo, Otto, Louis and Rose.

Following the furniture business venture, Shindler turned his attention to farming and cheesemaking. He farmed on undeveloped land surrounding the house.

The community of Milwaukie, meanwhile, was again growing and beginning to feel the pressure to provide modern services to its expanding population. Notes Charles Oluf Olson in History of Milwaukie: "The early promise of a bright future for Milwaukie was not to be realized immediately. Lot Whitcomb's town, despite agricultural and industrial prestige and activities, did not grow into the metropolis of its founder's dreams. It became and remained a typical pioneer village. Out of it came a notable cultural, educational and political leadership, recognized throughout the entire area, but no master hand or spark was present to lift it to greatness. Thus it stood through its first half-century, while its neighbors attained growth and distinction." Milwaukie, which had achieved early prosperity and growth in the 1840's and 1850's, slipped into relative obscurity following the untimely death of Lot Whitcomb in 1857. Thus it remained, well into the 1890's, until a small group of local businessmen undertook to revive the community.

Shindler, as an enterprising businessman and building contractor/developer, began the movement in 1901 to incorporate Milwaukie as a city. In October of 1902, a vote was taken, with the result of 35 for and 23 against incorporation. The original city contained 400 acres and 377 people. A city council was installed for a six-month interim period, with Shindler chosen as mayor. The Oregonian, in an October 26, 1902 article "Milwaukie is a City", reported: "Shindler is a well-known farmer. He is regarded as a conservative man, and was one of the original promoters of incorporation."

The first official City Council meeting was held on June 2, 1903, with William Shindler as mayor. From History of Milwaukie: "The neglect of the years descended on the Council like an avalanche. There was no money, a need the city officials met by a donation of \$1 each to get the city into business...Sidewalks needed to be built; streets must be improved; fire protection was desperately needed. There was no municipal water system. The solution for

United States Department of the Interior
National Park Service

SEP 29 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 4

these and other problems formed the grist for the City Hall mill for the coming years."

Shindler remained in the office of mayor during the crucial formative years of 1903-1908, and under his leadership, Milwaukie saw great progress. A volunteer fire department was organized in 1904. Also in 1904, a franchise was granted for the construction of a waterworks, including extension of water mains to new residential areas. Street lighting followed in 1906, as well as sidewalk construction and street paving. Franchises for telephone, gas and electric services were also approved, and the Beaverton and Willsburg Railroad was authorized to lay tracks along Milwaukie streets.

Another accomplishment while mayor was the reduction of the streetcar fare from ten cents to five cents for a ride to Portland. Shindler and the rest of the city councilmen forced that decision from the state utilities commission by walking the distance from Milwaukie to Grove Junction to prove that it was no greater than the distance to Ardenwald, which passengers had always traveled for the five-cent fare.

A 1929 account in the Milwaukie Review reports that "when Shindler retired from office, the town was free from debt and there was \$400 in the treasury and \$500 due the city from the telephone company... very few administrations can make any better claims to having served the city as well as Mr. Shindler."

In the years near the close of his mayoral term, Shindler branched out into real estate development. With his partner, Casper Kerr, he was responsible for the development of many residential subdivisions. The Milwaukie Bee of April 20, 1907, reports: "Building will commence next week in the new addition platted by Shindler and Kerr. We hope to see 15 or 20 new houses go up this summer. There are 32 lots in the plat, and 32 houses are not too many to expect." This news was a reference to the Shindler and Kerr Addition, a residential subdivision just east of the Milwaukie business core. Other subdivisions that Shindler developed were "Leo" and "Leo First Addition", both of which included land from Shindler's original 11-acre purchase from John and Ellen Wait.

Aside from his political ambitions, Shindler saw Milwaukie as a good place to do business. While mayor, "Shindler induced the Hawley people to establish the mill here," according to the Milwaukie Review. The Sellwood Bee in 1909 reported: "Mr. Shindler is very busy with the construction of his new business block, which

United States Department of the Interior
National Park Service

SEP 29 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 5

will be a credit to Milwaukie. It is expected that the new building will be completed and ready for occupancy April 1. The drug store will occupy the lower floor. The Milwaukie Telephone Company will have its exchange on the second floor." Later, in 1912, Shindler opened a grocery store on Main Street, which he operated into the 1920's. Both of these buildings are still part of Milwaukie's Main Street area and are in good condition, although one has been significantly altered. Shindler was also an early stockholder in the First State Bank of Milwaukie. Perhaps most significantly, Shindler worked to bring the P & C Hand-Forged Tool Co. to Milwaukie, selling them land and building behind his home, and financing the purchase. P & C Hand-Forged Tool Co., now known as Stanley-Proto Industrial Tools, is still one of Milwaukie's major employers.

The property on which the Shindler House sits has retained a remarkable integrity of setting, even though there has been a good deal of intrusive modern commercial development in the area. Although the original 11-acre purchase was subdivided into the "Leo" and "Leo First Addition" plats, the Shindlers created a 160 x 200 lot for the house, far and away the largest lot in the subdivision. The old cheese barn has survived, as have a variety of pioneer grapes and fruit trees, no doubt obtained from the pioneer Lewelling nursery and Konigsberger vineyard.

There is, however, one very important element of the setting that has fallen victim to the elements. For over 100 years, a mammoth Pacific Dogwood was located on the property, just southeast of the house. The tree was so outstanding and became such a prominent landmark that in 1952, the Susannah Lee Barlow Chapter of the Daughters of the American Revolution placed a bronze plaque at the foot of the tree, reading: "THIS NATIVE PACIFIC DOGWOOD IS OVER 100 YEARS OLD. THE LARGEST IN THE UNITED STATES. HEIGHT 65 FEET, CIRCUMFERENCE 7 FEET." The Dogwood was irreparably damaged during the Columbus Day Storm of 1962. Ironically, the tree was the cover photograph for a 1962 calendar distributed in the Milwaukie area. Today, because of the Shindler Dogwood, Milwaukie is known as the "Dogwood City of the West."

William Shindler resided in the house at 3235 SE Harrison Street until his death on May 22, 1943, following a lengthy illness. His widow, Agnes, and his youngest daughter, Rose, along with her husband, Henry Niedermeyer, remained in the house. In approximately 1935, the Niedermeyers had converted a portion of the upstairs into a second dwelling unit for themselves following their marriage.

United States Department of the Interior
National Park Service

SEP 29 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 6

Following Agnes Shindler's death in 1944 and in the post-World War II years, Rose and Henry Niedermeyer rented the upstairs as a second dwelling unit. Rose died in 1957, and Henry Niedermeyer lived in the house until his death in 1987.

A comparative analysis of the Shindler House with homes of similar age in the Milwaukie area has been conducted by the researchers. Unfortunately, none of the pioneer homes (Whitcomb, Lewelling, Campbell, etc.) survive, primarily due to construction of the Superhighway (State Highway 99E-McLoughlin Boulevard) in the 1930's. What is also unfortunate is that few of the homes of Shindler's contemporaries remain today. The home of Shindler's successor as mayor is still standing, although it was not built until the mid-1920's. In truth, there are only three other houses that approach the same age as the Shindler House, but all three have been moved at least once. One was moved to the outskirts of Milwaukie upriver from Portland in the 1890's. One has been radically altered, and the third has been moved twice and extensively remodeled.

The Shindler House, then, is the only remaining house in Milwaukie to have such strong associations with the City's growth and development. Because the Shindlers took care to retain a large lot in the city, the house retains essentially the same feeling today that is evoked in family photographs taken in the early 1920's.

The current owners, Michael and Margaret Parsons, are purchasing the house from the Niedermeyer's daughter, and are the first family in over 100 years to own the house outside of the Shindler family. Mr. and Mrs. Parsons' primary goal at this time is to stabilize the condition of the house. The intent is to restore the house to its 1920 appearance, when the easterly addition was built by William Shindler. The electrical system is being completely replaced. Exterior work will consist of repairing the deteriorated porch columns and decking, painting and roofing, and eventual re-construction of the original west chimney, which was destroyed in the Columbus Day Storm of 1962. A door on the east elevation will also be removed and replaced with a window as documented in a 1924 photograph. (The door was installed by Henry Niedermeyer in the late 1940's when the upstairs was rented out.) Interior work consists primarily of wall repair and painting. A bathroom off the kitchen will be restored to its original use as a pantry. All repair work is being carefully documented and photographed. Mrs. Parsons intends to open the front parlor as an antique shop when the rehabilitation work is complete.

United States Department of the Interior
National Park Service

SEP 29 1989

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Interviews with Richard and Pat Shindler, January-February 1989.

Interviews with Agnes Niedermeyer Laboda, December 1988-March 1989.

Interviews with Christa McDonald (curator of Milwaukie Historical Society Museum), January-March 1989.

Clackamas County Tax Assessment Rolls, 1869-1899, Oregon State Archives, Salem, Oregon.

Clackamas County Tax Assessment Rolls, 1900-1924, Clackamas County Courthouse, Oregon City, Oregon.

Clackamas County Surveyor's Office, plat records, Oregon City, Oregon.

Birth and Baptismal Records, Swiss United Church of Christ, New Glarus, Wisconsin.

Clackamas County Cultural Resource Inventory Form, Clackamas County Department of Transportation and Development, Oregon City, Oregon, 1983.

Abstract of Title, prepared in 1907 for William Shindler by the Clackamas Abstract and Trust Company Abstracters, Oregon City, Oregon.

Scrapbooks, Oregon Historical Society Research Library, Portland, Oregon.

Olson, Charles Oluf. History of Milwaukie, Milwaukie Historical Society, unpublished manuscript, 1965.

Dimon, Elizabeth F. Twelve Many Years Since: 100 Years in the Waverly Area, 1847-1947, Milwaukie, Oregon, 1981.

The Oregonian. June 19, 1873, p. 3, col. 1. October 26, 1902. May 24, 1943, p. 7.

The Milwaukie Bee. December 15, 1906. April 20, 1907. September 14, 1907.

The Sellwood Bee. January 23, 1909. March 13, 1909.

United States Department of the Interior
National Park Service

SEP 29 1989

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

The Milwaukie Review. May 27, 1943. February 3, 1944. August
14, 1947. October 15, 1954. May 1, 1957. Founder's Centennial
Edition, September 1950.

Scrapbooks, Milwaukie Historical Society Museum, Milwaukie, Oregon.

Humphrey, Tom. As We Remember It, 1959.

SEP 29 1957

D. L. C.

LOT WHITCOMB NO. 38
WILLIAM MEEK NO. 50

R. I. E. W. M.

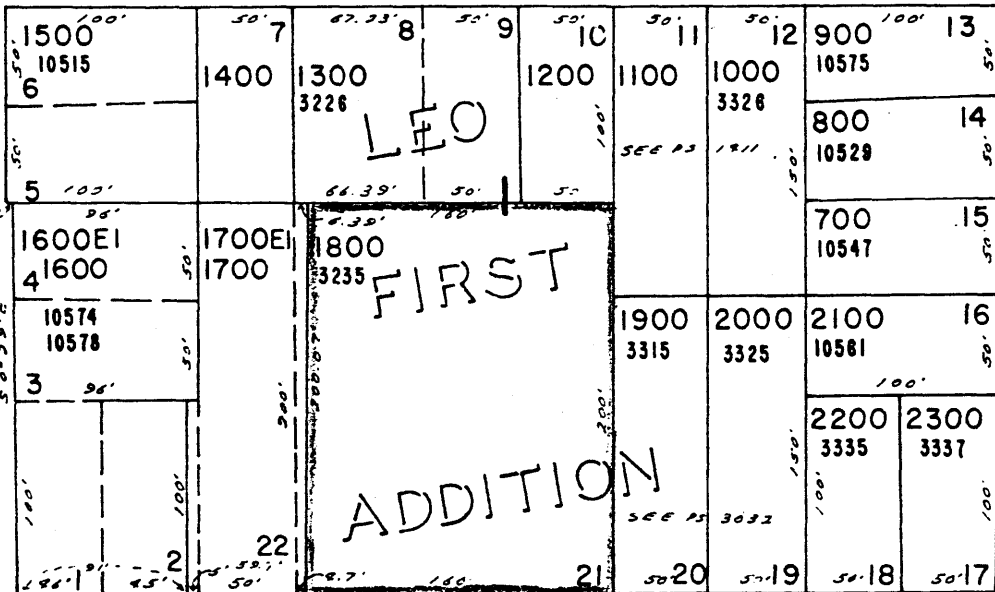
SEE MAP I IE 25DC

32ND STREET

LLEWELLYN STREET

STREET

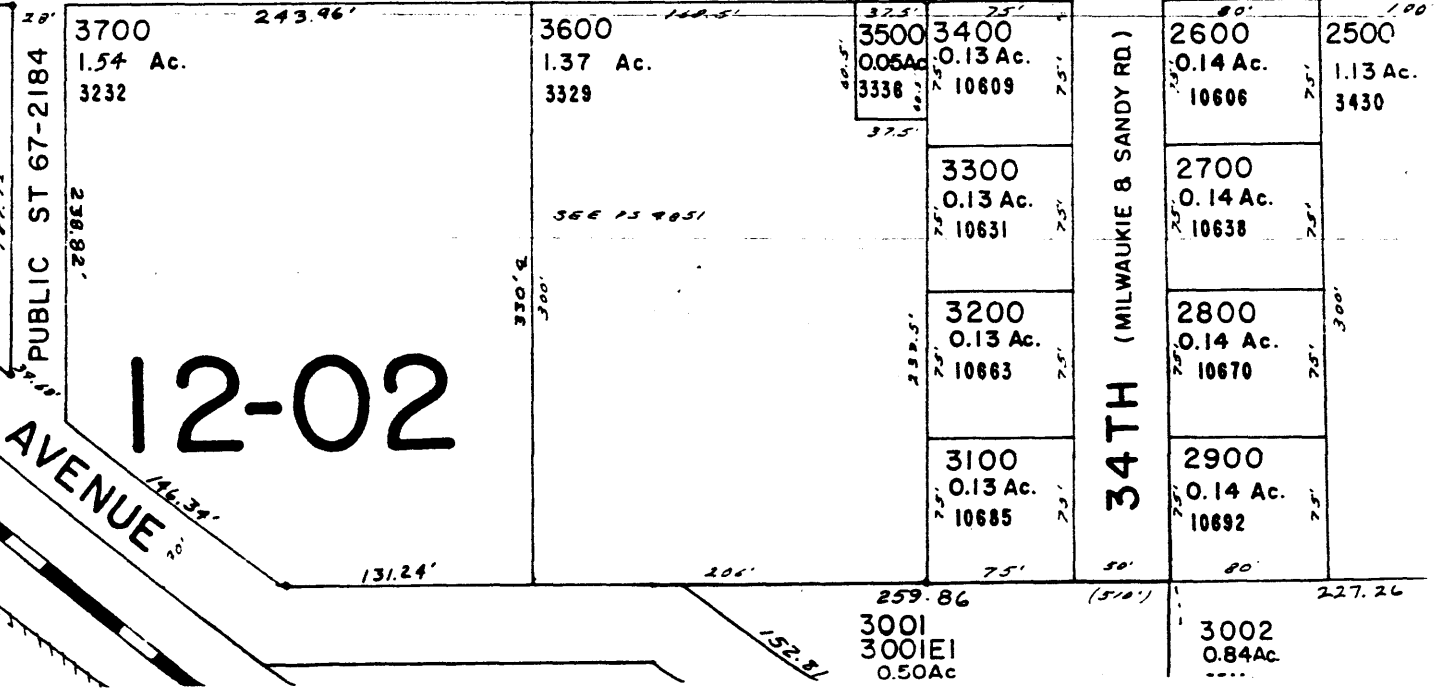
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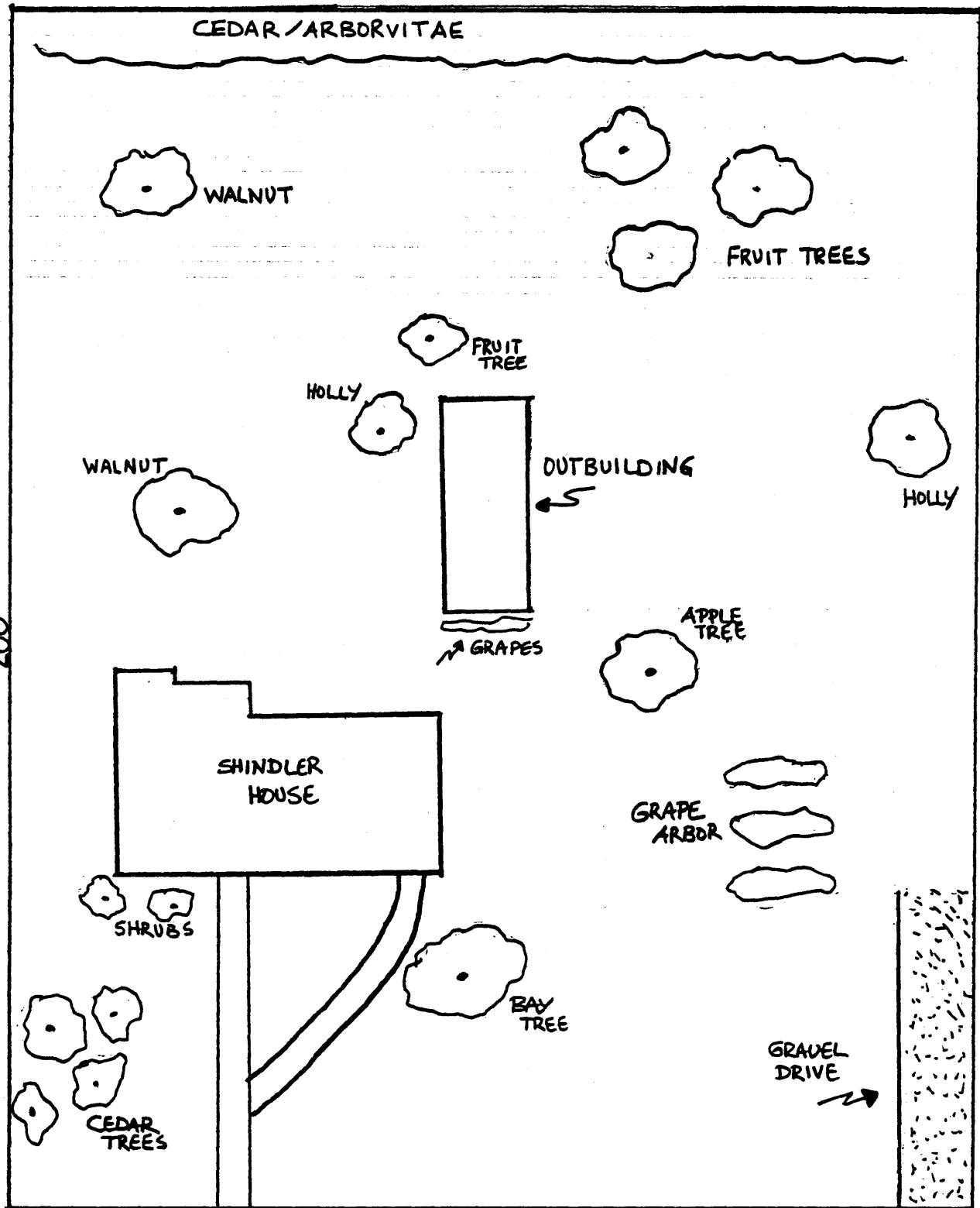
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LC 50
LC 38



12-02

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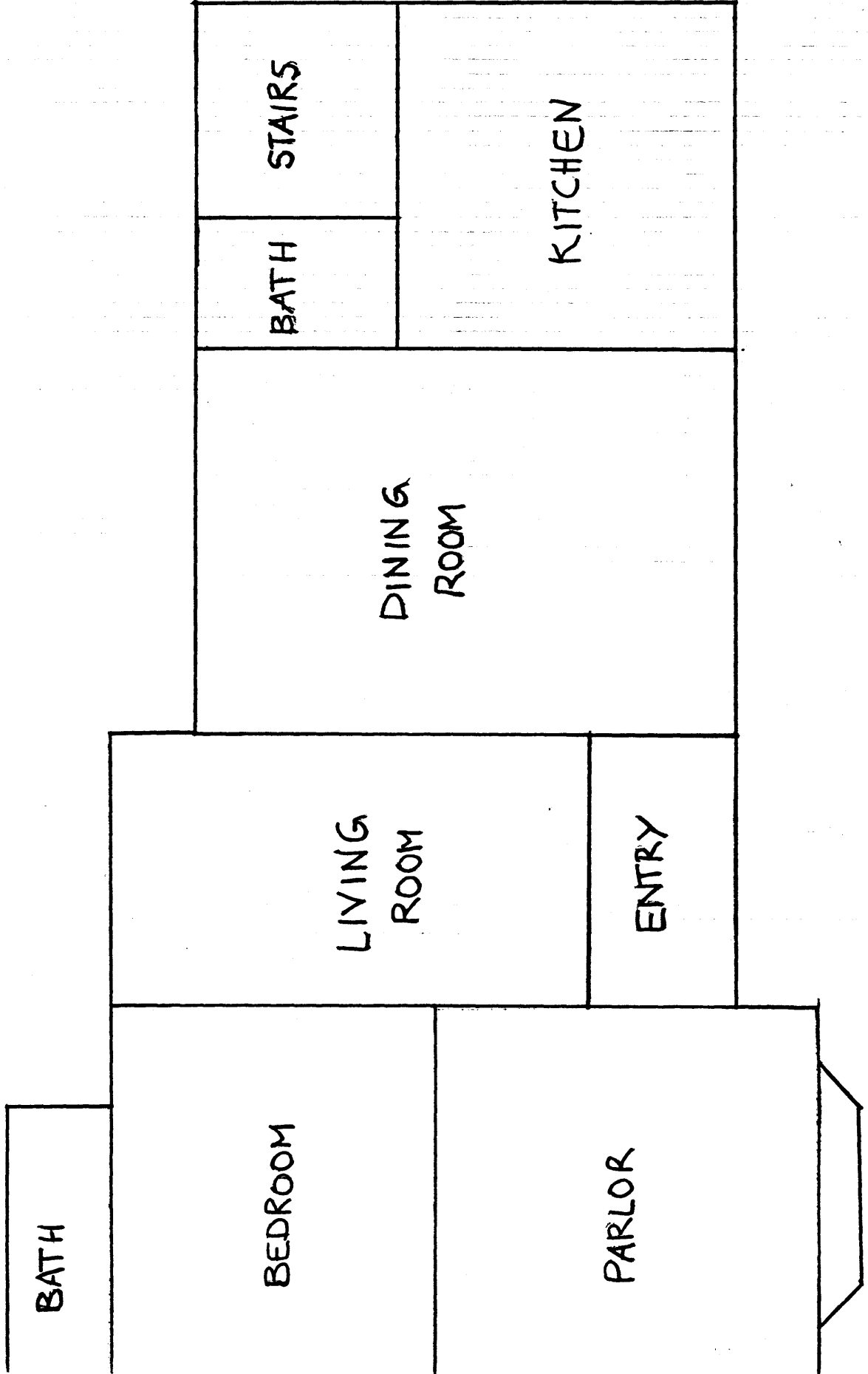


200'

160'

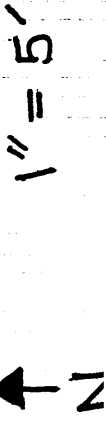
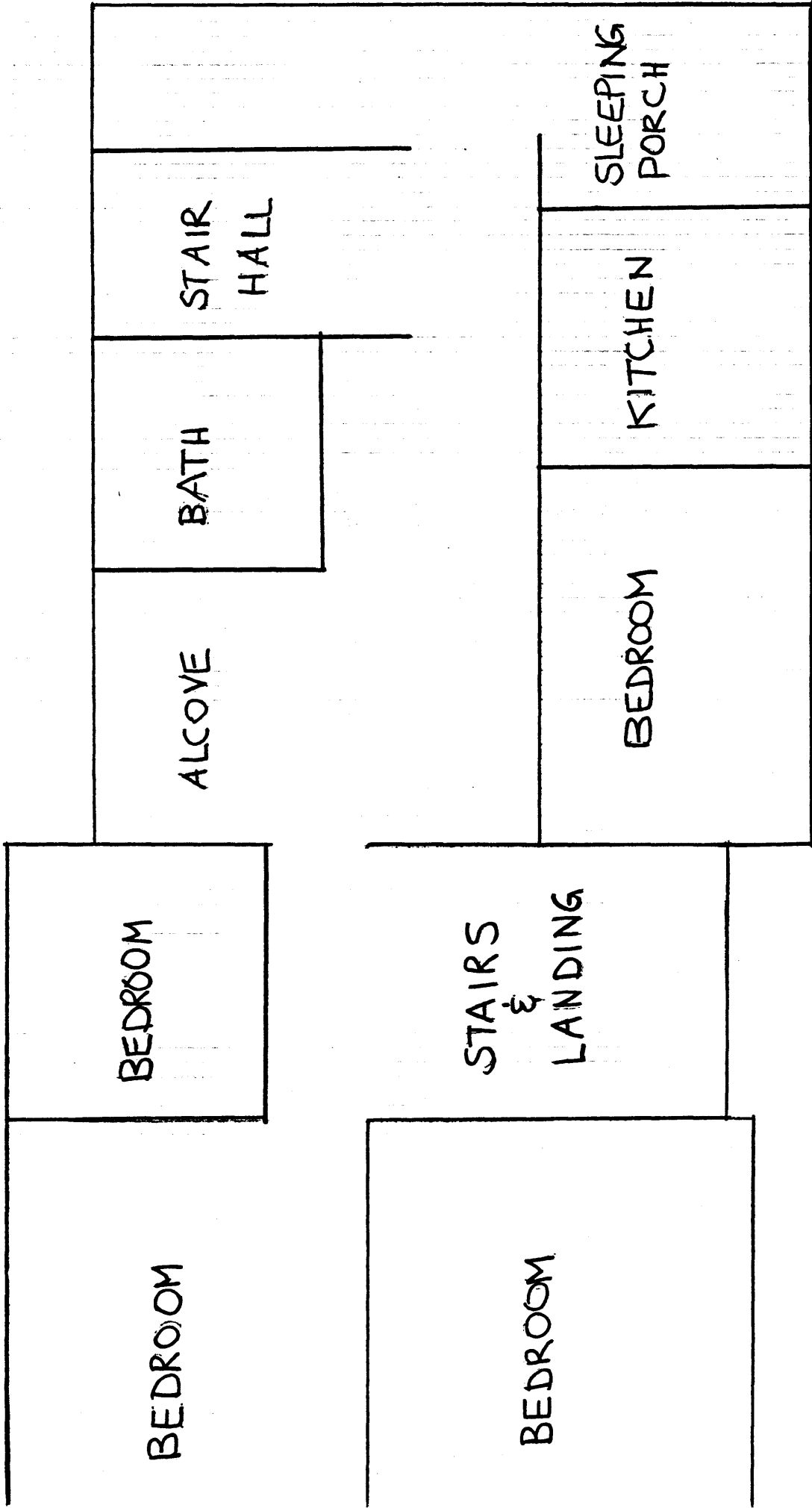
HARRISON ST.

1" = 25'



HARRISON STREET

FIRST FLOOR



HARRISON STREET

SECOND FLOOR