

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 an 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 Lewthwaite-Moffatt House

other names/site number Lewthwaite, John, House

2. Location

street & number 4891 Willamette Falls Drive N/A not for publication

city or town West Linn N/A vicinity

state Oregon code OR county Clackamas code 005 zip code 97045

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick December 1, 1993
Signature of certifying official/Title Deputy SHPO Date

Oregon State Historic Preservation Office
State of 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 the 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:)

for Signature of the Keeper Entered in the Date of Action
Guymr. Lapsley National Register
1/21/94

Lewthwaite-Moffatt House
Name of Property

Clackamas, Oregon
County and State

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	Noncontributing	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Queen Anne

Materials
(Enter categories from instructions)

foundation stone
walls wood: weatherboard

roof asphalt: composition shingle
other _____

Narrative Description

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

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The Lewthwaite-Moffatt House is a two and one-half story, wood frame dwelling constructed in 1896 in the Queen Anne style for John Lewthwaite. It occupies an irregularly shaped parcel in the city of West Linn known as Tax Lot 700, Section 31BA, Township 2 south, Range 2 East of the Willamette Meridian, Clackamas County, Oregon. The builder and architect are unknown. The house is in excellent condition, retaining integrity of design, materials, setting and workmanship. Originally constructed as a single family residence, the building was converted multi-family use in approximately 1943.

SETTING

The Lewthwaite-Moffatt house is located on a bluff above the west bank of the Willamette River. It is on the north end of a row of five houses which line the bluff. Four of the houses were built in the early 1900s--two by other members of the large Lewthwaite family. A fifth house, built by William Lewthwaite, an older brother of John Lewthwaite was recently razed to accommodate expansion of the nearby paper mill. All of the houses are oriented to the east overlooking the Willamette River and Falls, and Oregon City. The Falls were the site of the region's first navigation locks, first hydroelectric generating plant, and the area's first paper mill. A mature stand of trees--including both deciduous and evergreen varieties--extends across the slope in front of the houses.

The row of houses constitutes an oasis of residential use in an area of otherwise mixed uses: to the east immediately below the houses is a large parking lot; to the north is a small commercial building which replaced an older house; and to the west is Willamette Falls Drive, a moderately trafficked street which was designed by the second owner of the subject house, John W. Moffatt. The only immediate encroachment on the housing row is the small commercial building noted above.

The parcel which the subject house occupies slopes to the east toward the river. Landscaping is simple and consists of varied foundation plantings around the building and a thick buffer of predominantly native vegetation on the steep slope which ascends to the parking lot below the house.

EXTERIOR

The Lewthwaite-Moffatt House is a modified T-shape with the head of the "T" facing the river to the east. The roof is complex with gable forms predominating; the north and

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south ends have been modified with hips. The roof is sheathed in composition shingles; original roof shingles were cedar. A corbelled brick chimney faced with stucco pierces the roofline. It is in poor condition. The house rests on a rock foundation comprised of native basalt approximately 18" thick, and has a full basement.

Exterior walls are sheathed in beveled clapboard, 4-1/2 " to the weather. The eaves are boxed and a frieze board is continuous around the building to the gable end at the west.

Fenestration is varied but the most predominant window type is a one-over-one, double-hung sash, some in pairs. Window surrounds consist of plain casings with shingle molds. At the second floor, jamb casings terminate at the frieze boards.

In addition to the corner tower noted above, the most prominent feature of the house is the hip roofed porch which extends across the primary facade and wraps around the southeast corner of the house. The porch roof is supported by 6 x 6 rectangular posts except for the entry bay which is flanked by paired, modified Tuscan columns on paneled pedestals. This design is repeated at the second story porch where posts and beams carry a pedimented gable with a central 12-light window. Porch railings are molded and have simple rectangular balusters. Newel posts at the bottom of the porch stair are 6 x 6 fir with ball finials. Porch decking is 1 x 4 tongue and groove fir. The ceiling is a 1 x 4 tongue and groove fir with a v-groove joint. The primary entrance consists of paired, paneled and glazed doors with a single large light with two smaller lights above and three raised panels, one-over-two, below. An octagonal porch on the southeast corner of the house has been enclosed.

A secondary entrance on the northwest corner of the building has been slightly modified with the addition of a new porch hood and stoop.

The only major alterations to the exterior of the house are the above-noted changes to the porch, covering over of the original brick chimney with stucco, and the addition of composition roof material.

INTERIOR

The spatial arrangement of the Lewthwaite-Moffatt House was altered in approximately 1943 when the house was converted to apartments to accommodate an influx of mill workers during World War II. Each of the major spaces was converted a bedroom or studio apartment—three on the first floor and three on the second. Bathrooms and small kitchenettes were inserted in each unit. On the first floor the "library" space was expanded into the entrance hall and the octagonal portion of the front porch was enclosed as part of the original "parlor" unit. Though a number of non-bearing partitions were added to create the additional living units the original spatial arrangement of the house is clearly evident.

The paired entry doors open onto a central stair hall. To the north through a sliding doorway was the "library" with projecting bays at the corner and north end. At the south

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end, through a sliding door, was the "parlor" with the octagonal corner bay and a diagonal fireplace on the northwest wall. An opening in the west parlor wall led to the dining room, kitchen and pantry.

The central stair rises four steps to a landing then returns east to the second floor stair hall. Over the main entry porch is a small partially enclosed "piazza" with a sweeping view of the river, the hills of Oregon City and Mt. Hood in the distance. Four bedrooms occupied the second floor--three across the front and one to the rear. Access to the unfinished attic is through a ceiling hatch.

Most original finish work is intact--as is the height of the ceilings--10'1" at the first floor and 9'1" at the second--although some doors and trim were relocated during the apartment conversion. Original walls are lath and plaster, generally in good condition--wallpaper has been added in several rooms. "Library" walls have a panelled wainscot, 50' in height. Sash, doors, casings, baseboard and other wood trim are Douglas Fir or Western Red Cedar with a natural varnish finish--all wood surfaces have been subsequently painted. Typical doors are paneled two-over-two. Door and window casings are 5 1/2' wide with corner blocks and crown elements at the jamb extensions. (Local informants indicate that the "crowns" were symbols of the Crown Paper Company located at the falls below the house. However, the original owner John Lewthwaite was associated with the Willamette Pulp and Paper Company, also located at the Falls, and it seems unlikely that he would purposely install symbols of a competitor mill. The two companies were merged as the Crown Willamette Pulp and Paper Company in 1914.) Crown decorative elements were standard catalogue items at the time the house was built. Original casings and trim are intact except in the northeast corner apartment on the second floor where all original trim has been removed.

Typical baseboards are 10' high with top and shoe moldings. Typical flooring is face nailed oak, 2' wide, at the first floor and tongue and groove fir on the second floor.

The only fireplace in the house (there is no existing evidence of other fireplaces that may have been removed) is located at the northwest corner of the "parlor". Dark blue ceramic tile in a brick pattern surrounds the opening and fills the floor level hearth. Trim around the tile is hardwood--originally varnished--and features pilasters, architrave, and mantel with a mirror above, also with wood surround. "Compo" festoons and foliage patterns in bas-relief decorate the wood surfaces.

Stairway trim remains as originally built--treads, risers, baseboard and skirting are fir with varnish finish. The molded rail, turned balusters and newel posts are hardwood, also varnished. Typical newels are six inches square with a ball finial. The main newel at the first floor--9 x 9--is richly decorated with turned corners, fluting, dentils, incised patterns, medallions with carved patera, and a crowning ball with modified egg and dart carved in the base. There is no remaining evidence of original lighting or heating systems.

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Architecture
- Industry
- _____
- _____
- _____
- _____

Period of Significance

1896-1901

Significant Dates

1896

Significant Person

(Complete if Criterion B is marked above)

Lewthwaite, John (1844-1924)

Cultural Affiliation

N/A

Architect/Builder

Unknown

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:

West Linn Planning Department

Lewthwaite-Moffatt House
Name of Property

Clackamas, Oregon
County and State

10. Geographical Data

Acreage of Property 0.45 acres Oregon City, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1	110	530450	50228110
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

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 George McMath/Revised by Dana Koler and Julie Koler

organization Koler/Morrison Planning Consultants date August 1, 1993

street & number 2420 E Lee Street telephone (206) 324-4381

city or town Seattle state WA zip code 98112

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

(Complete this item at the request of SHPO or FPO.)

name Dan Fowler and Mark Foley

street & number 914 Madison Street; 500 Abernethy Road telephone 503/657-7010

city or town Oregon City state OR zip code 97045

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. 470 *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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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SHPO SUMMARY

The substantial and prominently-sited Queen Anne-style residence of Willamette Pulp and Paper Company mill superintendent John Lewthwaite was built on the west bluff overlooking the Falls of the Willamette River in West Linn, Oregon in 1896. It is primarily significant under National Register Criteria C as the grandest Queen Anne house in West Linn. It was the first in a series of Lewthwaite family houses on the bluff overlooking industrial sites gathered at the Falls. The houses were built for Lewthwaite and his brother, key figures in the West Coast paper industry, and their sons. Lewthwaite "row" included the house of William Lewthwaite, John's older brother, until the 1970s. Of the three houses remaining, John's is the best-preserved and clear-cut in its high style. Its building site of just under half an acre falls off steeply toward the river and is fronted by a stand of mature trees of mixed variety.

John Lewthwaite (1844-1924) followed his brother, William, to Oregon City from Stockton, California in 1893. By 1896, his fine Queen Anne house was ready for occupancy, but he stayed there only five years before selling the property to John Moffatt. Lewthwaite became the first mayor of West Linn when, in 1913, the city was incorporated following the merging of four older communities. Clearly, Lewthwaite did not reside in the house on the bluff at the time he held civic office. However, because no other intact house he occupied in his productive life is standing, the property meets National Register Criterion B as the residence most importantly associated with the key industrialist and civic figure.

The subject property was owned by engineer J. W. Moffatt from 1901 to 1946. The title of the application reflects this ownership because it was Moffatt who converted the house to apartments for mill workers during the Second World War and thereby left his stamp on it.

The property was first reviewed by the State Advisory Committee on in 1985 and was approved for nomination at that time. Because it had been determined that original lapped weatherboards were intact beneath a comprehensive covering of asbestos shingles, it was understood that the question of integrity would be resolved by holding the application until the non-historic siding was

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substantially removed from the exterior. It transpired that the looked-for siding removal was deferred until 1993, when the current owners commenced rehabilitation work. Because the property had been transferred to new ownership, it was thought prudent to avoid possible conflict with federal rules by reentering the review process from the beginning.

The house is a two-and-a-half-story building of frame construction, L-shaped in plan on a stone foundation. It is enclosed with a shingled gable roof with boxed cornice and returns at the south end. A large flare-top brick chimney rises on the front roof slope. Exterior walls are clad with lapped weatherboards and trimmed with plain frieze and cornerboards. Shadow lines reveal the probable location of a high string course demarcating the second story window sill line. Tall window openings, some of which are paired, typically are fitted with double-hung, one-over-one sash.

On its principal facade, the house displays the variegated bays and projections that characterize the picturesque, irregular massing of Queen Anne houses. Notable features are a full width, wrap-around veranda which follows the contour of a turreted octagonal tower at the south end. The veranda with classical entablature is supported by square Tuscan columns and, where the porch steps are aligned with the main entrance, supports are slender, paired Tuscan colonettes. The octagonal porch corner was enclosed in the remodeling of about 1943. Facade elaboration is completed by a prominent, second story pedimented porch supported by clustered colonettes above the entrance. A two-story polygonal bay with semi-cone roof anchors the north end of the building front.

Despite its conversion to multi-unit housing by subdivision during the Second World War, the interior retains essential character-defining features of the historic period, including elaborate, Eastlake-style paneled wainscoting and stair bannister, a diagonal parlor fireplace with mirrored overmantel in the Arts and Crafts tradition, door and window trim with bull's-eye corner blocks, and high bases with crown molding--all high quality standard mill work of the day. The architect and builder are unknown.

The Lewthwaite brothers, natives of England who had emigrated to the United States in their youth, were descended from a long line of paper manufacturers. William was the first to arrive on the

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West Coast, settling into the industry at Stockton, California. In a pattern that would be repeated later, younger brother John followed him there and took over superintendency of the mill while William pursued opportunity in Oregon. William became partner and mill superintendent of Henry Pittock's Clackamas Paper Manufacturing Company organized in the 1870s. Shortly thereafter, industrial development generally was boosted by improvements of the Willamette Falls Canal and Locks Company on the west bank of the river at present day West Linn. In 1883, the paper mill at Park Place, on the east bank two miles north of the Falls, was closed, and Pittock shifted operations to Camas, Washington under the banner of a newly formed Columbia River Paper Company. William Lewthwaite continued as manager of operations.

The application describes how the second phase of paper manufacture on the Willamette River commenced in 1888 when the Willamette Falls Pulp and Paper Company was organized by New York and San Francisco interests. About 1890, a rival company, the Crown Paper Company, also backed by out-of-state investors, was opened on a nearby site at the Falls. It is the second phase of development of the paper industry locally to which the Lewthwaite house is related.

John Lewthwaite (1844-1924) joined the Willamette Pulp and Paper Company venture as mill superintendent in 1893. Paper making was a base industry for the West Linn-Oregon City area into the 1950s. John Lewthwaite directed operations of the corporation through a period of growth and expansion by merger and acquisition between 1904 and 1914 that culminated in formation of Crown Willamette Paper Company with Lewthwaite as assistant manager. By this time, perhaps the high point in his career, Lewthwaite was no longer residing in the Queen Anne house on the bluff, but he was a resident of and leader in the community. No other intact place of residence associated with him remains locally.

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The Lewthwaite-Moffatt House, constructed in 1896, is locally significant under criterion "C" as a well-preserved and singular example of a "high style" Queen Anne residence in the West Linn, Oregon. The dwelling is also significant under criterion "B" for its association with prominent West Linn resident John Lewthwaite, who made a substantial contribution to the development of the local paper industry.

ARCHITECTURAL SIGNIFICANCE

Like many wealthy Americans of his day, John Lewthwaite had his home constructed in the fanciful Queen Anne style which was popular throughout the country in the late 19th and early 20th centuries. Although this style, and a variety of subtypes associated with it, are found throughout Western Oregon, only a handful of homes in West Linn were designed in this style. The majority of these are located in the Willamette District, several miles south of the subject building. These buildings are much smaller and more simplified expressions of the style compared to the Lewthwaite-Moffatt House, and were built to house the many mill workers who came to the area to work in the expanding pulp and paper industry around the turn of the century.

In contrast to the more modest expressions of the style found in West Linn, John Lewthwaite's imposing house embodies many of the characteristic elements of "high style" Queen Anne architecture such as varied roof shapes combined in fanciful manners, a turret, irregular plan, encircling porch, bays, prominent chimney, and handsome decorative elements, particularly on the porch. Its style, large size, and prominent site on the bluff overlooking the river, is characteristic of a pattern repeated throughout the state. As Rosalind Clark writes in *Architecture Oregon Style*, "In Oregon, as in other states, industrialization created a new monied generation. To display their wealth, leading citizens built the fanciest, largest houses they could afford." The Lewthwaite-Moffatt House is the finest local example of the "splendor and individualism", as Clark writes, associated with Queen Anne architecture of the period.

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HISTORICAL SIGNIFICANCE

The first paper mill in the Northwest was established at Oregon City in 1866 on the site of the present Publishers Paper Co. mill. Organized by W.W. Buck, an Ohio native, and Thomas Charman and Arthur Warner of Oregon City, the venture was under capitalized and lacked skilled papermakers. Before any paper was produced the mill was sold at a sheriff's auction in 1867. Buck then formed a partnership with Henry L. Pittock, publisher of the Portland Oregonian, to develop a mill at Park Place on the Clackamas River, two miles north of Oregon City. Pittock bought out Buck's interest in 1871 and reorganized the company as the Clackamas Paper Manufacturing Company. William Lewthwaite, John Lewthwaite's brother, joined the operation from California as a partner and mill superintendent.

In 1868 the Willamette Falls Canal and Locks Company (WFC&L Co.) was incorporated to build a canal and locks to improve transportation and trade with the fast growing Willamette Valley to the south. The locks and canal were sited along the west bank near the old Linn City townsite, and were opened to river traffic on January 1, 1873. Part of the Company's land holdings included John Lewthwaite's future homesite along the ridge. WFC&L Co. was reorganized in 1875 as the Willamette Transportation and Locks Company and again in 1879 when it became part of Henry Villard's vast transportation empire under the aegis of the Oregon Railway and Navigation Co. (OR&N Co.).

In 1888, E.L. Eastham formed the Oregon City Electric Co. which developed the first hydro-electric generator in the region at the Falls. Eastham, foreseeing the future importance of hydro-electric power formed a syndicate that acquired several hundred acres contiguous to the Falls including the locks and all surrounding properties owned by WT&L Co. and OR&N Co. Also that year a new company was formed, the Willamette Falls Electric Co. (WFE Co.), a merger of the Oregon City Electric Co. and Portland's U.S. Electric Lighting and Power Company. The new company was awarded a street lighting franchise for Portland and in June 1889 WFE Co. generated the first long distance (13 miles) commercial transmission of direct hydro-electric power in the United States. The generating plant, known as Station "A" was located at Black Point, a rocky island below the Falls. After reorganization as Portland General Electric Company a second generating plant, Station "B", was built in 1892 on the west bank at the head of the Locks.

In 1883 the Park Place paper mill closed and H.L. Pittock developed a new and much larger paper mill at Camas, Washington. It was incorporated as the Columbia River Paper Company (CRP Co.) with William Lewthwaite as superintendent.

The second generation of the paper industry at the Falls began in 1888 with the organization of the Willamette Falls Pulp & Paper Company, later named Willamette Pulp and Paper Company (WP&P Co.), by New York and San Francisco interests. Pulp mill production began the following year. In 1890 WP&P Co. expanded operations with completion of a sulphite and paper mill, and a new company arrived, The Crown Paper Co., also financed out of New York and San Francisco. Their mill was situated on the west bank immediately north of the WP&P Co. plant.

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John Lewthwaite joined WP&P Co. in 1893 as mill superintendent. Both John and his brother William have been referred to as the "fathers of paper making" in the Northwest (Adams:?). The Lewthwaites played prominent roles in developing the industry between 1871 and 1910, during which time it became the center of West Linn-Oregon City's economic life, as well as a regional economic giant which would dominate the west coast and national markets well into the 1950s.

John (1844-1924) and William (1839-nd) Lewthwaite were born in Douglas, Isle of Man. Descendants of a prominent papermaking family from England and the Isle of Man, their ancestors' association with paper manufacturing can be traced to the 17th century. The Lewthwaite family emigrated to the United States in the late 1850s and settled in New York. In 1861, at the age of 17, John joined the 77th New York Volunteers and served for four years in the Civil War before being discharged for wounds suffered at Gettysburg (Banner-Courier 1924:4). In 1870, John moved west to join his brother William in California.

The exact date of William's arrival in California is unknown; however, by 1866 he had become a minority shareholder and superintendent of the newly formed Stockton Paper Mills. Between 1866 and 1871 he helped to develop the fledgling paper industry in California. Shortly after John's arrival in 1870, William moved to Oregon to help develop Henry Pittock's Clackamas Paper Manufacturing Company, the first paper mill in the Northwest. John stayed in California and took over William's superintendent responsibilities at the Stockton Mill.

William was responsible for developing and greatly expanding Pittock's mill at Park Place between 1871 and 1883. In 1883, however, the mill was closed and Pittock developed a new and much larger mill at Camas, Washington. This mill was incorporated as the Columbia River Paper Company with William Lewthwaite as supervising engineer and superintendent of operations. In full operation by 1885, it made the first ground wood pulp on the Pacific Coast.

Throughout this period John Lewthwaite remained in California supervising the Stockton Mill. Although the Lewthwaite brothers never held a primary interest in the California mills, their association with them had a distinct impact on the growth and development of Oregon's paper industry. A fire destroyed the Camas mill on the night of November 8, 1886 which sent the operation back to Clackamas County while the plant was rebuilt. This event, combined with the Lewthwaite brothers various connections in the paper business, served to stimulate tremendous growth of the industry in the West Linn-Oregon City area: In 1889, the Willamette Falls Pulp and Paper mill, formed by Henry and Gilbert Smith of New York, and Henry Pierce and William Pierce Johnson of California, began operation at the Falls site. This investment partnership was choreographed by the Lewthwaite brothers: both Henry Pierce and William P. Johnson were major stockholders in the Stockton Mill. They first built a pulp mill which began operating on October 7, 1889. The pulp was shipped to Stockton, California until paper machines could be installed and more grinders added. Full production began in 1890. (Lynch 1973:456)

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The Willamette Pulp and Paper Company expanded operations with completion of a sulphite mill and paper processing operation the same year. Expansion and competition in the industry followed rapidly as a third mill on the west bank of the Willamette River in West Linn--also financed out of California and New York--was opened under the name of Crown Mill. The Willamette Pulp and Paper Company and Crown Mill ran side by side until the early years of the 20th Century. In 1893, with strong competition and rapidly advancing technologies, Willamette Pulp and Paper Mill brought John Lewthwaite up from the Stockton mill to oversee its operations in the West Linn-Oregon City area.

John Lewthwaite was operations superintendent at the Falls site through a major period of expansion and change in the pulp and paper industry. A series of mergers and acquisitions began in 1904 that eventually evolved into the giant Crown Zellerbach Corporation. That year WP&P Company bought the Lebanon Paper Company which had been organized in 1890. The following year the Crown Paper Co. merged with the CRP Co. of Camas to form the Crown Columbia Pulp and Paper Company. In 1911 Crown Columbia merged with the Floriston Pulp and Paper Company of California under the name Crown Columbia Paper Company.

The Crown Willamette Paper Company was formed in 1914 as a result of the merger of the Crown Columbia Paper and the Willamette Pulp and Paper Company. John Lewthwaite became Assistant Manager of the merged operation.

In 1896 John Lewthwaite bought his home site from the Portland General Electric Company which until then had maintained ownership of all west bank property in order to secure their water rights for power generation. John Lewthwaite's house was the first building constructed on the west bluff and the first of four Lewthwaite houses that overlooked the Falls. William Lewthwaite built his house a year or two later to the south above the Locks. It was razed in the 1970s. John B. Lewthwaite, William's son, built his house in 1903 a few lots to the south, and William Lewthwaite, John's son, built a home in 1914 on a lot adjacent to the house built by his father. Both sons' houses are still standing although they have been altered over the years. The subject house is of interest because it is the last intact dwelling in the "family compound" associated with this prominent papermaking family.

At the time of John Lewthwaite's death in 1924 the *Banner-Courier* wrote "He has been fittingly termed the father of the paper making industry in the west." His presence in the industry between 1871 and 1924 corresponded with an unprecedented growth and expansion of the pulp and paper business which left an indelible impact on the region, and particularly on West Linn and Oregon City. Respect for Lewthwaite's contributions are evident on both a professional and civic level: in 1898 he was honored when the new paper machine was christened the "John Lewthwaite" at the Willamette Mill; and later he was elected West Linn's first mayor. John's nephew, A.J. Lewthwaite of Portland, became vice president of the Crown-Willamette Paper Company shortly after John's death thereby carrying on the centuries old family papermaking tradition.

John Lewthwaite sold his house in 1901 to John (Jack) W. Moffatt. Moffatt was born in Baltimore, Ontario, Canada, where he received an engineering degree. In the 1880s he was involved in the construction of the Canadian Pacific railroad in the Frazier River Country

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near Vancouver, B.C. He moved to California shortly thereafter where he worked on the construction of the Southern Pacific Railroad company line through the Siskiyou Mountains. He later moved to Los Angeles where he constructed the Southern Pacific's first railroad depot in that area.

Moffatt moved to Oregon City in 1888 where he became contracting engineer for the Willamette Pulp and Paper Company. In 1890 he engineered and constructed the dam at the locks for that company, and in the late 90s he constructed a number of mill buildings.

Sometime between 1898 and 1910 Moffatt formed his own firm and was responsible for designing and building Willamette Falls Drive, which runs directly behind the subject house, and South End Road in Oregon City. In association with Charles Parker, Moffatt was also responsible for engineering and installation of the Oregon City water system. Moffatt served as Quartermaster Sergeant of Company I, 2nd Regiment, Oregon Volunteers, during the Spanish American War. Moffatt lived in the subject house until his death in 1938. It is believed that sometime after John Moffatt's death his widow Jennie converted the house into apartments where she resided until her death in 1945 with her daughter Jean, a teacher at West Linn High School. The house was sold out of the family in 1946.

The Lewthwaite-Moffatt House is highly significant as a well-preserved and singular example of a "high style" Queen Anne dwelling in West Linn, Oregon. It is also significant as the only intact residence in West Linn associated with the life of one of the city's most prominent early businessmen, who played an important role in the development of the local pulp and paper industry.

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LEWTHWAITE-MOFFATT HOUSE, WEST LINN, CLACKAMAS COUNTY, OREGON

- Lynch, Vera Martin, Free Land for Freer Men; a Story of Clackamas County, Portland, 1973.
 - Adams, W. Claude, History of Papermaking in the Pacific Northwest, Portland, 1951. (Reprinted from Oregon Historical Quarterly, March, June, and September, 1951.)
 - Robley, R. R., Portland Electric Power Co. With Its Predecessor and Subsidiary Companies, Portland, 1935.
 - Interview with Wilmer Gardner (Clackamas County Historical Society), 26 March 1985.
 - Just Yesterday, A Brief Story of West Linn, Oregon, West Linn, 1976. (Supported by the American Revolution Bicentennial Commission of Oregon.)
 - Welsh, William D., A Brief History of Oregon City and West Linn, Oregon, Crown Zellerbach Corporation, 1941.
 - Interview with Nadiene D. Milln, 6 April 1985. (Genealogy on Lewthwaite Family.)
 - Deed records from Stewart Title Company.
 - Lewthwaite, John, "History of the Crown Willamette Paper Company", Makin' Paper, Volume I, No. 7, January 1919.
 - Interviews with Jane Altier (Historian in charge of Clackamas County Historic Resources Survey), March and April 1985.
- The Banner-Courier, December 16, 1924.
Oregon City Enterprise, July 14, 1938.

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BOUNDARY DESCRIPTION

The nominated area is located in NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 31, T.2S., R.2E., Willamette Meridian, in West Linn, Clackamas County, Oregon. It is Tax Lot 700 at said location.

PARCEL I

BEGINNING at a point (hereinafter referred to as "said beginning point") and which said beginning point is located as follows:

COMMENCING at a stone monument on the center line (if extended) of the Suspension Bridge between Oregon City and west bank of Willamette River, 75.40 feet North, 35 30'00" West from the West end of said bridge; thence West 270 feet; thence North 26.06 feet to said beginning point; thence West 192 feet; thence South 17 30'00" West 80 feet; thence South 76 30'00" East 191.50 feet; thence North 15 00'00" East 125.50 feet to the point of beginning.

EXCEPT the North 12.8 feet thereof conveyed to Crown Willamette Paper Company, by Deed recorded April 30, 1927, in book 188, page 334, Deed Records.

PARCEL II

A certain strip of land approximately 12.6 feet in width, which lies between that tract of land described in the Deed from Portland General Electric Company to J.W. Moffatt, dated October __, 1901, recorded November 6, 1901 in Book 78, page 320, Deed Records and that tract of land described in the Deed from the Western Improvement Company, a corporation, to Gertrude S. Lewthwaite, dated July 27, 1912, recorded August 2, 1912, in Book 124, page 400, Deed Records, which said strip of land is more particularly described as follows:

BEGINNING at an iron pin monument set on the center line (if extended) of the Suspension Bridge crossing the Willamette River on Seventh Street in Oregon City, Oregon, to the west bank of the Willamette River, North 34 45'00" West 75.4 feet from the West end of said bridge; thence North 34 45'00" West 90.6 feet to an iron pipe set in the center line of the main track of the Southern Pacific Company, as now operated; thence South 44 06'00" West along the center line of said tract, 450.4 feet; thence North 45 54'00" West 55 feet to an iron pipe; thence North 44 06'00" East 136.4 feet to a stone 8 x 10 inches marked by an "X" on top; thence North 15 46'00" East 11.3 feet to the point of beginning of the tract herein described; thence following the North line of the said tract described in said Deed from the Western Improvement Company to Gertrude S. Lewthwaite, North 76 30'00" West 191.5 feet to the East line of the County Road; thence Northerly following the East line of said County Road, 12.6 feet to the most Westerly corner of that tract of land described in said Deed from the Portland General Electric Company to J. W. Moffatt; thence following the Southerly line of the tract described in said last mentioned Deed, South 76 30'00" East 191.5 feet; thence South 15 00'00" West 12.6 feet to the point of beginning.

BOUNDARY JUSTIFICATION

The nominated area of 0.45 acres is the entire urban tax lot presently associated with the Lewthwaite Moffatt House, 4891 Willamette Falls Drive, West Linn, Clackamas County, Oregon.

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Mark Foley Photographs, 7-20-93 (prior to commencement of rehabilitation)
8-01-93 (after commencement of rehabilitation)
500 Abernethy Road
Oregon City OR 97045

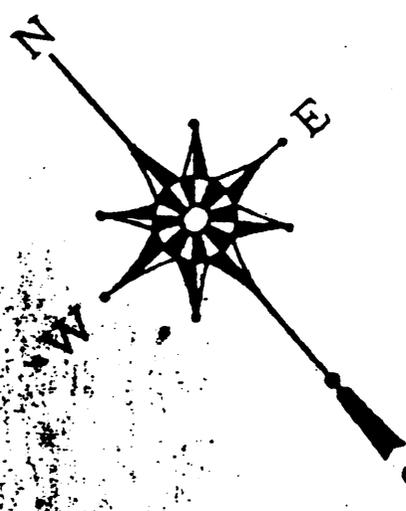
LEWTHWAITE-MOFFATT HOUSE
4891 Willamette Falls Drive
West Linn, Oregon
Clackamas County

PHOTO DESCRIPTION LIST

<u>Photo #</u>	<u>Elevation/View</u>	<u>Information</u>
1	East	Prior to rehab
2	North & West	Prior to rehab
3	West	Prior to rehab
4	Northeast corner	Prior to rehab
5	South	Prior to rehab
6	West	Prior to rehab
7	East	During rehab
8	South	During rehab
9	North & West	During rehab
10	North	During rehab
11	West	During rehab

WILLAMETTE FALLS

1. Willamette Pulp & Paper Co Pulp Mill (1889)
2. Portland General Electric Co Power Station "B" (1892)
3. Willamette Pulp & Paper Co Sulphite Mill (1890)
4. Willamette Pulp & Paper Co Paper Mill (1890)
5. Crown Paper Co Paper Mill (1890)
20. Portland General Electric Power Station "A" (1889)



DATE OF MAP: c1893

SCALE: 1"=60'

LEITHWAITE/MOFFATT RES
(House added to c1893 map)

