

United States Department of the Interior
National Park Service

JAN 11 1993
NATIONAL REGISTER

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 Shaver-Bilyeu House

other names/site number Shaver, William E. and Lizzie, House

2. Location

street & number 16445 SW 92nd Avenue N/A not for publication

city or town Tigard N/A vicinity

state Oregon code OR county Washington code 067 zip code 97224

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 30, 1992
Signature of certifying official/Title 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:)

Entered in the National Register
Signature of the Keeper Delores Byers Date of Action 2/11/93

Shaver-Bilyeu House
Name of Property

Washington, 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	
1	1	buildings
		sites
		structures
		objects
1	1	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: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/Queen Anne Cottage

Materials
(Enter categories from instructions)

foundation concrete

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 Shaver-Bilyeu House is a one and one-half story balloon framed house located in the suburban city of Tigard, north of the Tualatin River. The beautifully maintained Queen Anne Cottage styled residence was constructed in 1906 by the F.W. Shaver family. Retaining its use as a private residence, a great degree of its integrity remains on the exterior. Moved approximately 40 feet from its original setting ca. 1970 due to a street widening project and reoriented at a diagonal, its immediate context has changed. Despite extensive development of the area, the periphery of the site is open fields in two directions giving a sense of its former rural setting. The Shaver-Bilyeu House demonstrates integrity to its historic appearance, workmanship and use of materials.

SITE

The Shaver-Bilyeu House is located at 16445 Southwest 92nd Avenue, Tigard, Oregon in the NE 1/4 of Section 14, Township 2 South, Range 1 West of the Willamette Meridian, Tax lot 1300. 92nd Avenue is a small street south of Durham Road adjacent to a recent residential development to the west, Tigard High School to the east. After passing the Shaver House and one other residence which is well hidden by trees, the street descends to the flood plain of the Tualatin River which is used for recreational (Cook Park) and agricultural purposes. The immediate neighborhood is composed of recent residential developments and Tigard High School which share the landscape with several older farms. Durham Road intersects Highway 99W (Pacific Highway) to the west and Hall Boulevard directly east.

The Shaver-Bilyeu House is sited in the middle of a two acre parcel on a small rise which immediately slopes behind the building. A low rock wall bounds the circular drive with an expanse of grass near the residence. Established western red cedar and fruit trees wrap around the southwest and west sides of the residence. One out building, non historic, is located southwest of the residence. [See Site plan] A paddock with white rail fencing (non-historic) is located at the south end of the parcel with a perennial garden and lawn tennis court directly west of the fenced, grassy area. A well is found northeast of the house with a non-historic pump. A spring is located near the northwest corner of the property.

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CONSTRUCTION: Exterior

The Shaver-Bilyeu House is essentially a hipped roof, rectangular shape with a gable ell extension. Gabled wall dormers with eave returns embellish the east and north elevations. Its footprint measures approximately 36 feet wide and 41 feet long. The back (west) elevation features a non-historic shed roof addition. Cornerboards finish the edges of the wood drop siding. Roofing is composition shingle. A one-story verandah wraps around three sides of the building. The southwest corner of the porch is enclosed. A non-historic concrete day light basement is lit by aluminum windows, obscured at the back of the house. A majority of the windows are single and paired wood sash, one-over-one windows, trimmed with simple surrounds.

A 7" concrete perimeter foundation with a 15" by 7" continuous footing supports the building. The basement floor is composed of a 4" concrete slab on 4" of gravel. The walls are wood, sheathed by wood drop siding. The front entry is found at the northeast corner of the wrap-around verandah, featuring simple trim, the original door and metal hardware. The cut-away corner entry accesses the parlor through a door comprised of three panels below and a single pane surrounded by smaller square panes. Gable brackets (non-historic) adorn the gable wall dormers and end gable of the building. The original brackets removed at an earlier date were not available for matching. Each dormer is pierced by paired sash windows, the paired window assembly of the gable extension duplicates the assembly of the original wall dormers. The one-story wrap-around verandah is below a hip roof supported by turned post columns featuring decorative brackets (non-historic). Originally this lean-to porch extended around what is now the northeast, southeast and southwest elevations. The southeast corner and southwest elevation were enclosed in the historic period by J.C. Bilyeu ca. 1935. Porch extensions were constructed along the addition on the southwest elevation and ell extension by Robert Scott. A concrete foundation supports the wood floor. A back porch under the verandah roof is supported by turned posts with decorative brackets, it wraps around the back of the house into a small deck area of non-

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historic materials consisting of a railing constructed of vertical 2 by 2s. The door is a three panel with a single light. A balcony projects from the back bedroom constructed of the same materials as the neighboring deck.

CONSTRUCTION: Interior, Main Floor

The main floor of the Shaver-Bilyeu House is divided into five principal spaces and is asymmetrical in plan. Exterior doors lead to the parlor, dining room and master bedroom. A corner entry leads into the parlor which adjoins a guest bedroom and main living space. The main living space is rectangular in plan and extends the width of the house. A white painted oak victorian styled fireplace, mantel and surround was salvaged from a Portland shop to replace the brick fireplace added in the 1970s remodel. It features two freestanding columns and a mirror. The dining room is at the south end of the house. White painted walls are embellished by a hand painted ivy border motif. Paired sash windows light the southeast wall of the eating area. Two doorways pierce the southwest wall, one leads to the kitchen, the other to the back porch. An open stair on the northeast, originally enclosed, has non-historic turned-post banisters and railing

The master bedroom is entered from small hallway adjoining the main living space. Bevelled glass french doors light the west wall, two narrow sash the northeast wall and paired sash the southeast wall. The bathroom is accessed from the small hallway. A guest bedroom, rectangular in plan, is entered from the parlor. Paired sash windows light the southeast wall. A closet and bathroom are found on the southwest wall.

Original fir flooring is found in the oldest part of the main floor, although it is covered by recently laid oak flooring in the dining area and kitchen. Sheet rock covers the interior walls of the first and second floors. Trimwork is painted white throughout the house. Almost all the wood molding has been applied since the 1970s remodel.

CONSTRUCTION: Interior, Second Floor

The second floor is divided into five bedrooms, a hallway with wall length storage closets and one bathroom. The

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original spatial configuration was almost completely altered during the 1970s remodelling [see plans]. The detailing of the upper floor is modest, using six panel doors with modern metal hardware. The bathroom of the upper floor was added during the 1970s and features modern-type fixtures.

CONSTRUCTION: Interior, Basement

Accessed from the parlor, the basement level of the Shaver-Bilyeu House is completely non-historic. Robert Scott completely reconfigured the lower level after the house was moved. Originally only an earthen cellar existed under the northeast quarter of the house. J.C. Bilyeu later expanded the cellar into a full basement. The new basement is divided into essentially five spaces. Two storage rooms are found at the southeast end. An old meat locker was moved to one of the storage rooms by Mr. Scott, who salvaged it from "an old card room in Portland."¹ Insulated by cork and the windows by three layers of glass, the cooler has never operated since the move. A central space houses the furnace and water heater. Utility and family rooms are found at the northwest end. Sliding glass doors obscured at the back of the house access the exterior from the family room. A brick fireplace is found in the family room.

OUTBUILDINGS, Carriage House, non-historic, non-contributing

The carriage house constructed ca. 1972 is a rectangular shaped volume measuring approximately 40 feet wide and 28 feet in depth. Three 8 feet wide door openings on the east elevation are marked by small gable dormers on the roof. The wood framed building is constructed of wood salvaged from the Giles Lake School.² It is sided with board and batten. The medium pitched gable roof is covered by composition shingle. Old electrical hardware from the house was used in the wiring the carriage house.

ALTERATIONS AND ADDITIONS:

Historic Modifications

The most significant and remaining modifications made by J. C. Bilyeu include enclosing a portion of the porch to add a

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bathroom and enlarge an existing bedroom ca. 1935. The brick lined well was hand dug by him at an unknown date. The original fancy-work at the apex of the gable verges was apparently removed during Bilyeu's tenure. His daughter distinctly remembers fancy work existing in the gables. By the time the next owner, Robert Scott, purchased the house, the ornamentation had vanished.

1970 Modifications

Extensive yet sympathetic changes were made to the Shaver-Bilyeu House by the next owner, Robert Scott. An engineer employed by Tectronics, Mr. Scott prepared detailed drawings which included building, site, mechanical, plumbing, and electrical plans. Improvements and widening of S.W. 92nd Avenue made it necessary to move the house ca. 1970. It was moved and re-oriented approximately 40 feet from its original site.

Modifications made by Mr. Scott included the one and one-half story gable extension, a continuous shed dormer at the rear of the building, interior space modifications to the first and second floor, and the construction of the daylight basement [see plans]. Interior walls originally consisted of rough shiplap covered by a gauze material on which wall paper was applied. This material was removed by Scott and replaced by half inch sheet rock applied directly to the studs. The kitchen was updated and relocated to its present location in 1972. Materials and detailing were carefully matched from the original building. The siding was specially milled to match the original drop siding. Porch posts were salvaged to match the remaining original. The front porch was extended by Scott across the southeast elevation of the extension and a back porch added to the southwest elevation (back porch). New fancy cut and spindle work for the apex of the gable verges and at the porch posts was constructed by Scott drawing inspiration from other local examples of fancywork. All the electrical wires were buried and plumbing vents located at the back of the house to create a more historic appearance. The entry door was moved to the corner and a larger window was replaced by sash windows. Two balconies were added to the back elevation.³

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When Scott purchased the house the second floor consisted of three rooms: two bedrooms and a long unfinished attic space. During the remodel all the flooring was removed to lay additional joists between the existing structural members and the rooms were completely reconfigured.

1990 Modifications

The kitchen was updated and relocated to its present location in 1972. It has been updated by replacing the appliances, countertops and painting the cabinets white. An old oak mantel and surround found in a Portland antique store replaces the brick fireplace added by Scott ca. 1972. Oak flooring now covers the eating area and kitchen.

Landscaping had substantially deteriorated by the time the current owners purchased the property in 1990. Blackberry bushes covered most of the grounds. The property has been completely cleared. An extensive perennial garden has been added around the house and south of the carriage house. A paddock and white painted wooden rail fence were constructed along the road, and a lawn tennis court placed west of the paddock. A circular slate covered courtyard with perennial gardens is found north of the house. Beyond is a spring covered with gravel which creates a shallow pond.

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)

Settlement

Architecture

Period of Significance

1906-1919

Significant Dates

1906

Significant Person

(Complete if Criterion B is marked above)

N/A

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:

Washington County Historical Society,
Portland, Oregon

Shaver-Bilyeu House
Name of Property

Washington, Oregon
County and State

10. Geographical Data

Acreage of Property 2.06 acres

Beaverton, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1	110	511791510	51021731210
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 Elizabeth O'Brien

organization Elizabeth J. O'Brien and Associates date July 27, 1992

street & number 17035 SW 108th telephone (503) 692-4847

city or town Tualatin state Oregon zip code 97062

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 and Jacque Ouello

street & number 16445 SW 92nd Avenue telephone (503) 684-5456

city or town Tigard state Oregon zip code 97224

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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The one-and-a-half-story balloon-frame vernacular Queen Anne style farmhouse built for William E. and Lizzie J. Shaver in 1906 occupies a terrace above bottom land on the north bank of the Tualatin River in suburban Washington County, on the southerly outskirts of Tigard, Oregon. Originally the centerpiece of a parcel of 30 acres, the house now stands on two acres, its historic accessories vanished except for a well shaft, a spring, some mature conifers and other historic plantings. To the south and west are a fenced paddock and a three-bay, gable-roofed garage of recent construction that counts as a non-contributing feature of the nominated area.

The house is composed as a cottage-scale rectilinear core volume with hip roof having boxed cornices. Its principal axis runs northwest to southeast following relocation onto a basement foundation in 1970 to provide set back from a street widening project. Though it retains its connection to the historic setting, its skewed, or diagonal orientation is at variance with the traditional alignment in relationship to the road. At the time of the relocation, the house was modified in plan and elevation by the addition of a gable ell at the northeast corner. Today, the house has a semi-peripteral form with single-story lean-to porches wrapping around three sides. At the southwest corner, the lean-to is enclosed for additional space. Features and elements that ring true as characteristics of the Queen Anne style are the gabled wall dormers and the fancy cut-out and spindle decoration at the apex of gable verges, the colonnades of lathe-turned porch posts with their stylized fancy-work brackets. Paired window assemblies are characteristic of the period and type, but apparently were introduced in the 1970 remodel.

Typical window openings are tall, with plain board surrounds fitted with double-hung sash having one-over-one lights. The exterior is clad entirely with well-matched replacement novelty, or drop siding. The siding, without imbricated shingles, is a signal of the vernacular type. Interestingly, a parlor entry in a cut-away bay at the southeast corner is an invention of the remodeling, and it is in character with the compositional devices favored by builders for the genre. To give approach to the parlor entrance, a flight of steps was added at the corner of the porch. As befits a rural farmhouse, the interior would have been simple in its

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finish details, but nonetheless well crafted. Architrave framements for doors and windows and a salvaged parlor chimneypiece of the frontispiece type with attenuated Tuscan columns supporting a mirrored overmantel cornice reflect remodeling of the 1970s under the previous ownership. Original fir flooring is intact throughout, although overlaid in places, and walls are refinished with sheetrock, the original rough shiplap having been removed. Upstairs rooms are essentially reconfigured.

The house meets National Register Criterion A in the context of agricultural settlement and also Criterion C as an outstanding example of its vernacular type in the close-knit rural district lying between the historic Tualatin Valley farming communities of Tigard and Durham. The Washington County Cultural Resources Inventory of 1983 offers a handful of properties for a comparative sample. Notwithstanding its reorientation, modest set-back and alteration, the Shaver-Bilyeu House emerges as the only clear-cut representative of the Queen Anne cottage type in the rural district. Owing to the vagaries of encroaching urbanization, it is the only vernacular Queen Anne farmhouse in the Tigard-Durham area to have retained its essential stylistic character while at the same time keeping its connection to historic ground as an illustration of early 20th Century settlement patterns.

Adam Shaver, his older brother, Francis, and his mother, Elizabeth, were overland pioneers of 1852. They established adjoining claims on the good prairie bottom lands of the Tualatin Valley. In the familiar pattern of frontier settlement, the first houses on the claims were log cabins. The descendants of the initial settlers frequently acquired smaller acreages nearby the family claims and built houses reflecting the fashion prevailing at the turn of the century. Such was the case with the Shaver House, which was built by William, a son of Adam Shaver.

The Tualatin, a major feeder in the lower Willamette River basin, afforded a convenient method for early agriculturists to barge wheat to shipping points on the Willamette. With the advent of the railroad, small farming settlements in the vicinity of the Shaver claims, namely Tigardville and Durham, grew up, spurred on in the early 20th Century by an interurban railroad (Oregon Electric Railway) that defined the commercial centers. The first and second generations of the Shaver family were among the solid citizenry of the farming community embracing these towns. Working smaller

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acreages as time went on, they moved into more varied crop-raising, including hay, grain, hops, orchard fruit and vegetables. Having acquired 30 acres and built his house in 1906, William Shaver quit his farm in 1919, after the death of his wife and son. Through her parents, Edna Meyers Bilyeu became heir to the property beginning in the 1920s. Edna Bilyeu and her husband, John, were strongly associated with the house as leading members of Durham society. The house continued in Bilyeu family ownership until 1965, when it was acquired by Robert Scott. It was modified to its present configuration shortly thereafter. The present owners are the Reverend Dan and Jacque Quello, who recently painted the exterior a comprehensive white. The early color treatment is understood to have been greyish white.

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Constructed in 1906, the Shaver-Bilyeu House is the best surviving vernacular Queen Anne Cottage farm residence in the Durham community of Tigard, Oregon. It best represents the social history of Durham in its association with pioneering Shaver family and its contributions to the formation of the school district and later associations with J.C. Bilyeu, a postmaster of Tigard, Oregon. The Shaver-Bilyeu House is significant under Criterion A representing one of the earliest families of the Durham area and the later period of Durham's history. It is also significant under Criterion C as an outstanding example of a vernacular Queen Anne cottage in the communities of Tigard and Durham.

CONTEXT:

The once rural agricultural community of Durham is contained within the City of Durham and the southeast limits of Tigard, Oregon. The earliest settlers of this community were George Richardson, his brother Solomon, David Graham, William W. Graham, and John L. Hicklin. Solomon Richardson, Adam Shaver and his brother F.W. and his mother, Elizabeth were the closest settlers of the subject property. Wilson M. Tigard arrival in 1852, the same year as the Shaver family, was remembered by the Tigard Sentinel in 1924:

Their greatest need seemed to be more settlers, so that a school could be established, and they prevailed upon Mr. Tigard to stay there for that reason. He liked the location, and had a abiding faith in the future of the section which he had chosen for a home. Here he found game in abundance, a great wealth of timber, and a very productive soil with good natural drainage. The climate was very healthy, being free from fevers and ague, such as he had left behind in his native state.

Pioneer, Adam Shaver (b. Ohio, September 1834), arrived with his mother, Elizabeth (b. 1800, Chester Co. Pennsylvania, d. July 21, 1877) and brother, Francis M. Shaver (b. 1829, Ashland Co. Ohio), having journeyed overland from Iowa in 1852. About a year later in December 1853, Adam Shaver claimed land below Butte on the Tualatin River adjoining his

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mother's and brother's claim. The brothers' claims abutted the river banks of the Tualatin and Elizabeth's section covered a part of Fanno Creek. Adam Shaver's section was a narrow strip stretching across the river with a section projecting north to what is now Durham Road. In 1857 he married "Elizabeth Palmeteer, a native of Canada, and they began their domestic life in a log cabin of one room situated upon the farm which is yet his place of abode."⁴ Adam and Elizabeth Shaver had thirteen children. One of the oldest, William Shaver, lived for a number of years on the farmstead, later constructing the subject residence in 1906. Adam Shaver strongly supported the community, donating land for Durham's first schoolhouse, serving on its school board and acting as a road supervisor.

Albert A. Durham was another noted settler, who left his name to community by establishing Durham Mills along Fanno Creek ca. 1862. Originally from Genessee county, New York Durham came to Oregon in 1847 by ox-team. Durham built several mills in Clackamas and Washington counties. His first was a sawmill on the Clackamas River and later built another on Sucker Creek on his first land claim. The community of [Lake] Oswego was named by him. His last milling enterprise was along Fanno Creek where he settled after selling his prior land claim and other business enterprises.⁵ Just north of Elizabeth Shaver's land claim, Durham dammed Fanno Creek and constructed a sawmill and grist mill which became know as Durham Mills. This land was later conveyed to his son, George Durham, who drained the sixty year old mill pond and planted onions in the sediment enriched soil.⁶ When the Oregon Red Electric railway was constructed in 1910 the local station was named Durham after Durham Mills.

River Transport

The Tualatin River in the early settlement period was important for river transport due to the lack of an adequate road system. One of the most northern tributaries of the Willamette River, the Tualatin's basin is composed of approximately 712 square miles. The basin was one of the few natural prairies found in the area. "When independent settlers began arriving in Oregon in 1840, they found Hudson's Bay Company men farming French Prairie and

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missionaries on the good land around Salem. So the independents favored the Tualatin."⁷

The area's proximity to the Tualatin River allowed the transport of goods to the Willamette River enabling nearby residents the advantages of the most convenient form of transport. The Tualatin River Transportation and Navigation Company was incorporated in January 29, 1856.⁸ Steamboats travelled up as far as Cornelius from near the present Oswego Canal transporting wheat and other goods. The Swan began operating in 1857, the Yamhill in 1861, and the Onward in 1867. From near the present canal a horse drawn tramway carried the cargo to Lake Oswego, where a steam scow transported the goods to Oswego and on to the Willamette River.⁹ The actual success of this means of travel was undermined in the 1870's by the arrival of the railroad. In 1894 the Corps of Engineers "declared the Tualatin River unsuited to navigation although shipping had already died on the Tualatin."¹⁰ This act eliminated federal funding for dredging and thereby halted any potential for navigation on the slow moving, snag ridden river.

Tigard

The Durham area was closely associated with the neighboring farming community of Tigardville. Originally known as Butte or East Butte, the voting precinct of the same name generally encompassed the later Durham community and present day south Tigard, Oregon. A log school, East Butte School, became the first public meeting place in the Tigardville community, replaced by a woodframed building in 1863. Charles F. Tigard, the son of Wilson M. Tigard, constructed a general store in 1880 which later housed the first post office in 1886. C.F. Tigard named the postoffice in honor of his father and community was from then on Tigardville.

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As with other such communities in Washington County, the real pivotal point in Tigard's history was the arrival of the electric interurban commuter trains that radiated out of Portland in the first decades of the twentieth century. It was the anticipation of the arrival of rail service that caused both a geographic reorientation for Tigardville and a major increase in development.¹¹

The community center moved northward (1907-1910) as businesses were established south one mile in anticipation of the Oregon Electric Railway. These enterprises formed the early commercial core of the community on what later became known as Main street. The name Tigardville was quickly shortened to Tigard when the Oregon Electric Railway came through to reduce confusion with the nearby community of Wilsonville.

Tigard's postal service system was disrupted on several occasions and appeared to be a source of irritation to community members. Established initially as Tigardville 17 December 1887, Charles F. Tigard served as the first postmaster. Service was disrupted in 1906 and was later reestablished closer to the Oregon Electric line 8 July 1908. John Bassett was the first postmaster of this post office.¹² Postal service was again interrupted in the 1920s. The editorial of 22 August 1924 Tigard Sentinel stated that Tigard citizens were demanding its own rural route rather than have its mail dispensed from Beaverton. Visitors would go to Beaverton or Lake Oswego not understanding their destination was Tigard.

This community is now one of the most prosperous and populous in the county. We hold our own in every line of endeavor. We are no longer content to be the political football of the other end of the county.¹³

Tigard received its own rural route in the late 1920s with John Cole serving as the mail carrier.¹⁴ John C. Bilyeu, a resident of the subject property, later served as a postmaster in the later period of Tigard's post office history. Local residents assert that Mr. Bilyeu was the first

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postmaster of this new post office although the claim was not substantiated.

Incorporation did not occur in Tigard until 1961. Although attempts over the years were made by local citizens.¹⁵ It is commonly agreed that the agricultural interests strongly objected to incorporation and were not overruled until developmental pressures made it necessary to incorporate in 1961.¹⁶

Durham

The community of Durham was identified most early as East Butte and with the community of Tigardville. As Tigard, the community was sparsely populated until the late 1880s and 90s. German immigrants and families began to gravitate to this area from mid-western states and European countries attracted by the rich farmland. The Hambachs, Schmidts, Sattlers, Heislars, Kesslers, Frisons, and Schecklas were some of the families associated with this later wave of settlement. German was commonly spoken in the tightly knit community.

Father Evald Slocan O.F.M. the builder of the first parish church to replace the former wooden mission church in Tigard with the help of Franz Fischer drove over every road and lane within the parish boundaries looking for unregistered Catholic families. Many German immigrants were located. Father promised to preach in their native tongue at one Mass each Sunday. They longed to hear the word of God in the language they could more easily understand. A total of seventy families were listed on the parish register after this survey.

Some of these immigrants were Russian Germans from Odessa, Russia driven here by the political problems of the early 1900s.¹⁷ Some of these recent arrivals initially stayed in "little Russia" a community of Russian immigrants located near 7th and Fremont in present day Northeast Portland.¹⁸ Those wishing to farm were then drawn to areas such as Durham where they knew of other German speaking people. Descendants

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of the Schmidts, Hambachs and Sattlers continue to live in the Durham community.

The Oregon Electric Railway brought the community people a new identity. When the Oregon Electric Railway was built the station at this point was called Durham."¹⁹ Durham now refers to an incorporated area east of the subject property, although local residents still associate the extended community with its former name. Access to Portland allowed many of the children of farmers to find jobs in Portland and allowed business men and women to commute from the rural Durham community. It was now easier to go to Portland than to go to Tigard.

Farming remained important to the community. Hops, hay, grain, fruit, vegetables and garlic were the main crops of this period. Pilkington Nursery expanded to Durham in the early 1900s no doubt taking advantage of the Oregon Electric railway line. Located on the original donation land claims of Elizabeth and Francis Shaver, John Blakey Pilkington's 25 five year old nursery was expanded to 400 acres. Employing a number of local residents the nursery propagated numerous species of trees, grape and berry plants. Many of Pilkington's trees line the streets of Portland's old established neighborhoods.²⁰

School District #82

Children of the early settlers had to travel to the nearby East Butte School of later known Tigard. Wilson Tigard with the help of neighbors constructed the first school house made of logs.

To build the school was difficult as the men were hard pressed for time from their farm work and of course the trees had to cut down and logs made with the crude tools which then had. There were so few nails that wooden pegs had to be whittled out and fitted into bored holes. Hinges for the door were made with round wooden pegs, turning in the bored holes.²¹

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The Durham community students were a part of the 83 to 85 students enrolled in this one room school house. Attendance would fluctuate considerably due to illness and farmwork demands. Law required a minimum of at least six pupils in attendance on each school day. Students travelled to school on horse back or walked which would have been quite a challenge from the Durham community.

A school district for the Durham area was established March 13, 1889 by Clark Smith the Superintendent of Schools.²² School Directors E.A. Knotts, A.A. Kurtz, and William E. Shaver obtained from Shaver's father, Adam Shaver, a one acre of land for the school with the understanding it would "revert back to the original owners or their heirs and assigns whenever it ceases to be used for a site for a school house."²³

The first school house is thought to have been a large one room building with a large pot bellied stove in one corner. "The Durham 'campus' consisted of four structures: The main building (one room), a woodshed, and two 4'x 4' smaller structures at opposite corners of the yard, one 'HIS' and one 'HERS'."²⁴

A new school was constructed in 1920 consisting of "two classrooms with a hall running between them. This was over a full basement."²⁵ It was extensively remodelled in 1938 with W.P.A. labor and again in 1950.²⁶

As in many rural communities the school house, often the only public building, became the community hall for all the local social and business activities. "It was the heart of the community."²⁷ Dances, social clubs, and baseball games held on the baseball field were a part of the activities which held the Durham community together. The Tualatin Poultry Association held regular social and business meetings at the school throughout the 1920s and 1930s.²⁸

Social Activities

The Durham and Bonita Community Club was a popular social outlet for the local residents in the 1920s and 1930s.

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Started by J.C. Bilyeu and James A. Nokes in the early 20s,²⁹ a variety of events were held including annual meetings and once "a mock court trial was held with John Bilyeu as the victim, he had violated the traffic laws of Durham."³⁰ Mr. Bilyeu remained an active member of the club holding the office of president and treasurer.

SHAVER-BILYEU HOUSE

William E. and Lizzie J. Shaver purchased thirty acres from his brother, Charles L Shaver, January 27, 1906 for \$1700. The acreage included the subject parcel which was a part of the original Solomon Richard Land claim and extended south to the Tualatin River including a part of the Adam Shaver donation land claim, William's father. Tax assessment records indicate that the residence was constructed shortly thereafter by William and Lizzie Shaver.

Charles and William both actively farmed their father's land as well as their own in the local tradition of general farming and stock raising "the fields being under a high state of cultivation, while in the meadows are found good grades of cattle, horses and hogs."³¹ Tax assessment records indicate that William and Lizzie Shaver had in 1906 "2 horses, 7 cattle, 7 sheep, 4 swine."³² Charles Shaver was also an onion farmer³³. Most likely the bottom land below the subject property was used for onions as was typical for many of the low lands of the Durham and Tualatin area. The neighboring community of Cipole still bears the Italian word for onion.

William became a "well known resident of the east end of the county....For 26 years he operated threshing machines during the season and in this way was widely known and has a large circle of friends"³⁴ As earlier indicated he was instrumental in organizing the Durham School, acted as one of the first School Directors at the time of its organization. He was also a charter member of the Rebeccah Lodge in Tigard,³⁵ as well as being an Odd Fellow and member of the Grange.

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After his wife and son, Percy, died he sold the property in 1919 and moved back to the Shaver family home near the Durham Station. He lived there until he died several months later June 14th. William's funeral was held at the Tigard grange and he was buried at Crescent Grove Cemetery.³⁶

Morris Moses and Alice Myers purchased the property from William Shaver in 1919. Upon the death of Mrs. Myers in 1922, the property was inherited by her children: Alva Myers, Edna Bilyeu and Florence Wallace³⁷. Edna, the oldest of the children, purchased the others' shares and moved in to the home with her husband, John C. Bilyeu.

The Bilyeu family quickly became leading members of the Durham community. During the 1920s the Bilyeu's social activities were a source of constant comment in the Tigard Sentinel. Their travels by automobile seemed to be newsworthy items for the Durham community and well as their purchase of a new car: "J. Bilyeu is sporting a brand new Chevrolet."³⁸ Mr. Bilyeu was a school board member, helped start a Durham Community club,³⁹ supported the establishment of the Tigard Union High School and most significantly was appointed the postmaster of Tigard's new post office. This local civic appointment is attributed to Bilyeu's strong political ties to the Democratic party.⁴⁰ His daughter Rhyea Jewell Ryan proudly remembers Bilyeu bringing Tigard's post office from fourth class status to first class status by the time of his retirement. During his tenure he was very active in state and national post office activities. Prior to his appointment Bilyeu struggled to support his family during the depression. Although trained as a finish carpenter he never actively pursued this occupation. For awhile, he sold "Watkins products"⁴¹ food products in the Eastern Oregon. The Bilyeu family also farmed. They grew hay and on the bottom land onions and garlic. Livestock included cows, pigs, rabbits and horses. Edna Bilyeu maintained an incubator in the basement for hatching chickens.

John Bilyeu was born to Jake and Addie Bilyeu in Asotin, Washington, November 29, 1888. The Bilyeu's later moved their family to the Crabtree community located in Linn County where they farmed and raised thirteen children. Edna Myers Bilyeu

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was born to Morris Moses and Alice Philipi Myers. Edna and John had three children: Red, Corneil, and Rhyea Jewell. One of Edna's main interests were the gardens. Her daughter, Rhyea, remembers her mother always having fresh cut flowers in their home.

The hill next to the house was used by the local children for sledding in the winter and the favorite summer swimming hole was found below on the river.⁴² The Bilyeu family lived in the home until 1965 when the home was purchased by Robert Scott.

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COMPARATIVE ANALYSIS

The Shaver-Bilyeu House was identified in the original Washington County Cultural Resources Survey and Inventory in 1983. Of those properties only the John F. Tigard House is currently on the National Register of Historic Places. Ten properties currently exist on the "Designated Historical Sites" of Tigard, Oregon and the subject property will soon be included on this inventory. Seven of these properties are residences.

A number of houses date from the era of the Shaver-Bilyeu House but most are more compromised by their modifications. The subject property has received modifications with always the historic appearance in mind by both Robert Scott and the Quellos, the current owners. The John C. Tigard House and Charles Tigard House were moved some distance from their original site. The Shaver-Bilyeu House was moved back from the road remaining within 40 feet of its original location with its orientation slightly shifted.

With developmental pressures effecting the historic appearance of the Durham community, the Shaver-Bilyeu House is a key property in maintaining that link to the past especially in its association with W.E. Shaver the son of the early settler Adam Shaver.

Sattler House
8800 SW Sattler Road, Tigard, Oregon.

The Sattler House, constructed ca.1905, is a Rural Gothic styled farmhouse located north of the subject property in the Durham community. Modifications made to building detract from its historic integrity. As a working farm, the complex has a number of outbuildings including the barn. This farmstead would be significant in its association with the settlement of Germans which arrived in the 1880s and 90s. This was the only other residence from Durham identified in the 1983 inventory and is not currently on the City of Tigard's landmark list.

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Seven Gables - Upshaw House
15020 SW 100th, Tigard, Oregon

Seven Gables was built by Reverend William Loomis Upshaw ca.1909. The Rural Gothic farmstead reveals evidence of its late construction in its use of a variety of multi-lite over a single light sash windows. The original porch with decorative brackets was replaced ca. 1928. Very recently most of the remaining acreage has become a residential development closely encroaching the house.

John F. Tigard House
10310 SW Canterbury Lane, Tigard, Oregon

The John F. Tigard House is the only residence on the National Register of Historic Places. It was moved to its present location from the Pacific Highway. The one story Queen Anne styled residence is considerably more ornate than Shaver-Bilyeu House and a significant representative of Queen Anne Style. The simple narrow rectangular massing would fit into a victorian urban environment and does not reflect the appearance of a typical rural farmhouse.

Charles F. Tigard House
11180 SW Fonner Street, Tigard, Oregon

Constructed in 1909, this was the second home of Charles F. Tigard. Originally located at the corner of Gaarde Road and Pacific Highway, it has been moved twice. It was first moved west one block when Pacific Highway was widened and again in 1980 quite a distance by the current owners to Fonner Road.

This residence bears the most resemblance to the Shaver-Bilyeu House. Although the overall plan and massing differ, its steep pitched hip roof, gables with eave returns, gable end ornaments and sash windows with simple surrounds, turned post columns with bracketry bear resemblance to the Shaver-Bilyeu House. It retains the large sash window with smaller upper light which was removed from the Shaver-Bilyeu House.

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H.E. Cowgill House
10525 Tigard Street, Tigard, Oregon

Constructed circa 1910 this Craftsman Bungalow styled residence represents a later stylistic period. A water tower originally associated with the residence is now located on a different tax lot.

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¹Scott, Robert. Telephone interview with author, July 1992..

²Ibid.

³Ibid.

⁴Chapman Publishing Company. Portrait and Biographical Record of Western Oregon, (Chapman Publishing company, 1904., Chicago), p.601.

⁵Ibid. p.385-6.

⁶Oregon Historical Society. Scrapbook

⁷Benson, Robert L. "The Tualatin River", Washington County Historical Society, June 1967.

⁸Miller, James D. Early Oregon Scene: A Pioneer Narrative, Oregon Historical Quarterly, V .31, p.174, 1931

⁹Benson, Robert L. "The Tualatin River", Washington County Historical Society, June 1967.

¹⁰Corning, Howard M., Willamette Landings, Portland: Binfords & Mort, 1947, p.183.

¹¹Washington County Museum. Washington County Survey and Inventory, 1983.

¹²Helbock, Richard W. Oregon Post Offices, 1847-1982. (Raven Press, Lake Oswego, 1982.

¹³Ibid.

¹⁴Payne, Mary. Tigardville, Tigard, p.3.

¹⁵Tigard Sentinel, "Meeting held to Incorporate Tigard", 13 March 1927.

¹⁶Smith, Joan. Personal interview with author 28 June 1992.

¹⁷Benson, Robert. Russian Germans. These germans originally enticed to settle the plains of Russia by Catharine the Great found themselves threatened under the rule of the last czar, Nicholas. Having maintained their german language and culture in Russia they found it necessary to leave.

¹⁸Schmidt, John. Personal interview with author, 9 June 1992.

¹⁹McArthur, Lewis A.. Oregon Geographic Names, (Western Imprints, Portland, 1982), p.239.

²⁰Payne, Mary. Tigardville, Tigard, Lake Oswego, Lake Grove Printing, 1979, p.223.

²¹Root, Neva. "Tigard's First Schools", Washington County Historical Society, MSS 268.

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- 22Schilling, Elsie. Durham School Then and Now.
- 23Washington County Recording. Deed Record, Volume 26, Page 177.
- 24Schilling, Elsie. Durham School Then and Now, p. 2.
- 25Schilling, Elsie., DurhamSchool Then and Now, p.1.
- 26Ibid.
- 27Nokes, Richard. Personal interview with author, 9 June 1992.
- 28Tigard Sentinel, 16 March 1928.
- 29Nokes, Richard. Personal interview with author, 9 June 1992.
- 30Tigard Sentinel, 29 April 1927, p4.
- 31Chapman Publishing Company. Portrait and Biographical Record of Portland and Vicinity (Chapman Publishing Co., Chicago: 1903), p.601.
- 32Washington County Department of Taxation and Assessment. Tax Assessment Records, 1906. Located at Washington County Historical Society, Portland.
- 33United States Census, Washington County, 1910
- 34Hillsboro Independent. "Veteran Thresherman Passes", 27 June 1919, p.1.
- 35Payne, Mary. Tigardville, Tigard.
- 36Oregonian, 17 June 1919, p15, col 4.
- 37Abstract of Title.
- 38Tigard Sentinel, 23 July 1926, p.4.
- 39Nokes, Richard. Personal interview with author 9 June 1992.
- 40Ibid.
- 41Hahn, Helen Meyers. Personal interview with author 7 October 1992.
- 42Ibid.

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Tigard Sentinel, 23 July 1926, 13 March 1927, 29 April 1927,
4 November 1927.

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1900, 1910.

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VERBAL DESCRIPTION

A tract of land in Section 14, Township 2 South, Range 1 W, of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Edna Bilyeu by deed recorded September 27, 1937, in Book 167, pg. 568, Washington County, Oregon Deed Records, said partition being described as follows:

Beginning at Northeast corner of that tract of land conveyed to Charles L. Shaver by deed recorded April 3, 1898 in Book 53, pg. 195 said Deed Records; thence West Along North line of said Shaver tract a distance of 264 feet to Northwest corner thereof; thence South along West line of said Shaver tract a distance of 390 feet, said point being 22.5 feet North of the Southwest Corner of said Shaver tract; thence South 89 degrees 54 minutes East a distance of 264.64 feet; thence Northerly along a line parallel to last line of that tract of land conveyed to C.L. Shaver by deed recorded December 7, 1892 in Book 36, page 60 said Deed Records; a distance of 390 feet to point of beginning.

BOUNDARY JUSTIFICATION

The nominated 2.06 acre parcel includes the remaining portion of the original parcel of W.E. Shaver. It includes a (non-historic) carriage house and a fenced paddock. Natural features include a sloping drainage area at the back of the property with a spring.

J. L. Hicklin
No. 1295 A 340.29

A 257.90

H 919
Ed. Wood

A 315.15

Geo. Richard
A 880.3

T. H. Hill
Cert. 102

McFarland
"Loh"

W. M.
Tigard

William Bywater
No. 1454
A 632.31

D. M. Taylor
Cert. 156

H 32
E. W. Birchard

2767

1873

Jos. Hicklin
No. 1445
A 317.12

Turble

1873

Sol. Richardson
"1155"

Z. S. Bryant
No. 2934
Cert. 2913

SITE

Ad. Shaver
1877

Ed. Shaver
1878

J. A. Taylor
No. 6755

Linn. Anderson
Cert. 2581

E. W. Shaver
Cert. 2064

Kenly McKenzie
Cert. 2985

I. Ball
Cert. 1689

T. Swift
2742

S. Galbraith
2898

Francis Mc Kinney
Cert. 3251

L. F. Hill
Sum. Street

SURVEY MAP
CA. 1870

No. 6203
D. Wall

W. F. Robbins
No. 6203

Heard
2732

No. 6203

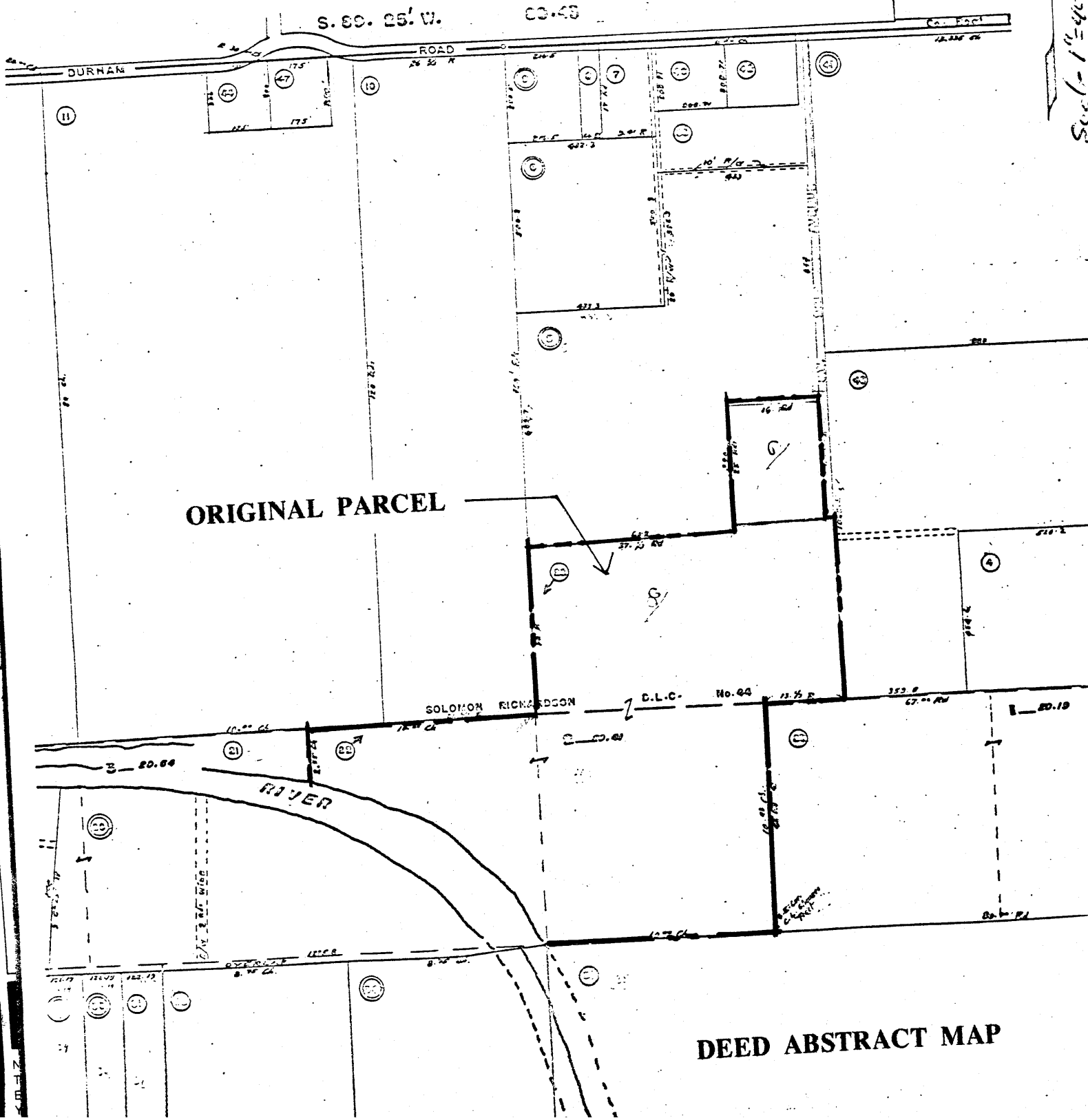
W. F. Robbins

no liability for variations, if any, in dimensions and location as shown by actual survey.

Table-Topost

Section 14 T2S R1W W.M.

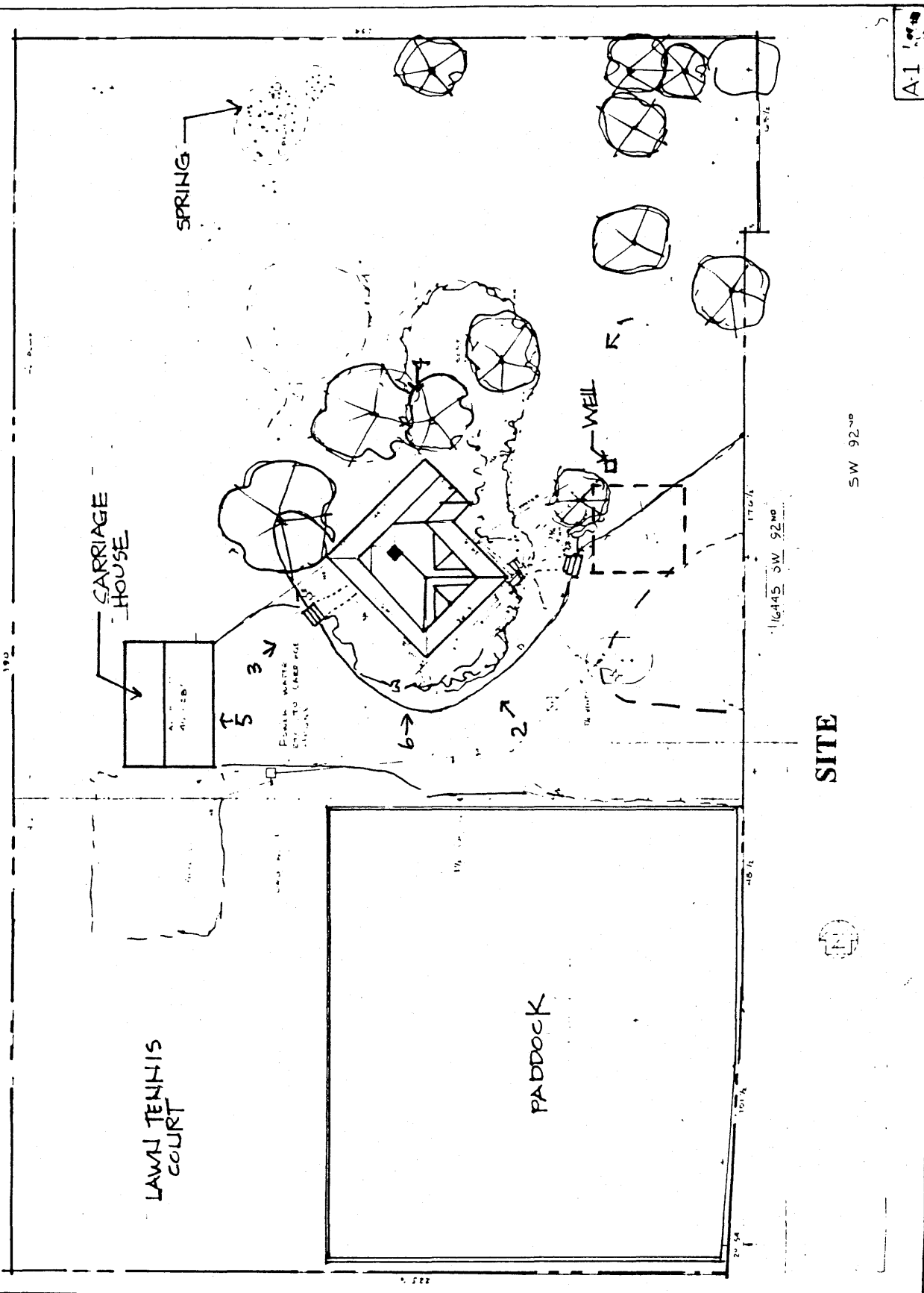
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ORIGINAL PARCEL

DEED ABSTRACT MAP

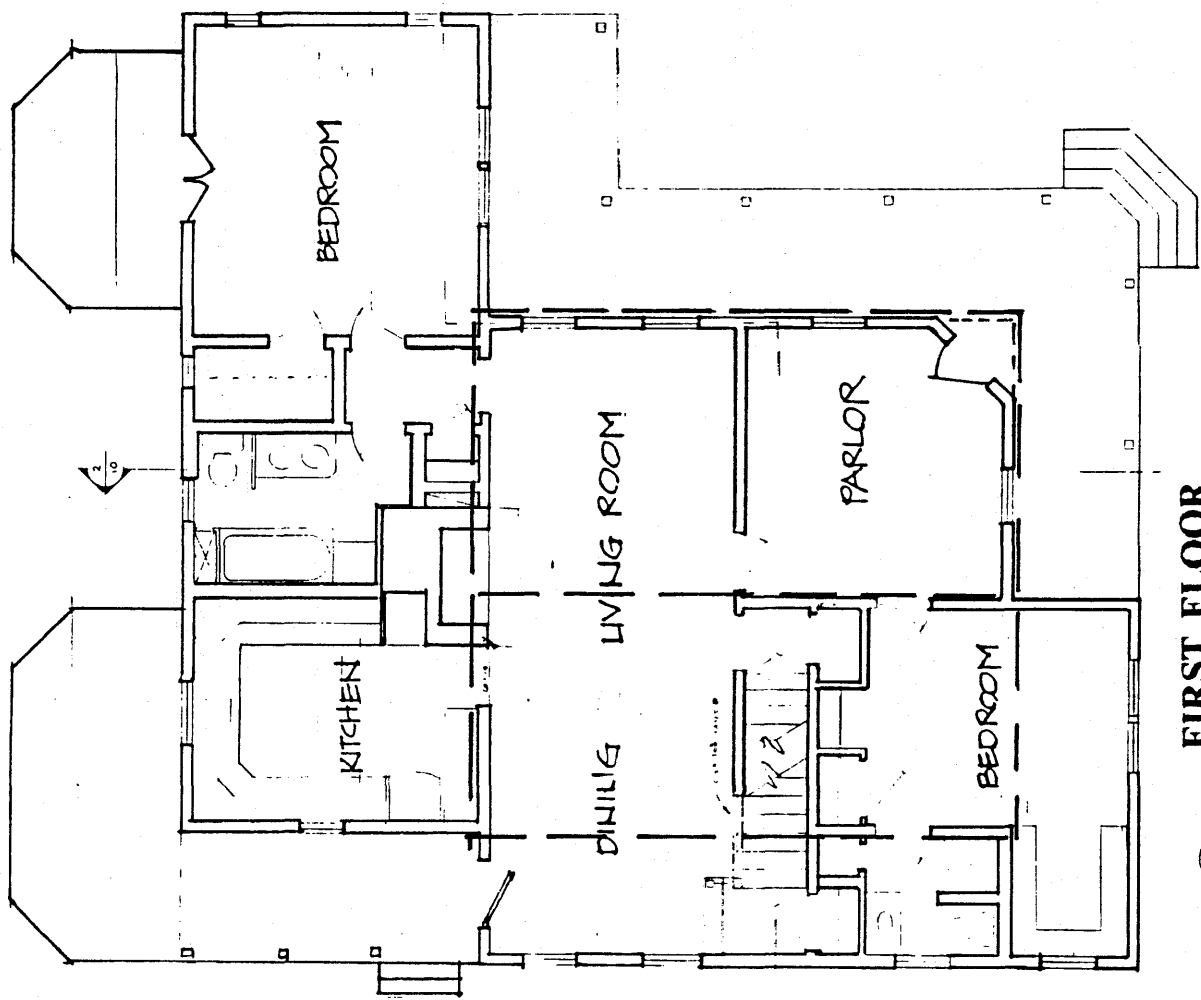
69,000 ± 04 ACRES



A-1

--- DENOTES GENERAL ORIGINAL LOCATION

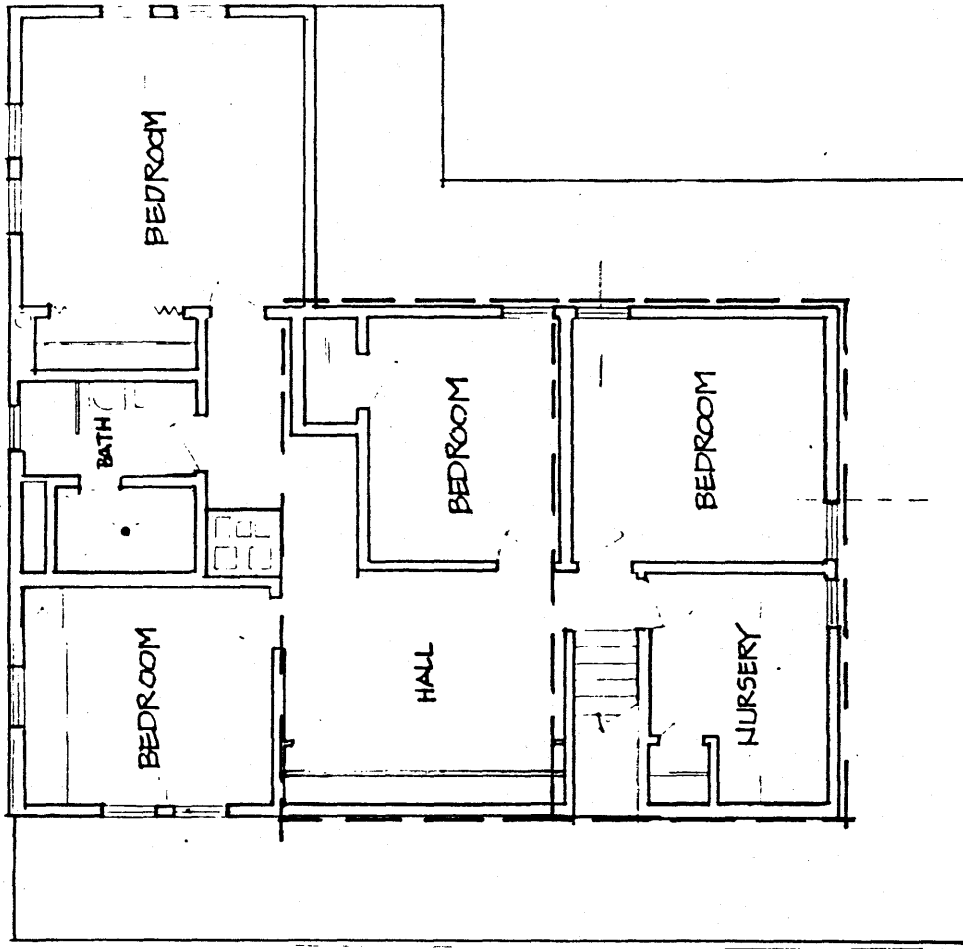
ORIGINAL DRAWINGS BY ROBERT SCOTT ca. 1970



FIRST FLOOR



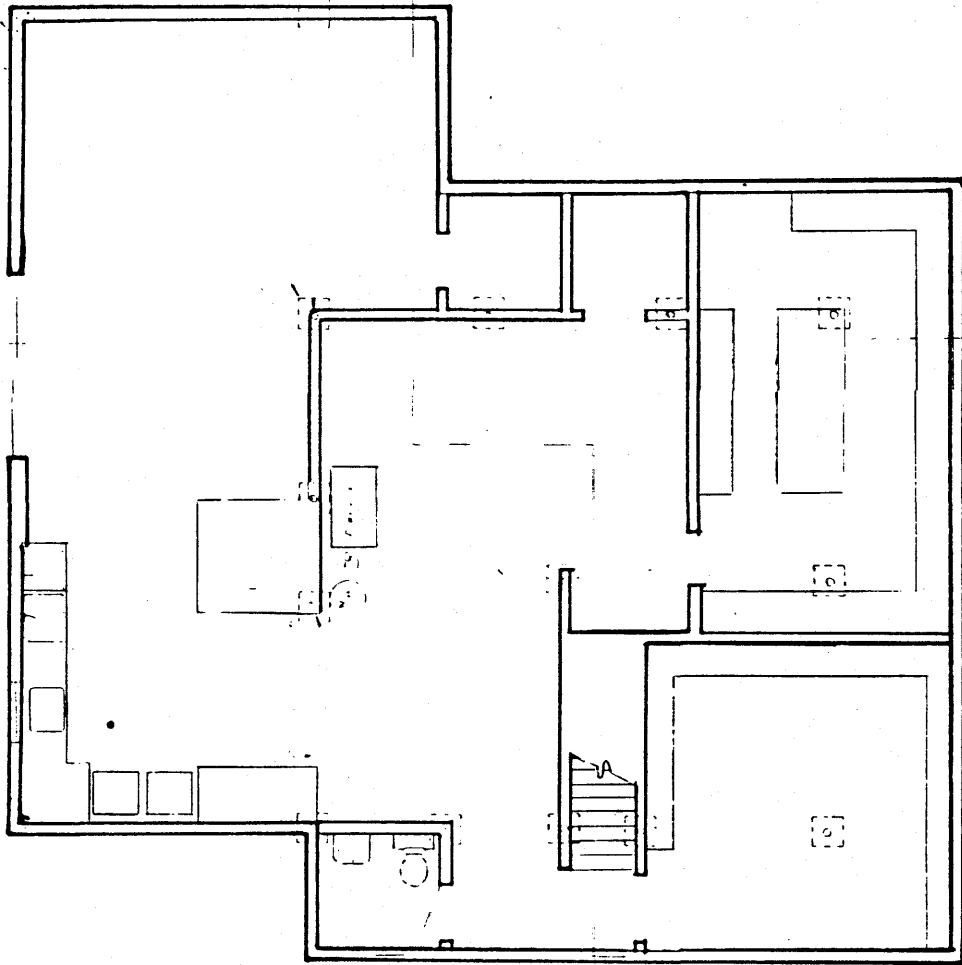
-- DENOTES ORIGINAL
OUTLINE OF HOUSE



SECOND FLOOR



--- DELIMITS ORIGINAL
OUTLINE OF HOUSE



BASEMENT

