United States Department of the Interior National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only received JUN 2 8 1984 date entered AUG 1 1984

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

1. Name

historic Linklater, Zula, House

Same

and/or common

2. Location

street & number 230 NE Second Avenue

Oregon

_N/Anot for publication

city, town

state

Hillsboro

code

_N/Avicinity of First Congressional District

Washington

code 067

3. Classification

Category	Ownership	Status	Present Use	
district	public	X occupied	agriculture	museum
_X building(s)	_X_ private	unoccupied	_X_ commercial	park
structure	both	work in progress	educational	private residence
site	Public Acquisition	Accessible	entertainment	religious
object	_Ŋ / Ain process	yes: restricted	_X_ government	scientific
	_N//being considered	X yes: unrestricted	industrial	transportation
		no	military	other:

county

41

4. Owner of Property

name	Eugene	0. and Launa	L. Zurbrugg		······		
street & r	number Route 2	, Box 447B		· · · · · · · · · · · · · · · · · · ·			
city, towr	Portlan	d	N/Avicinity of		state	Oregon	97231
5. L	ocation o	of Legal	Descript	ion			
courthou	se, registry of deeds,	etc. Was	shington County	y Courthouse	1 1 1 1		
street & r	number	:150) North First /	Avenue		• •	
city, towr	1	Hil	llsboro		state	Oregon	97123
6. R	lepresent	ation in	Existing	Survey	5		
	lillsboro Cultur esource Invento		has this p	property been dete	ermined el	igible?	yesX_no
date 1	983			federal	sta	te cou	unty _X_ local
depositor	ry for survey records	Hillsbor	<u>o Planning Dep</u>	partment	: · ·		
city, town	Hillsboro				state	Oregon	97123

7. Description

Condition

X excellent	deteriorated	unaltere
good	ruins	_X_ altered
fair	unexposed	и 1

Check one unaltered \underline{X} original site moved date ____

N/A

Describe the present and original (if known) physical appearance

Check one

The two story Zula Linklater House is significant architecturally as the only example of 1920s residential concrete construction in the city of Hillsboro. The home was constructed in 1923 by Zula Warren Linklater, widow of the prominent local physician, Dr. Samuel Towers Linklater. Located at 230 NE Second Avenue, the house is adjacent to the 1914 Carnegie Library, which stands on property donated by Dr. Linklater. Diagonally across Second Avenue (SW) from the library is the focal point of the downtown area, Washington County Courthouse.

In selecting the design, Mrs. Linklater was advised to build "a house that would last forever." She chose a simple though elegant Mediterranean design, which has remained unique in its construction. The home was erected in a progressive construction medium, concrete, reflecting Mrs. Linklater's desire to maintain her family permanently in the center of Hillsboro. The residence was a focal point for social gatherings and for musicology.

Located in Section 31, Township 1N, Range 2W, on Tax Lot CB 8900, the house retains a prominent position in its relationship to the courthouse square and to the Bagley Park area one block to the north. The structure is further enhanced by its proximity to the Carnegie Library, which borders the property to the south.

The lot which accommodates the Zula Linklater House is "L" shaped and, due to future plans, the large lot will eventually support an additional multi-story, compatibly-designed structure. The portion of the lot fronting Second Avenue and measuring 128 x 80 feet is being nominated. The rear portion of the property, approximately 118 x 118 feet, is presently vacant and is not included in the nominated area. In recent years the property was minimally landscaped with low growing shrubbery and lawn. The current owner has developed a more manageable landscape plan appropriate to the adaptive use of the structure.

The exterior dimensions of the main volume are approximately 38 x 26 feet, plus an additional two story 11 x 9-foot wing on the south elevation. A 5-foot wide patio. recently faced with brick to meet safety code, extends the length of the front facade and wraps around the south elevation. A new 8 x 14-foot patio has recently been added in the rear to accommodate handicapped access.

Stylistically, the house is Mediterranean in spirit, though it is a very restrained, or simplified example of the style. The construction of the Zula Linklater House is unusual, indeed, unique in Hillsboro. Although the exterior of the structure has suffered from deferred maintenance, its appearance has not been compromised. In 1983, the exterior was stabilized, an acrylic coating applied to seal fissures in the concrete, and broken window panes were replaced. All original hemlock sash and casements have been retained.

United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

Continuation sheet LINKLATER, ZULA, HOUSE Item number

For MCRS'use only received date entered Page 2

Construction of the double-concrete walled structure took place as 6-inch vertical layers were poured, one after another; wedge forms were reused until the desired elevation was reached. Threee and one-half inch thick walls were formed with a $2\frac{1}{2}$ -inch cavity between the two layers. The two concrete walls were then reinforced horizontally, rather than diagonally, with $\frac{1}{2}$ -inch ribbed square tie bars set at a distance of 3 feet. This construction method was highly unusual for the period, and did not evolve as a popular building method until several decades later.

7

To date no architect has been associated with the design of the house, but descendant Samuel Linklater believes that the contractor was a Mr. Frost and son. Plans for the home were quite possibly drawn from an early edition of Portland Cement Associations's <u>Plans for Concrete Houses</u>, a publication which featured the very similar Tarrytown Model (#6210).

The exterior of the Zula Linklater residence is articulated with generous multipaned window openings on every elevation. The front facade is formally executed with triple multipaned (9/9, 18/18, 9/9) sash on each side of the central entrance. The entrance door has 18 lights with duplicate sidelight panels containing six lights each. Over the door is a small hood, or canopy, supported by decorative wooden brackets.

Above the ground elevation on the front facade are paired double sash (15/15) windows. Over the porch are three 12 light openings; the center of these is fixed casement. Underneath these and the lower windows are three window boxes, recently replaced.

Broad overhanging boxed eaves are a prominent feature of the structure. Two chimneys serve the building: an interior chimney from the kitchen area, and a larger 30-foot exterior brick chimney, which has been finished in stucco. This chimney is positioned along the south elevation at the juncture of the main volume and the south wing. The low pitched hipped roof has been recently recovered in composition material matching the original.

On the south elevation are three window openings: double-hung 9/9 lights on the ground floor, and a single 15/15 light opening on the second floor. A two story sun/sleeping porch volume projects midway from the south wall. The 11×9 -foot south wing on the ground story contains five double French doors, multipaned, all of which are presently sealed.

The rear, or east elevation, also contains a small projection from the main volume. The only structural change to the building occurred in this area in 1983. Originally, the upper elevation protruded over a concrete porch, forming a covered area. However, to enlarge the interior space for a restroom for the handicapped,

United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory-Nomination Form

Continuation sheet LINKLATER, ZULA, HOUSE

Item number

7

For MCRS use only received date entered and see and see a second 3 Page

the covered porch was enclosed. On the second floor elevation (excluding the sunporch) there are two pairs of double-hung 15/15 lights. In the center are two small four-light casement windows. On the ground story of the east elevation, moving north toward the sunporch, are paired 15/15 light sash and one 6/6 light. Under the existing covered porch area is a rear door with wooden panel and four fixed lights. Finally, near the north end is a 10/10 light sash.

The north exposure reveals two upper 15/15 lights while the ground elevation contains one 8/8 light and one 6/6 light. Near the northeast corner of the building is an 18 light door with hooded porch supported by decorative wooden brackets.

A 36' concrete foundation supports the house. There is a full basement with five window openings at head height on the exterior grade: one on the west and two each on the north and east. Access to the full basement is gained through a rear stairwell near the porch infill area. According to Samuel Linklater, the basement was one of the first completely full concrete basements in Hillsboro. Linklater also states that the gas, forced-air furnace, located in the basement, was also one of the first of its type in the city. The furnace is still is use.

The front entrance of the Zula Linklater House is oriented to the west and opens to a central hall containing a single flight open stairway. The open string staircase has plain hemlock 2 x 2-inch balusters with a bullnose handrail and simple square newel post. A single original teardrop painted brass light fixture is featured in the hall. The floors, except for the kitchen and bathrooms, are tongue and groove fir covered with carpet. Wall coverings are lath and plaster; in a few areas sheetrock has been used to repair damaged walls.

To the left of the entrance, through double multipaned French doors recently discovered and reinstalled, is the 14×11 -foot 6-inch dining room. In the northeast corner of the room is the original built-in corner china cabinet, with arched top and louvered door. Off the north wall, near the center, is a side door exit. Along the east wall is a pass-through door to the kitchen area. This room has been remodeled over the years. At the present time, all kitchen fixtures have been removed (though plumbing connections have been retained) so that the area can be utilized as office space.

From the kitchen is a pass-through door leading around the rear of the stairwell. To the left is the newly enlarged 8×8 -foot bathroom. Continuing to the central corridor, near the front entrance, is the living room $(24 \times 24 \text{ feet})$, entered through another pair of multipaned French doors (original). The living room contains a fireplace in the center of the south wall. It is a simple tan Roman brick fireplace with arched opening topped by a sailor course with slight relief. A 2 x 6-inch mantle crowns the brick.

United States Department of the Interior Heritage Conservation and Recreation Service

Continuation sheet LINKLATER, ZULA, HOUSE

National Register of Historic Places Inventory—Nomination Form

For MCRS use only received date enferred Page 4

7

Wood paneling, possibly installed in the last few years, has been painted white. Bookcases, thought to be original, line the south wall. An original light fixture resembling the hall fixture is situated in the front portion of the living room. To accommodate office use, a new half wall, 10 feet long and 7 feet high has been placed to the left of the living room entrance. This addition is reversible. Off the living room to the right rear (southeast) is the supporch.

Item number

At the top of the stairs is the bathroom containing original fixtures except for a sink which was probably a recent addition.

There are four bedrooms off the central corridor, one in each quadrant of the structure. The northeast bedroom is 14×9 feet 6 inches; the southeast bedroom is identical, and to the south, off this room, is a sleeping porch. The two front bedrooms are identical in size, 14×10 feet 6 inches. All have walk-in closets.

In the front of the staircase is a small room which measurers 5 feet 6 inches x 7 feet. According to descendent Samuel Linklater this space overlooking the front of the house was used by his family as a sewing room.

Because of its proximity to the courthouse square area, the house has been retained in an adaptive use mode that complements public use of the Hillsboro core area. Stabilization and a few minor changes have allowed the structure to serve local citizens as headquarters for the county legal aid services.

The Zula Linklater House is included in a 1980 Hillsboro survey report composed by the Regional Urban Design Assistance Team (RUDAT). RUDAT citied potential National Register districts in the city, but particularly advocated National Register status for the courthouse square area and ". . . the buildings fronting west on Second Street opposite the square, and major parts of the three blocks to the north and including Bagley Park."

In 1981, a preliminary survey of cultural resources, conducted jointly by the Washington County Museum and the City of Hillsboro, identified the Zula Linklater House as one of 31 potential primary sites in the Bagley Park-Courthouse area.

More recently the City Council has adopted a Cultural Resource Management program which facilitates the adoption of potentially historic sites to an inventory listing. Significantly, the Zula Linklater House was among the first such sites -one of 18 -- to be nominated to the inventory. In December, 1983, the community honored the Zula Linklater House when the Hillsboro Chamber of Commerce presented the current owner with a Civic Improvement Award for the restoration of the property.

8. Significance

Specific dates

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 1900–	Areas of Significance—C archeology-prehistoric archeology-historic agriculture X architecture art commerce communications		Iandscape architectur Iaw Iiterature military music philosophy politics/government	e religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	4000	Builder/Architect		

Unknown

Statement of Significance (in one paragraph)

1923

The Zula Linklater House is significantly associated with Zula Warren Linklater and her family of six children. Widowed in 1914, Mrs. Linklater became head of her household and manager of the many financial investments of her late husband, well-known Hillsboro physician, Dr. Samuel Towers Linklater. Mrs. Linklater's skillful handling of the estate enabled her family to continue its comfortable existence in the heart of Hillsboro, and to build, in 1923, the double-walled concrete Mediterranean style residence at 230 NE Second Avenue. The structure remains unique as the only example of 1920s residential concrete architecture in the city of Hillsboro. The property retains a position of prominence near the Washington County Courthouse and adjacent to the 1914 Carnegie Library. Known by townspeople for 60 years as the home of the Linklaters, the property is closely identified with this locally important family, their social life, educational values, community spirit, and musicology. We feel it is eligible under criteria "b" and "c."

Zula Warren Linklater, daughter of Ruth Griest Warren and Edward Harrison Warren, was born in Hillsboro vicinity in 1870. She graduated from Tualatin Academy in Forest Grove, and at the age of 28, became the bride of the widower Dr. Samuel Towers Linklater. The couple settled into family life in a two story Victorian cottage on a corner lot across Second Avenue (east) from the Washington County Courthouse.

The first Linklater child, Francis Warren, arrived the year following the marriage. In the next six years, Zula Linklater presented her husband with four more children: Ruth, Dorothy, Samuel and Kenneth. Ethel, the youngest, was born in 1911. On Tuesday, October 17, 1905, Dr. Linklater noted in his journal (now reposited in Washington County Museum), "I have been 7 years married -- and 5 chindren as a result -- all well so far. Zula, poor girl, has her hands full --Great blessing --"

Such was the legacy of Samuel Linklater when he was struck and killed by a train while returning from a late evening house call on February 12, 1914. Along with his widow and young children, many Hillsborp citizens mourned. Businesses closed during the funeral, while 27 doctors from Portland hired a special Oregon Electric car to attend services at the Tualatin Plains Presbyterian Church (Old Scotch Church).

Following her husband's death, Zula Linklater continued to reside with her young family in the two story frame home across from the courthouse. Mrs. Linklater, financially secure from her husband's property investments, was able to maintain her nurturing role with the children and to continue her participation in Hillsboro social activities. She remained active in Eastern Star and Pythian Sisters, played the organ for the Congregational Church, and enjoyed a reputation as an expert pianist.

9. Major Bibliographical References

See Continuation Sheet

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<u>10. C</u>	Geograp	hical Data	a n the second strength		
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List all sta	ates and counti	es for properties ov	erlapping state or	county bou	Indaries
state	None	code	county		code
state	None	code	county		code
11. F	orm Pre	epared By			
name/title organizatior	Linda Do History	odds Resources		date	December 17, 1983
street & nun	nber 1665 NW	131st Avenue		telephone	(503) 644-8921
city or town	Torbran			state	Oregon 97229
12. S	state His	storic Pre	servation	Offic	er Certification
The evaluate	ed significance of	this property within the state	he state is: _X logal		
665), I hereb according to	by nominate this p the criteria and	property for inclusion i procedures set forth b	n the National Regist	er and certif	rvation Act of 1966 (Public Law 89– y that it has been evaluated
State Histori	ic Preservation O	fficer signature	- ALLAUMALIA	M. M.	
title	Deputy Sta	te Historic Pres	ervation Office	r	date May 10, 1984
I herel	use only by certify that this Alau of the National Re	Fyer :	n the National Regist Entered in the National Registe		<u>date 8-1-84</u>
Attest:					date
Chief of	Registration			A DESCRIPTION OF THE OWNER	

United States Department of the Interior Heritage Conservation and Recreation Service

Continuation sheet LINKLATER, ZULA, HOUSE

knowledgeable, as she was.

National Register of Historic Places Inventory—Nomination Form

For HCRS use only received data antered Page 2

Zula Linklater provided stability for her children by encouraging them to become musical, and to acquire a college education. The Linklater children were regarded as outstandingly talented students; some had superior athletic capabilities; others were active in student government. The children routinely practiced on their musical instruments, as Mrs. Linklater expected them to become musically

Item number

8

In 1922, Mrs. Linklater generously donated her Second Avenue property to the Tuality Masonic Lodge No. 6. The wood frame Victorian cottage which stood on the lot was moved across Lincoln Stret (north) and sited adjacent (east) to the 1914 Carnegie Library (see map). While the new concrete Mission style lodge structure was being constructed, the Linklaters also undertook the building of a new family residence on an empty lot originally part of the Isaiah Kelsey donation land claim, and purchased by Dr. Linklater in 1889.

According to the only surviving Linklater child, Samuel Edward, Ruth Linklater prevailed on her mother to build a "house that would last forever." Zula and her children selected a two story Mediterranean design of concrete construction for the house, which was erected at 230 NE Second Avenue. All of the Linklaters, except possibly Francis, resided there with Mrs. Linklater in the new and unique concrete residential structure. Their former home was subsequently destroyed. In the new home the family continued their cultural activity. Mrs. Linklater entertained frequently, often playing her grand piano in the spacious living room. She also maintained diligent membership in Pythian Sisters and Eastern Star.

As the children grew older, they gradually drifted away from their home. They inherited their parents' value of education, and all of them attended college, with five of the six Linklaters graduated. Francis, the eldest, attended the University of Oregon and relocated in Coos Bay. Ruth, a University of Washington alumna, was active in Hillsboro as a Congregationalist Sunday school teacher, and she organized the Hillsboro Intercollegiate Club, similar to university clubs in larger cities. Dorothy graduated from Oregon Agricultural College, married, and resettled in Bartlesville, Oklahoma. Samuel Edward attended the University of Oregon, and like Francis, pledged Psi Kappa Psi fraternity. He graduated in 1926 and took a job as a chemist in San Francisco.

Kenneth Linklater was elected student body president of Hillsboro High School in 1923. He was also elected president of the Washington County Band, which he helped organize. He became athletic manager for the high school basketball team, and participated in many local musical theatre events. Kenneth attended Pacific University in Forest Grove from 1926-28, and worked in several local businesses while he was a student. He remained at home until his mother passed away.

United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

Continuation sheet LINKLATER, ZULA, HOUSE Item number 8

For MCRS use only received date entered Page 3

Zula Linklater died February 3, 1930, her death, according to the <u>Independent</u> causing "shock" and "widespread sorrow." The newspaper noted that Mrs. Linklater was "greatly loved by a wide circle of friends," and that "she was a devoted mother, who at the same time was able to take part in church, fraternal and social activities."

Following their mother's death, Kenneth and Samuel retraced the steps of their Scotch-born father to attend two semesters at the University of Edinburgh in 1930-31. Zula Linklater's estate enabled her sons to study abroad, even though it was during the Depression period. Their letters record their school experiences and side trips to Antwerp, Paris, Seville, Baghdad, Gibralter and Mainz. On their return from Europe, Samuel resumed his career as a chemist in California, while Kenneth enrolled in the University of Oregon. He graduated in 1932, enrolled in the University law school, and was admitted to the Oregon bar in 1935. Soon afterward he applied for employment with the Works Progress Administration, Division of Investigation. His position evolved into an association with the Federal Bureau of Investigation. From 1942-46, Kenneth was a staff officer, Lieutenant Colonel, in the U.S. Air Force. For the next two years, he served with the War Assets Administration, Compliance Division, in Portland. He was later attached to the Pentagon as a staff officer, and finished his career with Lockheed Aircraft Corporation.

Ethel, the youngest Linklater child, graduated from Hillsboro High School in 1927. She attended Pacific University and graduated from Reed College.

Kenneth Linklater acquired sole interest in the Linklater property in 1930. For a few years he resided in the house, and later when he was employed in the area, he resided in the house with his wife, Jeanne Latourette Linklater. During the time the Kenneth Linklaters were away from the area, the house was rented out, but it was never sold because Kenneth was determined to retain the family residence. In August 1983, following the death of Kenneth, the Linklater House passed from the family, exactly 60 years after its construction.

Throughout its history the Zula Linklater House has been associated with an historical cultural presence in the city of Hillsboro. The concrete structure, one of two in the community dating from the period, is unique as the only architectural example of its type. The 1924 edition of the Hillsboro $\underline{\text{Argus}}$ pictured the home as one of several "beautiful homes built in Hillsboro during the last few years." These homes, stated the $\underline{\text{Argus}}$, were constructed at a cost of \$3-9,000.

It is noteworthy that the spirit of the Linklater family also dates from the life of Dr. Linklater, who settled in the area in 1883. He had planned to emigrate to Australia from Scotland following his graduation from the University of Edinburgh, where he received his medical degree in 1882. But enroute to Australia, Dr. Linklater stopped to visit his sister in Oregon, only to be impressed by the "scenic and climatic advantages of Washington County."

United States Department of the Interior Heritage Conservation and Recreation Service

Continuation sheet LINKLATER, ZULA, HOUSE

National Register of Historic Places Inventory—Nomination Form

For HCRS use only received date entered Page 4

In 1886, Dr. Linklater married Eliza M. Sinclair, and also founded the Delta Drug Store (extant). Eliza died in 1889, the same year Samuel served his only term as mayor of Hillsboro. The next year the physician became publisher of the Hillsboro <u>Independent</u>. In 1891, Dr. Linklater returned to Edinburgh, and went to other European centers of medical studies. He re-established himself in Hillsboro in 1892, and endeared himself to the citizens of the locality, often providing to those in need, apparently without any expectation of being repaid. At his death, the <u>Argus</u> noted that Dr. Linklater always "had an open hand for charity," and that he "gave of his professional advice without charge to many who were unable to pay." It was not surprising to the community to learn after Dr. Linklater's death that he had donated to the city a parcel of his property, which was to accommodate the new Carnegie Library. Earlier, Dr. Linklater had donated, at his own expense, a bandstand which was erected in the county courtyard. The community spirit which Dr. Linklater exemplified was continued by Zula Linklater through her donation of proprty to the Masonic Lodge.

Item number

8

United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet LINKLATER, ZULA, HOUSE Item number 9

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United States Department of the Interior Heritage Conservation and Recreation Service

Continuation sheet LINKLATER, ZULA, HOUSE

National Register of Historic Places Inventory—Nomination Form



9

Item number

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Linklater, Zula, House Name of Property

NPS Form 10-900-a

Washington Co., OR County and State

OMB Approval No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number Photographs Page 1

PHOTOGRAPHS

Address:	230 NE Second Avenue
	Hillsboro, OR
Photographer:	Oregon SHPO Staff
Date:	October 12, 1983, other dates as marked
Location of Negatives:	Oregon State Historic Preservation Office

Photo #1 (OR_WashingtonCounty_ZulaLinklaterHouse_0001.jpg) West façade, camera facing east. Photo taken in 1980 by SHPO staff

Photo #2 (OR_WashingtonCounty_ZulaLinklaterHouse_0002.jpg) West façade, camera facing east.

Photo #3 (OR_WashingtonCounty_ZulaLinklaterHouse_0003.jpg) North elevation (left) and west façade (right), camera facing southeast.

Photo #4 (OR_WashingtonCounty_ZulaLinklaterHouse_0004.jpg) East elevation (right) and north elevation (left), camera facing southwest.

Photo #5 (OR_WashingtonCounty_ZulaLinklaterHouse_0005.jpg) East elevation (right) and north elevation (left), camera facing southwest.