

United States Department of the Interior
National Park Service



53

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name DeGuire-Ludowitzki, House

other names/site number Ludowitzki, John and Mary, House

Name of Multiple Property Listing Domestic Architecture in Silverton, Oregon and its Environs

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 840 South Water Street

not for publication

city or town Silverton

vicinity

state Oregon code OR county Marion code 047 zip code 97381

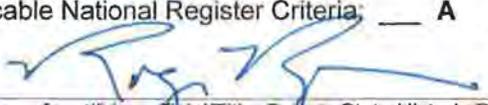
3. State/Federal Agency Certification

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 at the following level(s) of significance: ___ national ___ statewide local

Applicable National Register Criteria: ___ A ___ B C ___ D


Signature of certifying official/Title: Deputy State Historic Preservation Officer

1-15-15
Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

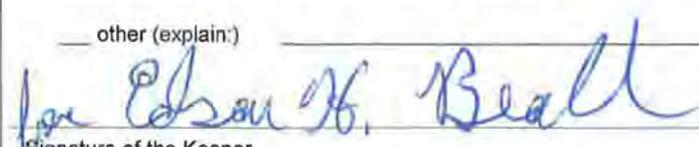
entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain):


Signature of the Keeper

3-3-15
Date of Action

DeGuire-Ludowitzki House
 Name of Property

Marion Co., OR
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	1	buildings
		site
		structure
		object
1	1	Total

Number of contributing resources previously listed in the National Register

Not Applicable

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 19TH AND 20TH CENTURY
REVIVALS: Colonial Revival

Materials
 (Enter categories from instructions.)

foundation: STONE; CONCRETE (block)
 walls: WOOD: Weatherboard

 roof: ASPHALT: Shingle
 other: _____

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The ca. 1907 DeGuire-Ludowitzki House is located at 840 South Water Street in south Silverton, Marion County, Oregon on a corner lot in Johnson's Addition at the intersection of South Water and Central Streets.¹ The house is oriented northeast, and is sited in the center of the lot. Pedestrian access is from South Water Street, and vehicular access is from Center Street. The DeGuire-Ludowitzki House is a wood-frame two-story building clad in weather board and set on a stone foundation. Designed as a moderately expressed Colonial Revival-style home in the foursquare form, the property exhibits many of the character-defining features of its style and type. Key details include a medium-pitched pyramidal roof decorated with a simple frieze and cornice. The main full-width wrap-around front porch is covered with a hipped roof supported by a Tuscan-style colonnade, typical of the Colonial Revival style. A non-contributing two-car garage faces Central Street. The interior includes 1,700 square feet of living space, and is organized in a side hall foursquare-type plan. The first floor includes an entry hall and stair, parlor, living room, dining room, kitchen, and den with a half bathroom. The second floor is laid out in quadrants with three bedrooms and one bathroom in each corner, centered around the landing. The house has undergone some alterations since its construction, especially in the 1950s. Despite the changes, the building retains its character-defining features and continues to convey its significant historical characteristics and associations.

Narrative Description

SETTING AND LANDSCAPE

The DeGuire-Ludowitzki House faces northeast on the northwest corner at the intersection of South Water Street and Central Street (Figure 2). For the purposes of this document the northwest will be the north, northeast will be east, southeast will be south and southwest will be west (Figures 4 to 6).

Water Street is the primary north-south thoroughfare of Silverton on the east side of Silver Creek. Historic dwellings from 1880 through the 1920s characterize the neighborhood. The lot is part of a rectangular fraction of Lot No.4 in Johnson's Addition, with 62' fronting South Water Street, and extending 147' along Central Street (Figure 3 and 11). Behind the house (west) is a non-historic, non-contributing two-car garage that is accessed from Central Street. A non-historic brick path leads to the main entry from South Water Street. The lot is bordered by a low vinyl fence that was added in 2008 (Photo 1 and 2).² The building is centered within the lot, set back about 25' from the east boundary line on South Water Street, and about 15' from the south boundary line on Central Street. The landscaping was leveled in 2009 by the current owners to remove the rocks in the soil. The current owners are constructing an artificial pond next to the north boundary line (Figure 4). A non-permanent play structure is situated on the south part of the lot between the house and the garage (Photo 2). The landscaping includes an ornamental lawn and flower beds near the main entrance. The Klug family planted four trees along Central Street between the fence and the sidewalk (Photo 1 and 2).

¹ Sanborn Insurance maps previous to 1939 indicate the name of Central Street as South Center Street; Construction date determined through deed research; Ludowitzki is a German last name that has been spelled in many different ways across the historical documents consulted. For this nomination Ludowitzki was the name selected because it is how it was spelled in a German book about the German community in Oregon (see Figure 16). This book spelled the name Johann Ludowitzki, however the author has found twelve different spellings in various documents (deeds, city directories, census, etc.) that are important to mention for further research: Ludowitzke, Ludowitz, Ludowitzky, Ludovitsky, Ludovetzke, Ludovetske, Ludovitz, Ludovitschy, Lodivotzke, Lodiwitzke, and Liedowitz. Apparently, the family ultimately settled on the Ludowitz spelling, given that John and Mary are buried in Eugene under that last name.

² Shannon Klug, Stories of the 840 South Water Street House, interview by Ernestina Fuenmayor, Non-recorded Personal Interview, March 14, 2014.

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

EXTERIOR

Built ca. 1907, the DeGuire-Ludowitzki House is a two-story dwelling with a wood-frame structure, designed in a moderately expressed Colonial Revival style in the foursquare form. The building is rectangular in mass with a single-story hipped-roof kitchen wing on the rear (west), and a wrap-around corner front porch (Photos 3 and 4). The house sits on a rough-faced, rough-squared stone foundation laid in courses, each measuring approximately 6"; two courses rise above the ground surface. The foundation was repointed and reinforced in 2000 with a post-and-beam system (Photos 5 and 6). The front porch deck is supported by wood posts hidden behind a diagonal wood lattice skirting. The house is clad with horizontal wood round-edge drop siding with corner boards in all exterior corners, and a water table. It has a pyramidal roof of composition shingle, overhanging eaves with ornate rafter tails, frieze boards, soffit and fascia, features typical of the Colonial Revival Style (Photos 3 and 4). The kitchen is within a rear one-story full-width projection covered with a hipped roof with soffit and enclosed eaves (Photos 5 and 6). Fenestration is regular, and most windows are one-over-one single-hung wood sashes, except on the first floor where the windows are one-over-one single-hung vinyl sash replacements that closely resemble the original wood sashes. There is a brick chimney on the west roof slope (rear) between the kitchen wing and the main building (Photo 5 and Figure 5).

Front Façade (east)

The east front façade of the DeGuire-Ludowitzki House is characterized by its symmetry (Photo 3). The first floor has the main entry on the southern side of the façade and a wide window on the northern side. There are two windows on the second floor aligned with the openings on the first floor, and a small hipped-roof wall dormer is centered in the roof with a vinyl replacement single-pane double-hung window opening into the attic. The wide front porch wraps around the northeast corner and continues halfway along the north façade. This character-defining porch serves as a transition element from the front lawn to the house. The porch exhibits similar proportions to porches found on Craftsman-style houses; however, the six round wood columns (four on the front facade – including the corner – and three on the north façade) are of the Tuscan style, which is common to Colonial Revival houses (Photo 4). A closed railing borders the porch, and is only interrupted by two openings in the rail (east and north facades). Two wide concrete steps lead to the porch on the front facade. The tongue-and-groove floor is original, as well as all the porch finishes including the wood ceiling (Photo 4). The character-defining historic main wood entry door has an oval glass upper panel and decorative panels on the lower side (Photo 16). On the first story, the wide window sashes were replaced with a vinyl single hung, similar in style to the original (Photo 17). The second floor windows are wood single-hung and have been preserved. All windows and doors are finished with simple wood trim with classically-detailed hoods.

Side Façade (south)

The south side façade faces Central Street. This façade presents a clear distinction in massing between the two-story main building and the rear one-story kitchen wing (Photo 5). Both were built at the same time, evident in the continuity of the foundation and the siding. The main building is characterized by its symmetry, with two replacement vinyl, one-over-one single-hung windows on the first floor, and two wood one-over-one single-hung on the second. A fixed diamond wood window, centered in the second floor, lights the landing of the interior stairway. At the southeast corner of the first floor, a small historic wood window, elevated about 5' from the ground level, lights the bottom of the interior stairs. Painted metal flashing protects its historic wood hood. The two windows on the kitchen wing are not original, based on a comparison with the other windows, which are shorter in height and narrower in width.

Rear Façade (west)

The west façade (rear) is simple and plain, with a rear non-historic glass wood door in the northern side (Photos 5 and 6). A non-original set of wood steps lead to the door with a small deck and simple wood handrail and balusters. The repaired foundation is noticeable on this façade where concrete blocks have replaced the stone. A foundation vent is set in the southern side of the façade. The brick chimney is visible

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

from this façade. The siding has the shadow marks showing the former attachment point for the demolished carriage house (Figure 15).³

Side Façade (north)

The north side façade is similar to the south façade, with four windows on the main building: two original one-over-one wood-frame single-hung windows on the second floor, and two wide replacement vinyl one-over-one pane single-hung windows on the first floor (Photo 6). In this façade, the kitchen wing differs from the south façade in having only one wide replacement vinyl window. The siding has shadow marks indicating that the window opening was changed. Historically the window lit the kitchen, which is currently the dining room. The wrap-around porch continues on this façade, as previously stated. The hipped-roof porch has three round wood columns on this façade (including the corner column), with a set of stairs that connect to the side yard. The steps are simple wood boards and the railing is made with 2"x4" wood studs.

INTERIOR

The house is arranged in a side hall floor plan, which is described by Herbert Gottfried and Jan Jennings, authors of *American Vernacular Buildings and Interiors*, as "typically one room and a hallway wide and three rooms deep, with a second level of bedrooms and bath, (...) within the side hall plan, the stair was either a straight-run type or a quarter-turn type, with the latter often employing winder stairs to save space."⁴ The DeGuire-Ludowitzki House presents the variant described as where a "room was carved out of the center of the house just behind the stairs. The room usually was small and was used as a library or den."⁵ This description by Gottfried and Jennings represents the basic layout of the house. The first floor of the DeGuire-Ludowitzki House has approximately 1,040 square feet in area, and includes seven rooms: the entry hall, parlor, living room, dining room, kitchen, half bathroom, and a den (Figure 5). The second floor has approximately 676 square feet in area including three bedrooms and one bathroom with a central hallway. All rooms have the original wood picture rails and wood baseboard molding (except the kitchen and bathrooms), molded-door and window surrounds, and molded crowns over the windows. Most of the interior doors are original.

First Floor

Entry Hall

The entry hall is located in the southeast corner of the first floor, immediately behind the main entry door (Photo 7 and Figure 5). The space is enclosed by interior walls on the north and west side. The north wall has two openings, one with a historic hinged-glass door with five horizontal plain-glass panels that lead to the parlor. A second opening without a door opens to the living room. The historic main entry exterior wood door has an oval glass pane on the top half inside a large inset square panel, and in the bottom there are four inset panels organized one in each corner. The room is finished with a hardwood floor, baseboard with a profile similar to a three-member molded base, and picture molding. The space is illuminated by a small horizontal wood awning window that is located at the bottom of the stair landing in the south wall.

Stairway

The quarter-turn stairway runs on the south wall (Photos 7, 8 and 13). The space underneath is enclosed by walls and houses a closet that opens to the den. The stairs retain the original wood square main newel post decorated with Craftsman details, and also has the original wood hand railing that ends at the landing newel post – decorated in a similar style as the main newel post. The simple square wood balusters were preserved by the current owners (although, they do not appear original to the house because they do not match the other

³ The name "carriage house" is used throughout the nomination referring to the attached structure that used to be place in the rear of the house. The exact used of such structure, whether a garage or a carriage house, is unknown, given the few records existing on the house. However, this is the term being carried on by the homeowners to the date. By the time the house was occupied by John Ludowitzki carriages were less common than automobile, however, it was not something everybody could afford. This structure could have started as a carriage house and later converted to a garage, by the time it was attached to the house.

⁴ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York: W. W. Norton, 2009), 172.

⁵ *Ibid.*, 172–175.

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

interior details). The half-landing is lit by the character-defining fixed diamond window, which is finished in unpainted wood with simple square window surrounds. In the upper half of the stair, there is a handrail on the west wall supported by metal brackets attached to the wall. The original wood treads were replaced in-kind in 2009.

Parlor

The parlor is the first room to be accessed from the entry hall (Photo 8 and Figure 5). This large room is illuminated from the east (front) and north (side) facades and is protected by the wrap-around corner porch in its full length. On each exterior wall there is a substitution vinyl wide single-hung window that originally had stain glass upper sashes (Photo 17). The room connects to the living room (formerly the dining room) through the west wall with a set of preserved glass pocket doors with five horizontal plain-glass panels with original hardware, in the same style as the door leading to the entry hall. The room is finished with a hardwood floor, and baseboards with details similar to a three-member molded base. The original picture molding is in place; however, a larger molding is placed on top of it, changing the appearance to a cornice molding rather than a picture molding.

Living Room

The living room (historically the dining room) can be accessed through the glass pocket doors from the parlor's west wall. The living room also connects with the entry hall by an opening. This opening includes a hinged wood door that accesses the den and is finished with a molding surround (Photos 9 and 10, and Figure 5). In the southwest corner is a large floor-to-ceiling non-historic gas fireplace that was built by the Klug family (current owners) in 2010, re-using some of the stones extracted from the soil in the yard when it was leveled. A furnace was probably originally located at the same location. The room is illuminated by a wide vinyl substitution single-hung window on the north wall, the same as the windows in the parlor. Finishes include a hardwood floor, and baseboard with details similar to a three-member molded base. Same as the parlor, the original picture molding remains with a larger molding placed on top of it.

Den and Half Bathroom

A den is located on the south side of the living room, accessed by a five-cross panel wood door with the original hardware. It is illuminated through a non-original vinyl double-hung window on the south exterior wall. The den includes a closet under the stair, accessed by a hinged five-cross panel wood door on the east wall of the room. There is a half-bathroom within this space on the west wall that was built prior to the current owners, placed awkwardly on the center of the space, with gaps between the south and north walls (Figure 5). This half-bathroom has one toilet on the south wall and a sink on the north wall with a door in the center of the east wall. This bathroom is finished with non-historic mosaic tile on the floor, wood baseboards, and painted walls.

Dining Room

The dining room (historically the kitchen) is located at the northwest corner of the house and is accessed through an opening from the living room, where there was historically a swing door (Photo 11 and Figure 5). The dining room is illuminated by a wide vinyl single-hung window on the north wall and a modern glass door that leads to the rear yard. Originally, there was a built-in hutch on the wall between the living and dining room that was removed by a previous owner. A large opening connects the dining room with the kitchen, which was historically a bathroom, according to Shannon Klug, the current owner.⁶ The room is finished with original wood wainscoting on every wall, and non-historic wood cornice molding on the ceiling. The window and door surrounds are original except for the exterior door and the opening to the kitchen.

Kitchen

The kitchen is located at the southwest corner of the house. It is illuminated by two non-historic double-hung windows with non-historic wood surrounds (Photo 9 and Figure 5). The kitchen was remodeled in 2007, and is organized as a "U" with modern counters and cabinets on the south, east, and west walls. There are no upper cabinets on the south wall. The sink is located under the windows on the south wall. The cooking range is on

⁶ Shannon Klug, Interview with Shannon Klug, interview by Ernestina Fuenmayor, Non-recorded Personal Interview, March 14, 2014.

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

the west wall near the southwest corner of the room. The refrigerator is situated on the east wall near the entry opening, surrounded by cabinets. The kitchen is finished with square tile on the floor and cornice molding on the ceiling. A partition wall perpendicular to the west wall was built to separate the cooking area from the laundry space, which includes a washer and dryer below and built-in cabinets above. The opening between the kitchen and laundry space is framed with a non-historic natural plain-wood surround.

Second Floor

Central Hallway

The stairway leads up to a central hallway on the second floor, which is almost square in plan. It is lit by the diamond window previously described at the half-landing (Photo 13). The second floor is divided in four quadrants with a room in every corner with doors facing the hallway. The hallway is finished with non-original hardwood flooring and historic wood baseboards in the same style as the first floor baseboards. A historic metal floor vent at the north end of the hallway allows heat to rise up to the second floor. The unfinished attic is accessed by a pull-down ladder in the hallway ceiling (Figure 6).

Bathroom

The second floor bathroom is located in the southwest corner and is accessed through a historic five-cross panel wood door with original hardware (Figure 6). The bathroom, formerly a bedroom, was converted in the 1970s to its current use. A privacy wall opposite the entrance shields the toilet from view when entering the bathroom. Modern double sinks in a base cabinet are situated on the west wall. A modern vinyl one-over-one double-hung window lights the bathroom, retaining the original wood trim and ornate hood. A large corner-bathtub in the southeast corner of the room is partially enclosed by a privacy wall adjacent to the window. The room is finished with hardwood floors with a different color and treatment than the rest of the house. The wood baseboards and cornice molding are non-original. The whole bathroom was remodeled by the current owners. Between the toilet and the sinks is a small knee door that provides access to the unfinished attic of the kitchen wing. This opening is original but the hinged wood door and the wood trim are modern (although constructed in a style sympathetic with other trim work in the house).

Bedroom No. 1

Bedroom No. 1 is located on the northwest corner of the second floor and accessed by a historic five-cross panel wood door with the original hardware (Photo 14 and Figure 6). This bedroom is the largest room on the second floor and includes a small closet on the east wall with a historic five-cross panel wood door with the original hardware, and original wood trim and hood. The room has the same hardwood flooring as the rest of the house. Unpainted light wood wainscoting and a wood cornice were installed by the current owners. The room is lit by a historic one-over-one single-hung wood window with original wood surrounds and ornate hood. The window and door trim were originally dark stained wood and were painted white by the current owners.

Bedroom No. 2

The Bedroom No.2 is situated on the northeast corner of the second floor, opposite to the Bedroom No.1 and diagonal to the bathroom (Photo 15 and Figure 6). The entry door is similar to the other doors on the house with a historic five-cross panel wood door with the original hardware. The room is smaller than Bedroom No. 1; however, the space includes a closet with a door next to the entry. The room is rectangular in shape, and is finished with the same hardwood floor as the rest of the house. Two historic one-over-one single-hung wood windows illuminate the room, one on the north and another on the east wall. A historic picture molding decorates each wall of the room. Doors and windows are also finished with wood trim and hood. All the wood elements were originally dark-stained wood, but were in the process of being painted white by the current owners during the writing of this document.

Bedroom No. 3

The Bedroom No. 3 is located in the southeast corner of the second floor next to the stairs (Figure 6). Same as the other rooms on this level, the entry door is a historic five-cross panel wood door with the original hardware. This is the smallest room, and does not have a closet. The room is irregular in shape, as the walls

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

in the southwest corner were adjusted to accommodate the stairs. The room is lit by two historic one-over-one single-hung wood windows; one on the east wall and another on the south wall. Same as bedroom No. 2, the room is trimmed with wood picture rails, wood window and door trim with hoods, and baseboards and hardwood floors. Likewise, the original dark stained-wood trim was being painted white.

OUTBUILDING

The non-contributing garage is a rectangular wood structure with composition shingle front-gabled roof, clad with horizontal vinyl lap siding with a wood two-car garage door on the south façade that faces Central Street. The east façade has a pedestrian entrance with an exterior wood door facing the house. The north façade has a centered vinyl sliding window. The west façade does not have any openings. The garage sits on a poured concrete foundation and is set back about 5' from the west boundary line, with a concrete driveway (Photo 2).

ALTERATIONS

As indicated by city of Silverton personnel, building permit records have been kept in Silverton only since 1995. According to City of Silverton staff person Vickie Owendale, "Prior to that, all permit records for Silverton would be with Marion County. However, statewide requirements for building permits only came into existence in 1973."⁷ Consequently, there are almost no records of changes to the house. The determination of dates for each alteration is based on interviews with present owners and an examination of their personal records.

Landscape alterations vary in date. Shannon Klug indicates that the City of Silverton removed the trees from the parcel due to disease and for plumbing work. The removal of the vegetation has been progressive. Today there are four trees on the property along Central Street between the fence and sidewalk planted by the Klug family (Figures 2, 5, and 7 to 10). In 2009, the yard was leveled, removing stones unearthed from the soil.⁸

1943-1984

During the period the Lynch family lived in the house (1943-1984), they adapted the building to their needs. The main change was converting a second floor bedroom into a bathroom (Figure 6), which is also the room that has access to kitchen attic.⁹ The space remains a bathroom, and was remodeled and updated by the current owners in 2011.¹⁰

1984-2000

The kitchen was relocated from the current dining room space to the location of the original bathroom. It is unknown when this change occurred, but the current owners believe it was done after 1984.¹¹ The vertical-wood paneling was retained when the space was converted to the dining room. The window in the current dining room facing north was modified (Photos 6 and 11). It is not clear what the change was; but perhaps may have been a reduction in size as indicated by shadows on the exterior wall. The present window is a wide single-hung vinyl sash, similar to the others in the living room and parlor.

2000-2003

The realtor who sold the property to the present owners kept records of the changes made to the house in 2000 and in 2003. The house was vacant between 2000 and 2004, and put on the market in 2003 (Figures 14 and 15).

The foundation was reinforced in 2000 with concrete blocks and with a post-and-beam system. During this period the electrical system was updated.

⁷ Vickie Owendale, Permit Technician, City of Silverton to Ernestina Fuenmayor, "Email Communication. Building Permits for National Register," April 29, 2014.

⁸ Klug, Interview with Shannon Klug.

⁹ Shannon Klug, present owner, met David Lynch, one of the descendants of the Lynch family. He stopped by the house one day when they were working on the house, and explained how the house was during the time his family lived in the house, including uses and updates made to the house.

¹⁰ Klug, Interview with Shannon Klug.

¹¹ Ibid.

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

There was a carriage house attached to the rear façade (west) of the house (Figures 14 to 15 and also observed in the aerials and Sanborn maps in Figures 7 to 13) that was demolished between 2000 and 2003. The siding on the rear façade appears to be original with the hardly visible shadow of the carriage house on the northern corner of the façade. The 1936 aerial photograph (Figure 7) shows the carriage house attached to the house. It is unknown when it was built or if it was detached and later attached. However, this alteration has not diminished the integrity of the house, because it affected the rear façade and the character-defining features of the house still remain.

In the renovation of the house prior to being put on the market in 2003, the half bathroom was built within the den on the first floor. The bathroom was updated by the current owners in 2007 (Figure 5).¹²

2007-2014

The kitchen was renovated in 2007, including all cabinetry, window trims, and floors. A laundry space was added (Figure 5 and Photo 9).

The vinyl fence around the property was added in 2008.

All the floors of the house were replaced in 2009. Because of the lack of maintenance from prior owners, the floors were infested with insects and had to be replaced entirely. The floors were replaced in kind with hardwood. Some bedrooms were finished with carpet on top. The wood stairs were also replaced, except the balusters, railings, and newel post.

In 2010, a modern fireplace located in the living room (former dining) was replaced with a large corner fireplace that extends from floor to ceiling. The fireplace is located in the same corner as the previous fireplace was. During this time, the gas and water lines were replaced.

The front yard was improved in 2010 with a walkway and a brick path that leads from the sidewalk on South Water Street to the front porch.

In 2011, the owners replaced all the first floor windows. The same year, the bathroom in the second floor was improved, including new floors and finishes. The first floor half-bathroom toilet was also replaced at the same time. A double hung vinyl window was installed under the dormer to illuminate and vent the attic. As seen in the historic pictures, previously there was just a plywood sheet with an opening to vent the attic.

The current owners are building a water feature that includes a pond on the north side of the lot (Figure 5).

CONCLUSION

The DeGuire-Ludowitzki House appears largely now as it did when built, despite the above described alterations. It is easily and instantly recognizable as a historic home, and contributes greatly to the historic character of the neighborhood. The exterior character-defining elements like the wrap-around porch and Tuscan-style colonnade, the diamond-shaped window on the side façade, the fenestration pattern, and main wood entry door have been conserved throughout the years. In addition, the interior character-defining features that include the five-panel doors throughout the house, the five-pane glass doors – including the pocket doors - on the parlor, the newel posts and handrail on the stair, the original hardware, the configuration of the main rooms on both levels, the picture rail, wood trim around windows and doors, and baseboards have also been conserved. The location of the house on a large corner lot highlights its architecture, and contributes greatly to the overall sense of the historic nature of Silverton. Regardless of the changes, the building retains its character-defining features and continues to convey its historic associations.

¹² Ibid.

DeGuire-Ludowitzki House
Name of Property

Marion Co., OR
County and State

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1907

Significant Dates

Ca. 1907, Date of Construction

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The John and Mary Ludowitzki house was built ca.1907, signaling the completion of the unknown builder's work on this project and the full realization of his/her design.

Criteria Considerations (explanation, if necessary)

Not Applicable

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The DeGuire-Ludowitzki House, built ca. 1907 and located in Silverton, Marion County, Oregon, is significant at the local level under Criterion C in the area of Architecture as an example of a moderately expressed, Colonial Revival residence in the foursquare form. The DeGuire-Ludowitzki House retains good integrity and meets the general and specific registration requirements set forth in the *Historic Architecture of Silverton, Oregon and its Environs* Multiple Property Document (MPD).¹³ As required for listing under the MPD, the building retains its key character-defining features of its style and expression, including retention of original materials, fenestration pattern, workmanship, and design. The Colonial Revival style is clearly demonstrated in this two-story wood-frame house in its rectangular form, the classical entablatures on the wrap-around corner front porch, the Tuscan-style colonnade, the symmetry of the door and window arrangements of each façade, as well as the door and window treatments (Photo 3). The interior layout of the floor plan retains the characteristics of the foursquare with side hall plan, with the stair on one side and three main rooms on the opposite side of the first floor, with bedrooms on the second story situated within each corner of the building (Figures 5 and 6). The finishes inside are simple with classical window and door details, picture rails, baseboards, and five-cross panel wood doors with the original hardware in every room. The building retains its integrity of location, design, setting, materials, workmanship, feeling, and association. Despite a few changes, all described as acceptable changes in the MPD, this building is among the best examples of a moderately expressed Colonial Revival style home in a foursquare form in the city of Silverton, Oregon.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

HISTORY OF THE JOHN AND MARY LUDOWITZKI HOUSE

Johnson's Addition, where the DeGuire-Ludowitzki House is located, was platted in 1890 by Mathias Johnson (1832-1905), an immigrant from Norway who settled in Silverton in the 1880s (Figure 11). The plat gradually developed, as Johnson was still selling lots in 1902. In November 1889, even before the addition was registered, Trenton. R. Hibbard bought Lot 4 and 1/3 of Lot 3 of Johnson's Addition for \$200.¹⁴ Hibbard was a prominent pioneer figure in Silverton. He was born in Illinois in 1836 and raised in Waldo Hills (an area near Silverton) after crossing the plains with his parents.¹⁵ Hibbard sold it within a month of acquiring the property in December 1889, to his nephew Llewellyn Eugene Hibbard, aka L.E. Hibbard (1863-1944) and Albert Hopkins Harding (1865-1949) for \$800.¹⁶ Neither of them lived in Silverton. L.E. Hibbard was from Burns in Eastern Oregon and Harding lived in Portland.¹⁷ This property appears to have been an investment on their part; however, the land remained vacant until 1907, when they decided to sell to Charles Francis DeGuire (1846-1928).¹⁸ The property was sold for \$600, which was less than what they paid for in 1889. DeGuire was a well-known businessman and investor, who helped organized Silverton's People's Bank, the predecessor of the First National Bank.¹⁹ It is clear that DeGuire bought the lot and built a house on it, as he sold the property in 1910 for \$1,300.²⁰

¹³ Jason M. Allen, "National Register of Historic Places Inventory/Multiple Properties Documentation: Historic Architecture in Silverton, Oregon, and Its Environs" (U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2010), State Historic Preservation Office, Salem, Oregon, <http://www.silverton.or.us/DocumentCenter/Home/View/847>.

¹⁴ "Deed: Johnson to T.R. Hibbard" (Marion County Assessor's Office Property Records, November 7, 1889), Book of Deed: 41, Pg. 87, Marion County Records, Salem, Oregon.

¹⁵ "Obituary of Trenton R. Hibbard (1836 - 1910) -," *Find A Grave*, April 26, 2005, <http://www.findagrave.com>.

¹⁶ "Deed: T.R. Hibbard to L.E. Hibbard and A.H. Harding" (Marion County Assessor's Office Property Records, December 30, 1889), Book of Deed: 41, Pg. 293, Marion County Records, Salem, Oregon.

¹⁷ "Ancestry.com," Genealogy, *Ancestry.com*, (2013), <http://www.ancestry.com/>.

¹⁸ "Deed: L.E. Hibbard and A.H. Harding to C.F. DeGuire" (Marion County Assessor's Office Property Records, January 4, 1907), Book of Deed: 96, Pg. 322, Marion County Records, Salem, Oregon.

¹⁹ Gail E. H. Evans, "Silverton, Oregon. Historic Context Statement" (City of Silverton, Oregon, February 1996), 45, http://www.oregon.gov/oprd/HCD/OHC/docs/marion_silverton_historiccontext.pdf.

²⁰ This changes on prices suggest that the property must have been used to pay some debt that Hibbard and/or Harding must had with C.F. DeGuire.

DeGuire-Ludowitzki House

Marion Co., OR

Name of Property

County and State

In 1910, John Ludowitzki and his wife Mary (Diederich) acquired the property from DeGuire.²¹ John was a prominent builder, and during this period he also acquired many properties throughout Johnson's Addition and Brown's Addition. Mary died in November 1931, and Ludowitzki continued to live in the house until his death in 1933. The property was subdivided by the Ludowitzki family, from one acre to today's 0.2 acre at the corner of 840 South Water Street.

The house was rented in 1935 to Lester Green and his wife Georgina, an engineer, as indicated in the city directory.²² The descendants and heirs of John Ludowitzki sold the property to Hilda Lewis in 1938. Lewis was the widow of Oscar Lewis, who had died earlier that year. She lived in the house with her children: Robert B., Wesley E., Earnest W., Mildred J., Frances N., Donald O., and Beatrice J. In January of 1943, Hilda Lewis sold the house to Christopher and Emma Liechty. However, the Liechty family did not live in the house long, or possibly at all, as they sold the property in December of the same year to Michael Lynch (1882-1954) and his wife Catherine (1893-1982), both born in England. The Lynches had nine children: Thomas Michael (1911-1984), Sarah Catherine (b.1913), Michael Jr. (1915-1945), John (b.1920), Anne (b.1924), Margaret (b.1924), Jane (b.1928), Albert (1930-1991), and David (b.1935) (when they lived in the house only six lived with them). In 1984 the descendants of Michael and Catherine Lynch sold the property to Kitty Ralphael Bedell (who later changed her name to Kitty Ralphael Bone). In 2004, Mrs. Bone sold the house to Alan C. Harry and Andrea N. King, who lived in the house up to 2007, when they sold it to the present owners Shannon E. and Trent R. Klug.

Ownership Summary

1889	Trenton R. Hibbard
1889 - 1907	Llewellyn Eugene Hibbard and Albert Hopkins Harding
1907 - 1910	Charles Francis DeGuire
1910 - 1938	John and Mary Ludowitzki
1938 - 1943	Hilda C. Lewis
1943	Christian and Emma Liechty
1943 -1984	Michael and Catherine Lynch
1984 - 2004	Kitty Ralphael Bedell (later Bone)
2004 - 2007	Alan D. Harry and Andrea N. King
2007 - Today	Trent R. and Shannon E. Klug

REGISTRATION REQUIREMENTS²³

The DeGuire-Ludowitzki House is nominated for listing in the National Register of Historic Places under the *Domestic Architecture of Silverton, Oregon and its Environs* Multiple Property Documentation (MPD) for its local significance under Criterion C in the area of Architecture. Below is a discussion of the general and specific registration requirements indicated in the MPD, and their satisfaction by the DeGuire-Ludowitzki House.

General Registration Requirements

To comply with the general requirements of the MPD, the building must be located within the immediate vicinity of Silverton, Oregon; must include a residential building; and the nominated resource must be constructed before 1930. The DeGuire-Ludowitzki House meets all three requirements. In addition, a nominated property must retain sufficient integrity to convey its significance as embodied in the seven aspects of integrity, including integrity of location, design, setting, materials, workmanship, feeling, and association. The following is a brief discussion of how the DeGuire-Ludowitzki House meets this general requirement:

²¹ "Deed: C.F. DeGuire to John Ludovetzke" (Marion County Assessor's Office Property Records, January 4, 1907), Book of Deed: 96, Pg. 322, Marion County Records, Salem, Oregon.

²² *Salem City and Marion County Directories 1893 to 1949* (Portland, Oregon: R. L. Polk & Co., Various dates).

²³ The registration requirements presented here are defined and presented in the *Historic Architecture in Silverton, Oregon and its Environs* Multiple Property Documentation (Allen, 2010), under which the John and Mary Ludowitzki House is eligible for listing in the NRHP.

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

In regards of location, setting, and feeling, the DeGuire-Ludowitzki House remains in its original place where it was built ca. 1907 at 840 South Water Street in the city of Silverton, Oregon.²⁴ The building retains its original use as a single-family residence. The DeGuire-Ludowitzki House is located on a flat area on South Water Street, in a residential neighborhood within walking distance of Silver Creek, an area historically residential since its initial development (see Sanborn Maps in Figures 12 and 13). The changes in the setting and landscape since the construction of the house have been in the densification of the area, and the removal of some of the trees; however, as observed in the aerial photographs (Figures 7 to 13), the landscape, street layout, and usage remains similar to the time when the building was built. All these changes have not diminished the historic setting or feeling of the neighborhood.

The period that John and Mary Ludowitzki owned the residence represents an era in architecture when society was changing, and new tastes sought to bring back classical details and symmetry that was contrary to the ideals of the Victorian Era. This house is an excellent example of this transition from the Colonial Revival to the Craftsman style and contributes greatly to the historic character of the neighborhood.

Regarding the design, materials, workmanship, and the property's association, the DeGuire-Ludowitzki House is free of physical additions to the house, thus conserving its original massing and footprint. The building retains its character-defining features, including original siding and fenestration pattern, front wrap-around corner porch with Tuscan posts, ornate rafter tails, diamond window, basic interior layout, and interior trim and doors, among others previously described in Section 7, that were crafted by the builder when the residence was constructed ca. 1907. The wood-frame structure remains largely intact, as is evidenced in the attic; although the foundation was reinforced, the exterior rough-stone foundation is mostly preserved.

Alterations on the interior of the house include the remodeling of all bathrooms and the kitchen, and the in-kind replacement of all wood floors due to insect problems. A fireplace was built in the living room (formerly dining room). The present kitchen and dining room used to be a bathroom and the kitchen, a change that was completed in the 1980s when the kitchen was moved to the bathroom and the former kitchen space was changed to a dining room. A half-bathroom was added to the den in the same period.

Sub-type Colonial Revival, Specific Registration Requirements

To meet the specific requirements for the Colonial Revival style in the MPD, the nominated building must be one to two-and-a-half stories in height, rectangular in form, exhibit symmetrical arrangement of doors and windows, especially on the main facade, and details must include frieze, architrave and cornice beneath eaves, decorative trim, and columns or pilasters, and the siding should be thin and horizontal with corner boards. All these requirements are met by the DeGuire-Ludowitzki House. Additional registration requirements apply to the moderately expressed style, as explained in the MPD which reads:

“Moderate expressions of Colonial Revival residences must not have subordinate side additions. Original trim around windows and doors must be intact, and no alteration to the fenestration size or pattern is acceptable. Complete replacement of siding is only acceptable if done in-kind or using modern materials that very closely reproduce the original siding profile. Partial siding replacement should not be acceptable, unless on rear or minimally-visible secondary elevations.”²⁵

In regards to these requirements, alterations to the exterior of the house are limited to the rear (west) façade. The carriage house that was attached to the house as seen in historic photographs and aerial photos was removed in approximately 2003 by previous owners. However, the siding was not removed, leaving the shadow of the roof profile as testimony of its presence (Photo 3 and Figure 14 and 15). The foundation was

²⁴ The address numbers were changed in Silverton between 1920 and 1928, as observed in the city directories, however, no formal records have been found indicating the changes. The Sanborn map from 1939 indicates the old address as 823 South Water St.

²⁵ Jason M. Allen, “National Register of Historic Places Inventory/Multiple Properties Documentation: Historic Architecture in Silverton, Oregon, and Its Environs” (U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2010), F19, State Historic Preservation Office, Salem, Oregon, <http://www.silverton.or.us/DocumentCenter/Home/View/847>.

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

reinforced, and part of the stone foundation was replaced with concrete blocks in the rear façade, which is barely visible.

All first floor windows have been replaced – except for the awning window on the entry hall – with vinyl windows. The second floor windows have been preserved, except for the bathroom window that was replaced with an in-kind vinyl window. Acknowledging the relative rarity of this type of resource in Silverton, the specific requirements do not identify windows as a character-defining feature for the Colonial Revival Style; however, it is important to state that the MPD requires that the fenestration pattern must be intact, a requirement met by the DeGuire-Ludowitzki House. The degree of integrity is affected by these changes; however, the changes do not disqualify the building for listing within the MPD, since the openings are maintained and the size and operation of the replacement windows are similar to the original sashes.

CRITERION C:

The DeGuire-Ludowitzki House is nominated for listing in the NRHP under Criterion C, in the area of Architecture. The house meets all the general and specific registration requirements for listing in the NRHP established by the *Domestic Architecture of Silverton, Oregon and its Environs* Multiple Property Document. Using the MPD, the Ludowitzki house is identified as follows:

Type: Single-Family Residence

Sub-type: Colonial Revival

Form: Foursquare

Expression: Moderately expressed

The Colonial Revival style was part of an eclectic architectural movement that started in the late-nineteenth century when European-trained architects began to design houses with classical details for wealthy clients. This process gained momentum as the result of the Chicago's Columbian Exposition in 1893, which accentuated accuracy in the historical interpretation of European styles. The movement drew stylistic inspiration from a full spectrum of architectural traditions, including Ancient Classical, Medieval, Renaissance Classical, and/or Modern.²⁶ During the 1880s the Colonial Revival style increased in popularity in the East Coast, later gaining popularity in the Pacific Northwest and the Willamette Valley by 1900. Colonial Revival endured as a style especially in residential architecture through the twentieth century. Although few early examples survive today in Silverton, the Colonial Revival style was highly popular from the 1890s to the 1940s in Silverton.²⁷

The DeGuire-Ludowitzki House, built ca. 1907, exemplifies the moderately expressed foursquare form with Colonial Revival details. This style and form are characterized by the cubical mass of the two-story wood frame, and low pyramidal roof with a hipped dormer on the front façade that lights and vents the attic. The floor plan layout corresponds with the foursquare side hall plan that divides the social or public spaces from the service area (Figure 5 and 6). The symmetrical fenestration pattern, a characteristic feature of the Colonial Revival style, is more clearly observed in the details on the front porch. The Tuscan or Doric style colonnade along the front and side façade that support the wrap-around corner porch are simple, but with classical finishes (Photos 3 and 4).

The DeGuire-Ludowitzki House exemplifies the moderately expressed Colonial Revival style through the less-accentuated use of ornamentation with quoins or corner boards and simple detailing in the molding profiles at the windows and doors trim. The round wood columns with Doric ornamentation on the front façade are one of the defining elements of this moderately expressed Colonial Revival style-residence. The wide windows on the first floor are symmetrically placed and illuminate the public or social rooms.

²⁶ Virginia McAlester and Archie Lee McAlester, *A Field Guide to American Houses*, 2005th ed. (New York: Alfred A. Knopf, Inc., 1984), 319.

²⁷ Allen, "Historic Architecture in Silverton, Oregon, and Its Environs," 2010, 268.

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

The interior of the DeGuire-Ludowitzki House has a typical layout associated with the Colonial Revival style with the clear division by a partition wall between the social or public spaces and the service area, which includes a stair and bathroom. The decoration is simple but traditional, with wood floor, baseboard, and picture-rail that reflect the Colonial Revival style, which is more restrained than the Queen Anne aesthetic. The window trim is also simple, but elegant. The diagonal window appears as a modern detail that expresses the adaptation to new architectural trends (Photos 5 and 13). The bedrooms are accessed by a common hall with wood five-panel doors with original hardware that represent the period. The windows are large and allow enough light in each room to show the beauty of the decorations.

COMPARATIVE ANALYSIS

The DeGuire-Ludowitzki House is a two-story, moderately expressed, Colonial Revival style in a foursquare form, built ca. 1907 within the limits of the city of Silverton, Marion County, Oregon.²⁸ The following is a brief comparative analysis identifying similar houses within the City of Silverton listed in the Oregon Historic Sites Database as eligible/contributing properties. The database contains 312 buildings built between 1905 and 1915 in Silverton. After a detailed search, ten residences are included in the database that were constructed in the foursquare form during this period. Three of these houses have wrap-around porches, one has a small corner entry porch, and the other six have full-width front porches. After observing in detail these ten buildings, two of the houses were larger in mass and designed in a higher style, and another one did not have a full porch, disqualifying these three buildings from the comparative analysis. Two of the houses that were comparable in size and have a full porch, had larger additions on the rear elevations, that were not compatible with the houses, which also disqualified them from the study. Five houses were fully comparable with the DeGuire-Ludowitzki House in mass, use, form, and style. However, only one of the comparable buildings had a wrap-around porch, while the rest had full-width front porches. Most of these properties combine details from Colonial Revival and Craftsman Styles (see Figure 17 for thumbnail photographs).

219 Mill Street (Not listed in the National Register)

Located at 219 Mill Street, this two-story house was built ca. 1905 with a full-width front porch with details that include open eaves, decorated exposed rafters, and corner boards, among other architectural details. This property combines Classical details with Craftsman-style characteristics. Alterations to the property include the front porch columns that were replaced with square posts, as well as the floor that was replaced with a concrete slab. In comparison with the nominated property, the house at Mill Street does not have a wrap-around porch, and it was built in a more modest style. Regarding the integrity, some character-defining features like the front porch have been altered, which diminishes its integrity. The DeGuire-Ludowitzki House is a better representation of the moderately expressed Colonial Revival style that retains most of the original materials and workmanship, especially on the main facade.

306 North 2nd Street (Not listed in the National Register)

Located at 306 North 2nd Street, this house is two-stories in height with a full-width front porch, similar to the house at 216 Mill Street. The building exhibits open eaves, decorated exposed rafters, and corner boards, among other architectural details. This house has a diamond window to illuminate the stairs on the second floor, and a one-story kitchen wing on the rear, like the DeGuire-Ludowitzki House. This house was renovated in 2013, as indicated in a signage on the front of the house. The owner also dated the house to 1901; however, the Oregon Historic Sites Database indicates the construction date as 1905. The property is in good condition, but lost integrity due to the renovation. Alterations include new siding, replacement of all windows for vinyl sashes, replacement of the main entry door, the front porch columns were replaced with simple square posts, and the front porch deck was replaced with a concrete slab, including the entry steps. The house has an addition on the rear. Comparing the DeGuire-Ludowitzki House with the 306 N 2nd Street House, this property was built as a modest expression of the style, and does not have a wrap-around corner porch.

²⁸ The number of stories is determined by the placement of windows and the use of the upper stories. If a house has the upper story windows within the slope of the roof it is counted as half, and if the windows are placed underneath the roof line it is counted as a full story. If an attic is being used as a living space it is counted as half story. Some of the properties used in the comparative study used the attic space as a living area, even though they appear the same as other two-story residences.

DeGuire-Ludowitzki House

Name of Property

Marion Co., OR

County and State

The DeGuire-Ludowitzki House is a better representation of the moderately expressed Colonial Revival type because it retains most of the original materials and workmanship.

312 North 2nd Street (Not listed in the National Register)

The house at 312 North 2nd Street was constructed ca. 1905 and may have been built as a twin of 306 North 2nd Street because the houses are very similar. This dwelling is two-story height with a full-width front porch with open eaves, decorated exposed rafters, and corner boards, among other architectural details. This house has a diamond window on the second floor on the side facade, like the DeGuire-Ludowitzki House. Located on a corner lot, this house has also a single-story kitchen wing on the rear. Alterations include vinyl windows (except for the front façade first floor large window) and foundation replacement. The major changes to the exterior are seen on the front porch with the replacement of the floor with a concrete slab and columns and beams with metal posts and simple wood beams. The house is in fair condition, but the integrity has been compromised due to all these changes. Comparing the DeGuire-Ludowitzki House with the house at 312 N 2nd Street, it is clear that the 2nd Street House is a modest expression of the style that does not include a wrap-around corner porch. In this case, the DeGuire-Ludowitzki House is a better representative of the moderately expressed Colonial Revival type because it has retained most of the original materials and workmanship.

410 North 2nd Street (Not listed in the National Register)

This two-story dwelling is located at 410 North 2nd Street, was built ca. 1905 with a front porch, pyramidal roof, and clad with wood shingles, which do not appear to be original to the house. The entry of this house is through the side, where half of the front porch was enclosed with a large fixed multi-pane window (this feature might be original). The house retains all the original windows; however, the foundation was replaced with concrete blocks, and stucco was used to cover some areas of the foundation, as well as the brick chimney. This house appears to have good integrity. The DeGuire-Ludowitzki House is comparable to this house in form and style; however, the house at 410 2nd street does not have a wrap-around corner porch like the DeGuire-Ludowitzki House, and the original siding is covered with shingles. The DeGuire-Ludowitzki House better represents the moderately expressed Colonial Revival style because it retains most of the original materials and workmanship.

519 South Water Street (Not listed in the National Register)

This 2.5-story house located at 519 South Water Street was built ca. 1915. This house is located on the same street, but a few blocks north of the DeGuire-Ludowitzki House. The building has a pyramidal roof with three dormers on each side, except the rear, with open eaves, decorated exposed rafters, and corner boards, among other architectural details. There is a diamond window on the second floor in the side facade, like the DeGuire-Ludowitzki House. Similar to the DeGuire-Ludowitzki House, this house has a kitchen extension on the rear façade and a wrap-around front porch. Alterations include shingle wood siding covering the original drop round siding (exposed on the dormers), window replacement on the second floor and dormers, and porch deck replacement with a concrete slab and wood posts that do not appear to be original. The foundation was also replaced with concrete block. This house has similar characteristics to the DeGuire-Ludowitzki House, and it was possibly built by the same builder; however, the DeGuire-Ludowitzki House better represents the moderately expressed Colonial Revival type because it retains most of the original materials and workmanship, especially in the character-defining features like the front porch.

JOHN AND MARY LUDOWITZKI (1894-1988)

John Ludowitzki was born in Trier, Germany, in 1852 and migrated to United States with his parents at the age of ten, first settling in Iowa and later in Minnesota. In 1881 he married Mary Diederich (1863-1931), a German descendant born in Minnesota. The State Association of German-speaking Societies of Oregon in 1920 produced the book *Oregon Und Sein Deutschtum. Eine Geschichte des Staates, Dessen Deutscher Pioniere und Ihrer Nachkommen* (Oregon and its German Nationality. A History of State, its German Pioneers and Their Descendants) and dedicated a paragraph to highlight Johann (John) Ludowitzki's life (Figure 16). This publication translated reads:

DeGuire-Ludowitzki House

Marion Co., OR

Name of Property

County and State

“Johann Ludowitzki was born on the 17th of February, 1852 near Trier in the Rhineland. He came to America as a young boy of age 10 with his parents, where they first settled in the state of Iowa and later in Minnesota. Like his father before him, he too chose construction as a profession. After resettling in Silverton in 1888 he was active at numerous construction sites, accounting for four of the most beautiful homes in the city. Mr. Ludowitzki has been married to Maria Diederich, whose parents immigrated from Bavaria, since 1881. She bore him eight children, of whom six remain alive: Blanche (Mrs. W. Vaughan), Maud (Mrs. E. A. Lilly), Anna, Joseph, Johann and Georg.”²⁹

In the census and city directories of Marion County, his profession is shown as stonemason, laborer, farmer, and even well digger, all tasks related with construction. There is no evidence of his involvement in the construction of the nominated house.³⁰ The first property he acquired in Silverton was in 1890, located at Lot 2 and 3 in Block 1 of Brown's Addition (northeast of Silverton) and sold it in 1907. Between 1900 and 1915, John and Mary Ludowitzki bought several lots around the city of Silverton. In 1910, Ludowitzki bought the house at 840 South Water Street from Charles Francis DeGuire, in which they lived until their death. By the 1920s, they started selling most of the properties and subdivided the lot where their house was located.³¹

John and Mary had eight children, and six survived to adulthood: Blanche, Maud (Mrs. E. A. Lilly), Anna, Joseph, John Burnett (aka Johann) and George (aka Georg).³² Blanche married Wilbur Vaughn (also spelled Vaughan), who adopted her daughter May who was born when Blanche was 16. They had a second daughter whom they named Dorothy in 1918. May later married Lindell Henry Finlayson. Blanche and Ann died before 1938, as they were not present when the house was sold.³³ In 1913, Joseph was working as a clerk in J.M. Morley, and by 1915 he operated the Silverton Hotel.³⁴ He was drafted for WWI and WWII. John B. Ludowitzki (aka John Ludovezke Jr.), worked in Silverton and open a pool hall in 1913 at the former Woolen Mills building in downtown Silverton in association with Will Graham.³⁵ He married Ruth M. Kelly in 1916 and moved to Washington State, establishing his home in Everett, Washington. He died in 1967 in Los Angeles, California. Maud married Ernst A. Lilly in 1916, moved to Bend and later Salem, Oregon, where she died in 1962. George moved to Bend to live with his sister Maud, as indicated in the 1920 federal census, he later married Jean, and stayed in Bend where he was a prosperous business man. He died in 1993 in Kings, California.³⁶

Apparently none of the Ludowitzki descendants stayed in Silverton. Mary died in 1931 and is buried in Mount Calvary Catholic Cemetery in Eugene, where Blanche lived. John Ludowitzki continued to live in the house as indicated in the city directories, and died in 1933. He is also buried in Eugene. The house remained in the Ludowitzki family until 1938.³⁷

CONCLUSION

The DeGuire-Ludowitzki House, built ca. 1907 is locally significant under Criterion C for listing in the National Register of Historic Places under the *Historic Architecture of Silverton, Oregon and its Environs* Multiple

²⁹ Otto F. Decker and Edgard Winter, *Oregon und sein Deutschtum: eine Geschichte des Staates, dessen deutscher Pioniere und ihrer Nachkommen*, ed. Staatsverband Deutschsprechender Vereine von Oregon (State Association of German-speaking Societies of Oregon), translated by Dennis Hazelett (Portland, Oregon: Staatsverband, 1920), 346.

³⁰ *Salem City and Marion County Directories 1893 to 1949*: “1850-1989 U.S. Federal Census.” (Records of Bureau of Census., 1989 1850), National Archives, Washington, D.C., Database on-line.

³¹ Various Deed in Marion County under the name of John Ludowitz indicate show the transactions during these years.

³² “Marion Circuit Court,” *Daily Capital Journal*, February 14, 1899, 1; “In the Court. Other Matters,” *Daily Capital Journal*, February 16, 1899, 1. John and Mary Ludowitzki oldest daughter, Blanche, was pregnant at 16 years old giving birth to May Ludowitzki (later May Vaughan). In February 14, 1899 Ludowitzki sue Archie Wolford for damages for the seduction of Ludowitzki's daughter Blanche. The following day the jury decided in favor of the defendant.

³³ “Ancestry.com.”

³⁴ “Many Restaurants Found Insanitary,” *The Sunday Oregonian*, November 23, 1913, Volume XXXII. Issue: 47 edition, sec. News/Opinion, 10.

³⁵ Laura Watts-Olmstead and Elizabeth O'Brien, “National Register of Historic Places: Silverton Commercial Historic District” (U.S. Department of the Interior, National Park Service, National Register of Historic Places, 1986), sec. 7. Pg.23–24, State Historic Preservation Office, Salem, Oregon.

³⁶ “1850-1989 U.S. Federal Census.”

³⁷ “Ancestry.com.”

DeGuire-Ludowitzki House
Name of Property

Marion Co., OR
County and State

Property Document, for its distinctive architecture as a single-family residence. The house meets all of the general and specific registration requirements for moderately expressed Colonial Revival style residences detailed in the MPD for historic houses in Silverton. As required for listing under the MPD, the building displays a high degree of historic integrity expressed in its architectural style, specifically in the areas critical for listing under Criterion C, including retention of materials, workmanship, and design. The house was built within a period of prosperity and represents a transitional type of architecture blending classical elements and Craftsman details. The house stands today on a corner lot, representing an era of growth within Silverton. This house is among the best examples of a Colonial Revival style in the form of a foursquare built between 1905 and 1915 in the city of Silverton, as the comparative study indicated. Despite the changes the building has undergone, the house retains sufficient integrity to convey its historic association with the growth and development of Silverton as expressed in its residential architecture.

DeGuire-Ludowitzki House
Name of Property

Marion Co., OR
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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<http://www.silverton.or.us/DocumentCenter/Home/View/847>.
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<http://www.silverton.or.us/DocumentCenter/Home/View/847>.
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- "Deed: Johnson to T.R. Hibbard." Marion County Assessor's Office Property Records, November 7, 1889. Book of Deed: 41, Pg. 87. Marion County Records, Salem, Oregon.
- "Deed: L.E. Hibbard and A.H. Harding to C.F. DeGuire." Marion County Assessor's Office Property Records, January 4, 1907. Book of Deed: 96, Pg. 322. Marion County Records, Salem, Oregon.
- "Deed: T.R. Hibbard to L.E. Hibbard and A.H. Harding." Marion County Assessor's Office Property Records, December 30, 1889. Book of Deed: 41, Pg. 293. Marion County Records, Salem, Oregon.
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http://www.oregon.gov/oprd/HCD/OHC/docs/marion_silverton_historiccontext.pdf.
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- . Stories of the 840 South Water Street House. Interview by Ernestina Fuenmayor. Non-recorded Personal Interview, March 14, 2014.
- "Many Restaurants Found Insanitary." *The Sunday Oregonian*. November 23, 1913, Volume XXXII. Issue: 47 edition, sec. News/Opinion.
- "Marion Circuit Court." *Daily Capital Journal*. February 14, 1899.
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DeGuire-Ludowitzki House
Name of Property

Marion Co., OR
County and State

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Watts-Olmstead, Laura, and Elizabeth O'Brien. "National Register of Historic Places: Silverton Commercial Historic District." U.S. Department of the Interior, National Park Service, National Register of Historic Places, 1986. State Historic Preservation Office, Salem, Oregon.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Silverton Country Historical Society and Oregon Historical Society

Historic Resources Survey Number (if assigned): N/A

DeGuire-Ludowitzki House
Name of Property

Marion Co., OR
County and State

10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	<u>44.998153</u>	<u>-122.777062</u>	3	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude
2	<u></u>	<u></u>	4	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The DeGuire-Ludowitzki House is located in Silverton, Marion County, Oregon, Township 7 South, Range 1 West, Section 02, within the tax lot #3500, a portion of lot 4 in Johnson Addition in the southeast corner of the lot. The tax lot includes the entire extent of the nominated area containing two buildings, the DeGuire-Ludowitzki House and a detached garage.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entirety of the DeGuire-Ludowitzki House and the surrounding property historically associated with this resource.

11. Form Prepared By

name/title Ernestina Fuenmayor / Historic Preservation Consultant date 11/17/2014
organization telephone (971) 506-1714
street & number 2386 SW Vermont St. Apt. #29 email ernestinaf@gmail.com
city or town Portland state Oregon zip code 97219

Additional Documentation

Submit the following items with the completed form:

- **General Location Map**
- **Specific Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

DeGuire-Ludowitzki House
Name of Property

Marion Co., OR
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: DeGuire-Ludowitzki House

City or Vicinity: Silverton

County: Marion **State:** Oregon

Photographer: Ernestina Fuenmayor and Shannon Klug

Date Photographed: March, June, and July 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0001
Main (east) and Side (north) façades from South Water. Camera facing southwest
- Photo 2 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0002
Rear (west) and Side (south) façade from Center Street with non-contributing detached garage. Camera facing northeast
- Photo 3 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0003
3 Main façade (east). Camera facing west. - not included
- Photo 4 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0004
Wrap-around porch. Camera facing southeast
- Photo 5 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0005
Side (south) and rear (west) façade. Camera facing northeast.
- Photo 6 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0006
Rear (west) and side (north) façade. Camera facing southeast
- Photo 7 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0007
Entry Hall. Camera facing southeast
- Photo 8 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0008
Parlor. The door at the left leads to the entry hall, at the right are the pocket doors opening to the living room. Camera facing southwest
- Photo 9 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0009
Living room. At the left is the kitchen and at the right is the entry to the parlor.
- Photo 10 of 17:** OR_MarionCounty_DeGuireLudowitzkiHouse_0010
Living room. At the left is the entry to the parlor, at the center is the opening to the entry hall and the door leads to the den, at the right is the modern fireplace. Camera facing southeast.

DeGuire-Ludowitzki House
Name of Property

Marion Co., OR
County and State

Photos Continued

Photo 11 of 17: OR_MarionCounty_DeGuireLudowitzkiHouse_0011
Dining room (former kitchen). Camera facing northwest

Photo 12 of 17: OR_MarionCounty_DeGuireLudowitzkiHouse_0012
Kitchen. Camera facing southeast

Photo 13 of 17: OR_MarionCounty_DeGuireLudowitzkiHouse_0013
Central Hallway and stairway with diamond window. Camera facing south.

Photo 14 of 17: OR_MarionCounty_DeGuireLudowitzkiHouse_0014
Bedroom No. 1. Camera facing southeast.

Photo 15 of 17: OR_MarionCounty_DeGuireLudowitzkiHouse_0015
Bedroom No. 2. The door at the left is the closet. Camera facing northwest

Photo 16 of 17: OR_MarionCounty_DeGuireLudowitzkiHouse_0016
Original wood main entry door

Photo 17 of 17: OR_MarionCounty_DeGuireLudowitzkiHouse_0017
Original stained glass from one of the first floor windows sash.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 24

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

Figure 1: General Location Map. Latitude/Longitude Coordinates: 44.998153 / -122.777062.

Figure 2: Location Map. Latitude/Longitude Coordinates: 44.998153 / -122.777062.

Figure 3: Tax Lot Map.

Figure 4: Site Sketch Plan for 840 South Water Street. Drawn by Ernestina Fuenmayor. Not to scale.

Figure 5: First Floor plan. Drawn by Ernestina Fuenmayor. Not to scale.

Figure 6: Second Floor Plan. Drawn by Ernestina Fuenmayor. Not to scale.

Figure 7: 1936 Aerial Photograph (Courtesy of University of Oregon).

Figure 8: 1955 Aerial Photograph (Courtesy of University of Oregon).

Figure 9: 1963 Aerial Photograph (Courtesy of University of Oregon).

Figure 10: 1970 Aerial Photograph (Courtesy of University of Oregon).

Figure 11: Johnson's Addition Plat Map. Plat registered in 1890 by Mathias Johnson.

Figure 12: 1922 Sanborn Insurance Map.

Figure 13: 1939 Sanborn Insurance Map.

Figure 14: Historic Photograph of the DeGuire-Ludowitzki House in 1984. Photo taken by the realtor when the property was put up for sale (Courtesy of Shannon Klug).

Figure 15: Historic Photograph of the DeGuire-Ludowitzki House after 1984. Photo taken by the realtor after the property was sold (Courtesy of Shannon Klug).

Figure 16: Biography of John Ludowitzki. Published in 1920 in the book *Oregon and its German Nationality. A History of the State, its German Pioneers and Their Descendants*. Page 346. (*Oregon und sein Deutschtum. Eine Geschichte des Staates, dessen deutscher Pioniere und ihrer Nachkommen*).

Figure 17: Comparative analysis. Houses in Silverton, Oregon. Photos by Ernestina Fuenmayor. June 2014.

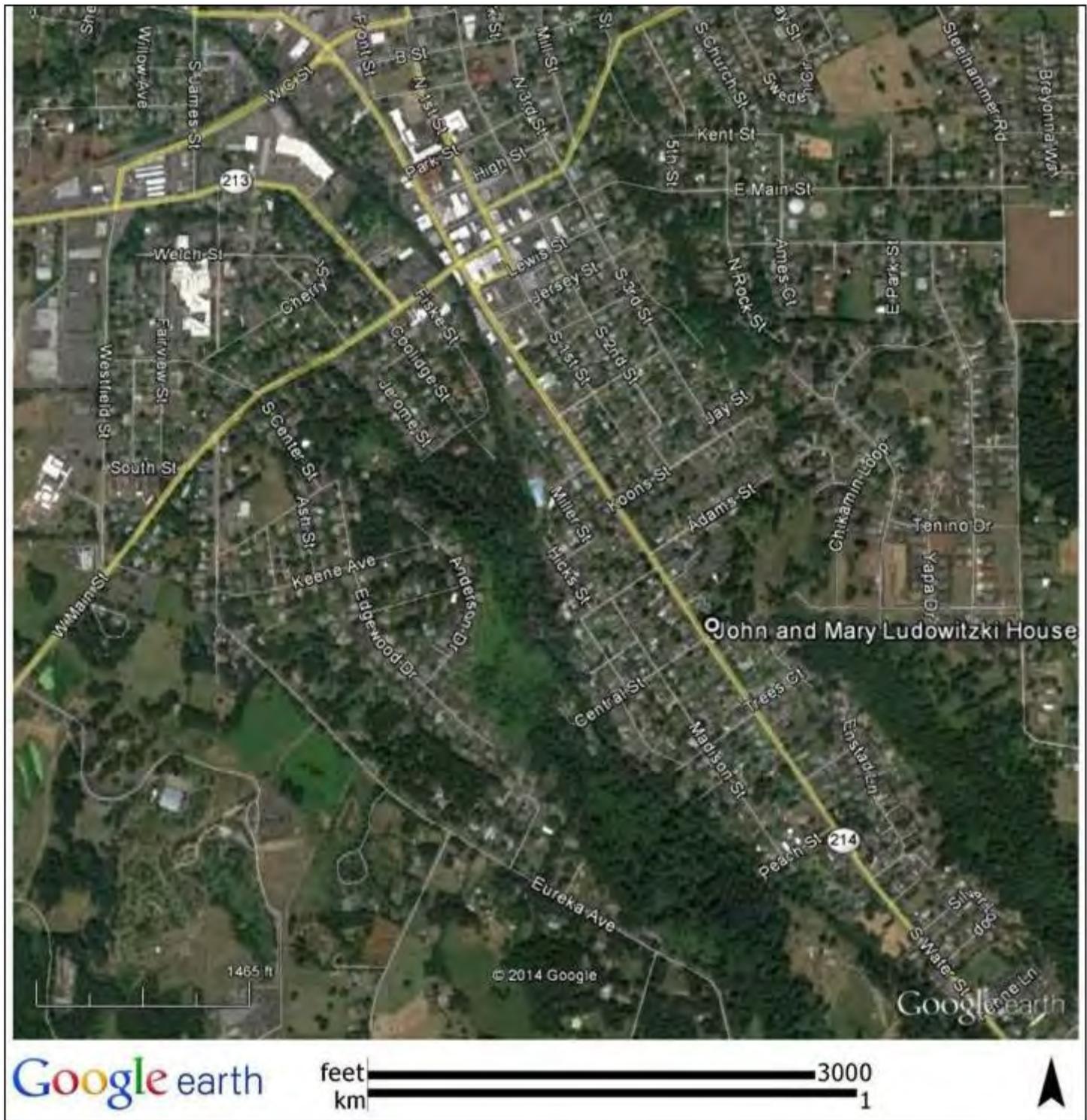
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 25

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 1: General Location Map. Latitude/Longitude Coordinates: 44.998153 / -122.777062.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 26

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 2: Location Map. Latitude/Longitude Coordinates: 44.998153 / -122.777062.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 27

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 3: Tax Lot Map.



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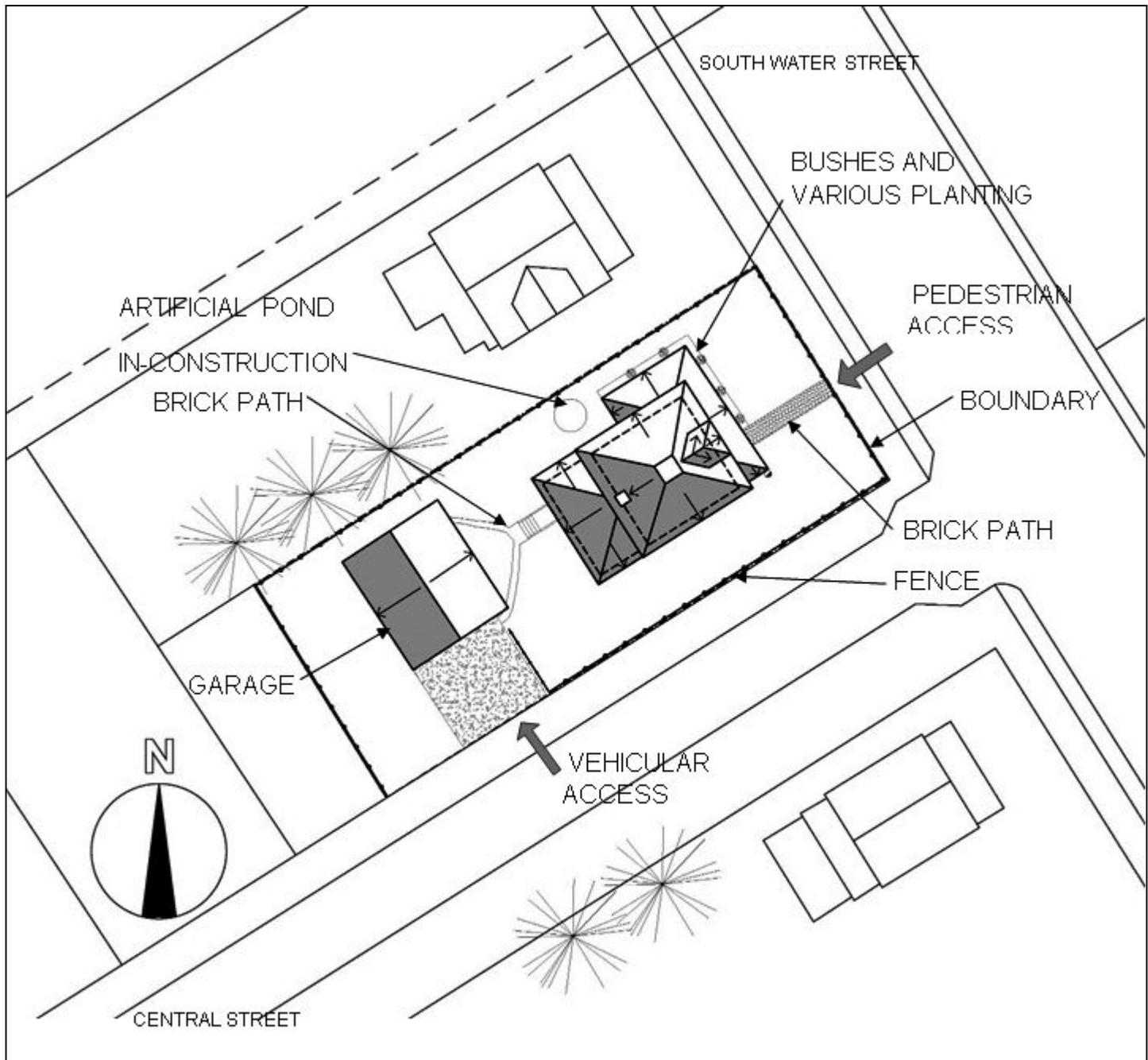
National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 28

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 4: Site Sketch Plan for 840 South Water Street. Drawn by Ernestina Fuenmayor. Not to scale.



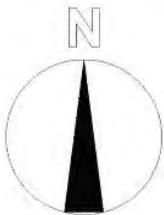
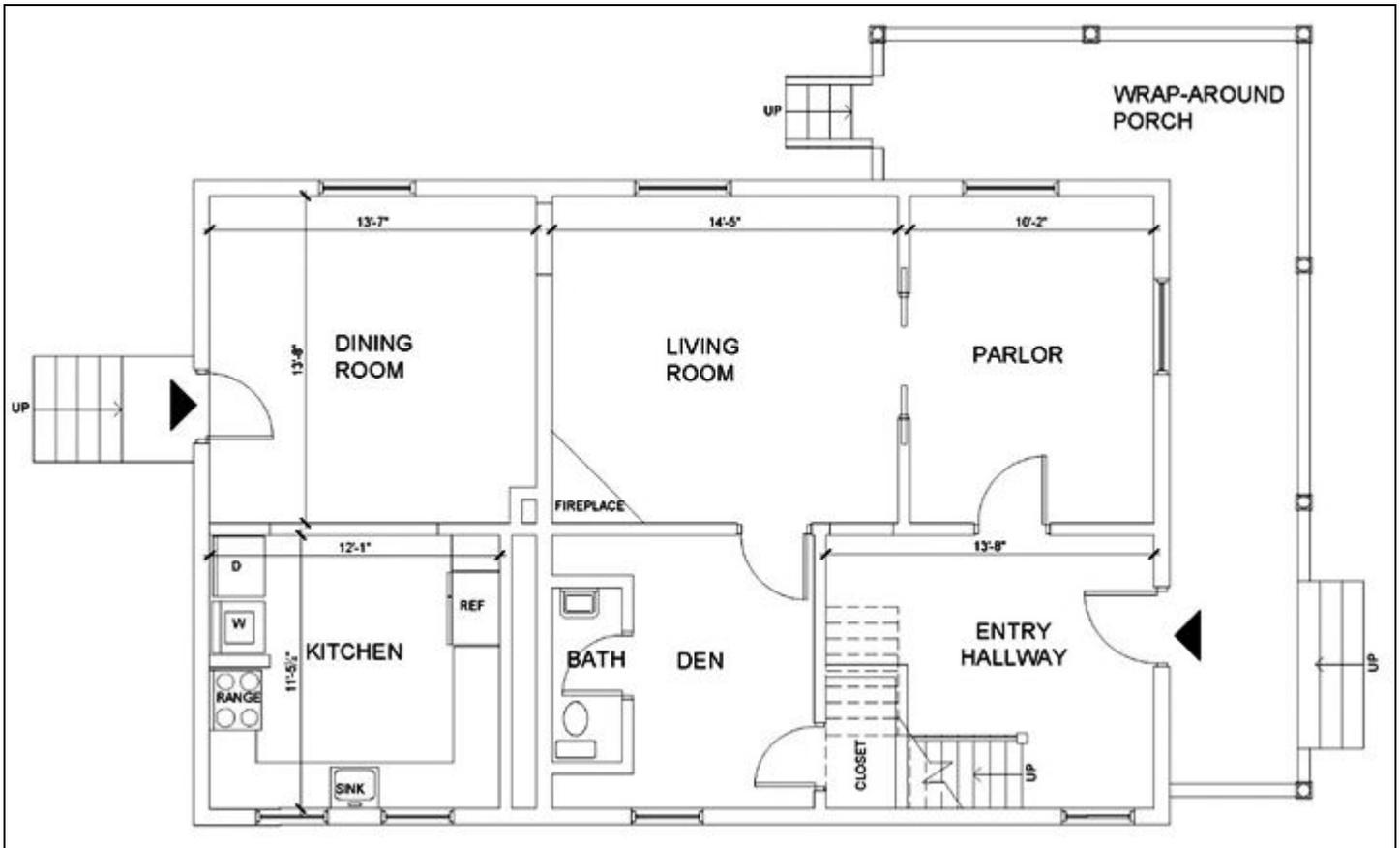
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 29

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 5: First Floor plan. Drawn by Ernestina Fuenmayor. Not to scale.



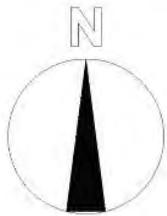
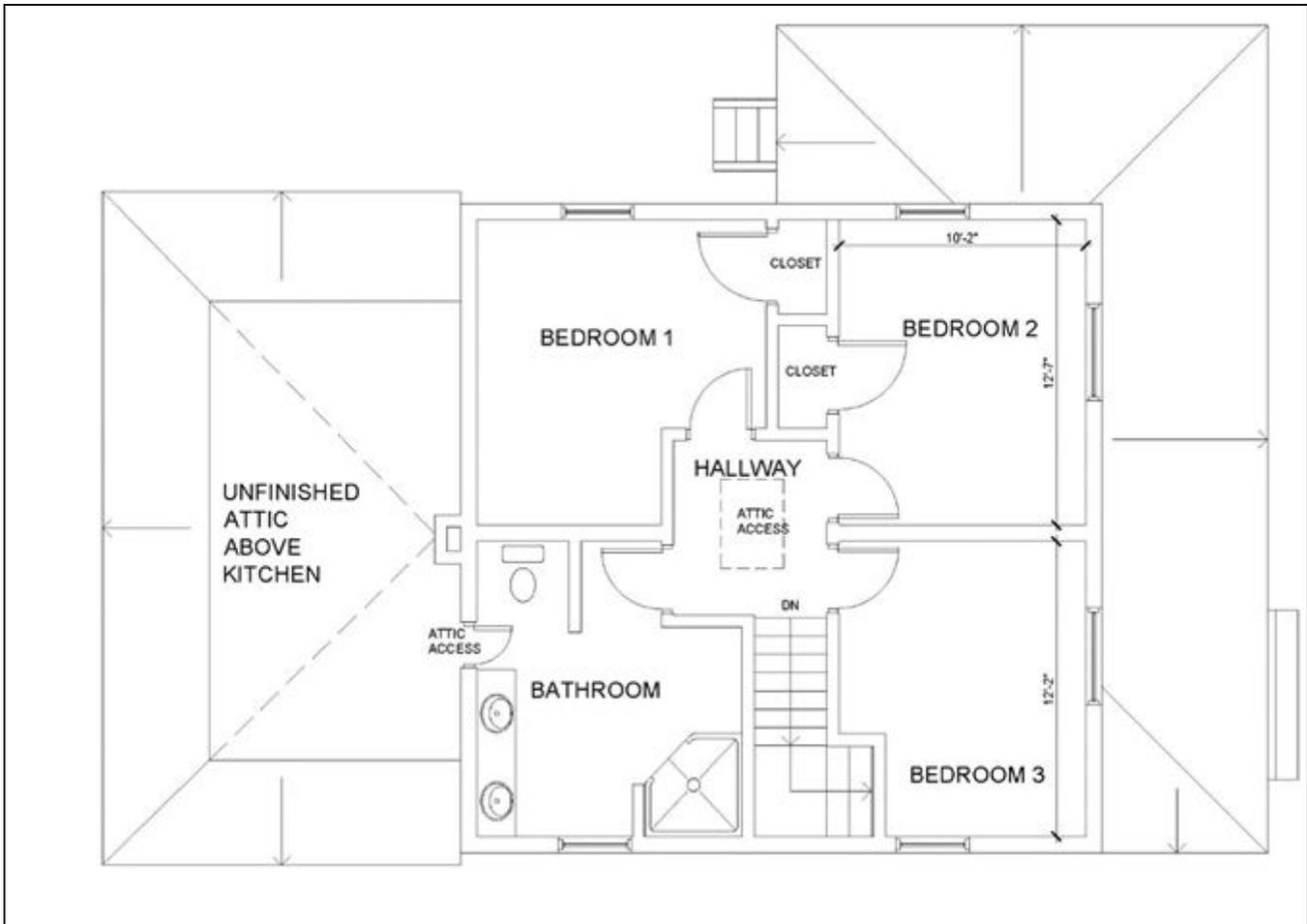
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 30

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 6: Second Floor Plan. Drawn by Ernestina Fuenmayor. Not to scale.



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National Park Service

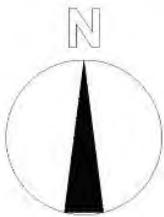
**National Register of Historic Places
Continuation Sheet**

Section number Additional Documentation

Page 31

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 7: 1936 Aerial Photograph (Courtesy of University of Oregon).



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National Park Service

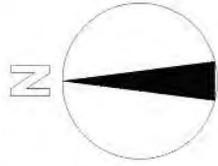
National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 32

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 8: 1955 Aerial Photograph (Courtesy of University of Oregon).



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National Park Service

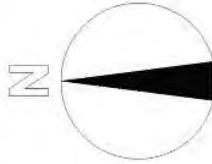
National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 33

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 9: 1963 Aerial Photograph (Courtesy of University of Oregon).



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National Park Service

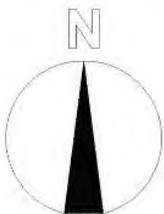
**National Register of Historic Places
Continuation Sheet**

Section number Additional Documentation

Page 34

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 10: 1970 Aerial Photograph (Courtesy of University of Oregon).



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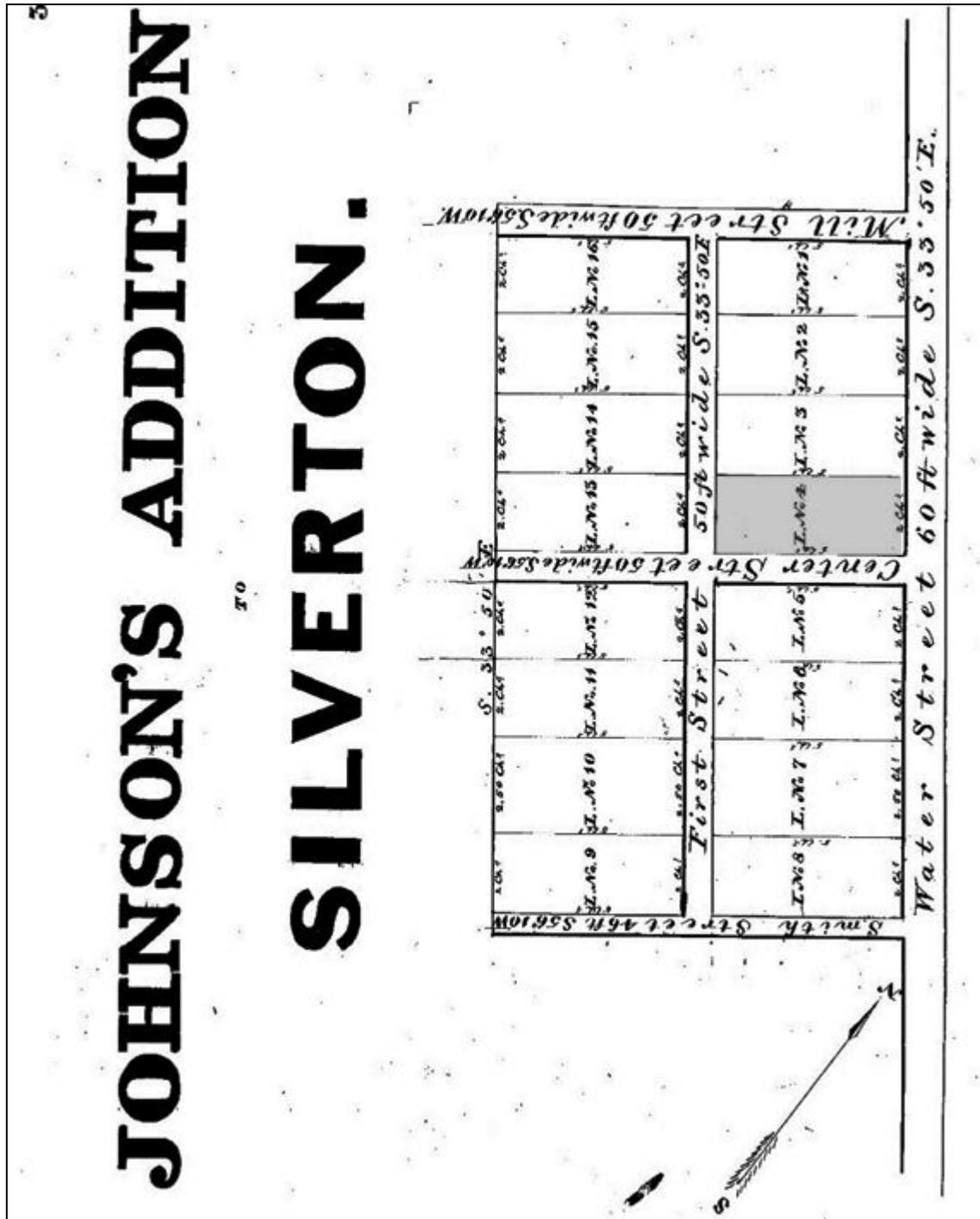
National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 35

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 11: Johnson's Addition Plat Map. Plat registered in 1890 by Mathias Johnson.



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National Park Service

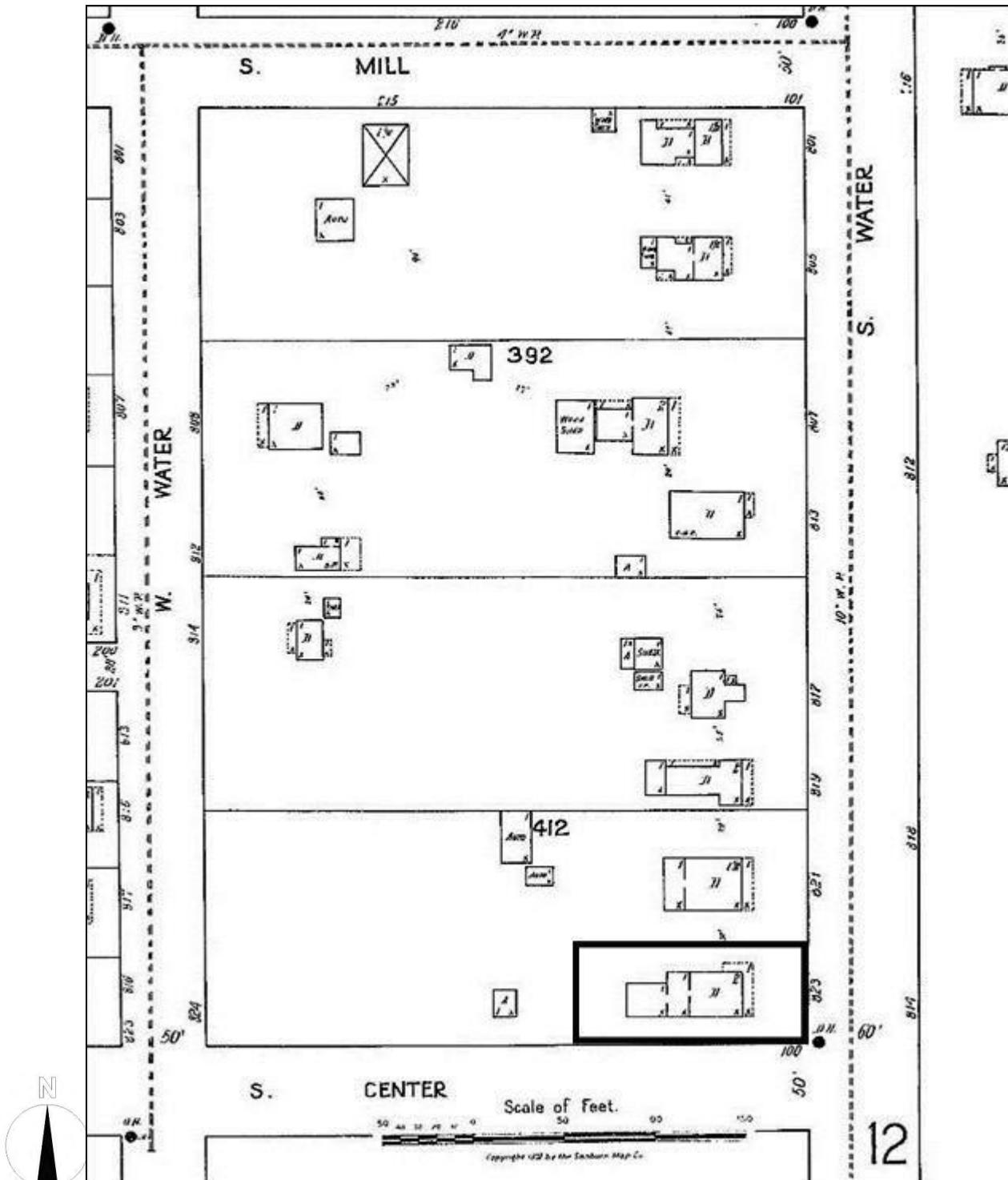
National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 36

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 12: 1922 Sanborn Insurance Map.



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National Park Service

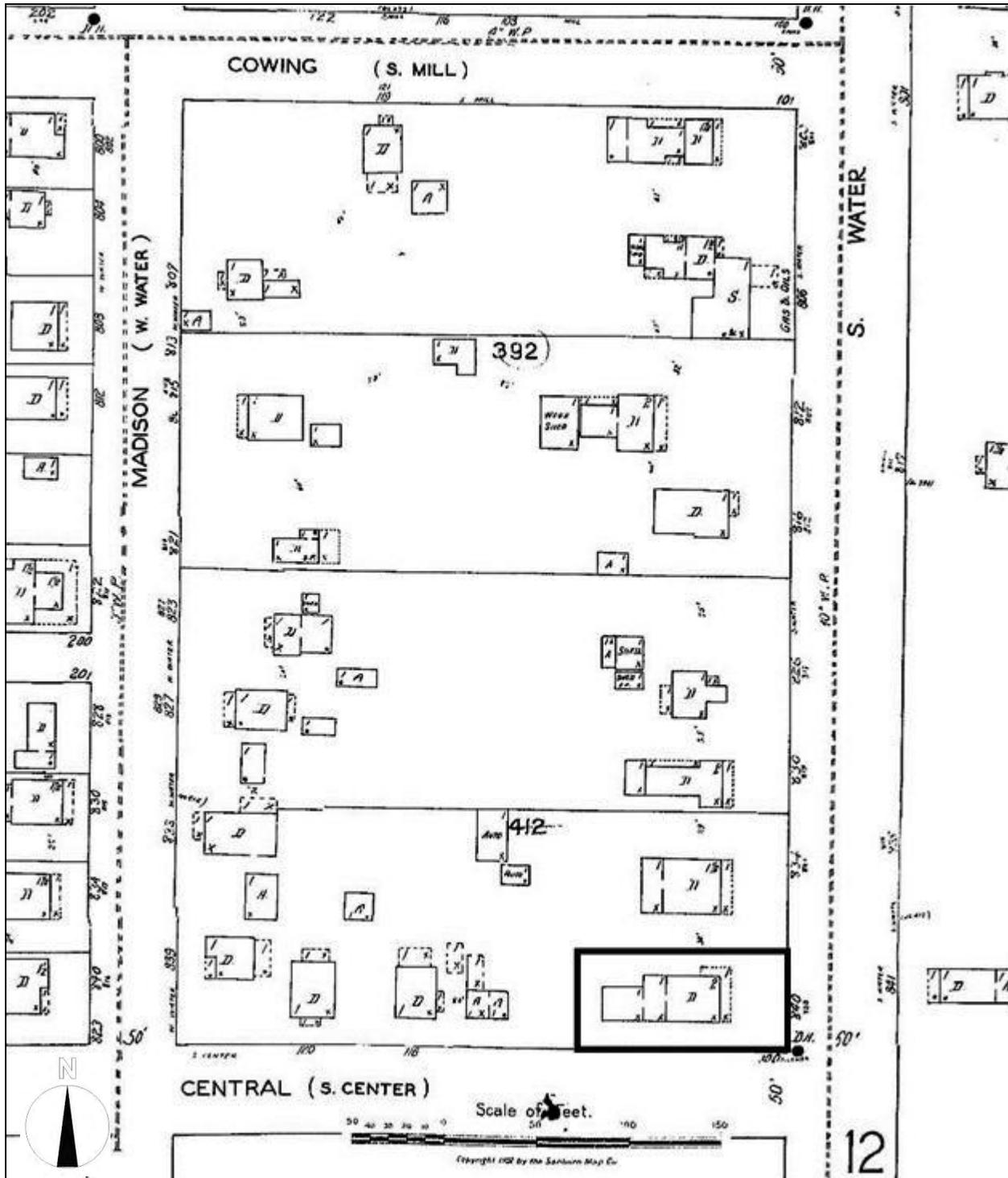
National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 37

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 13: 1939 Sanborn Insurance Map.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 38

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 14: Historic Photograph of the DeGuire-Ludowitzki House in 1984. Photo taken by the realtor when the property was put up for sale (Courtesy of Shannon Klug).



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 39

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 15: Historic Photograph of the DeGuire-Ludowitzki House after 1984. Photo taken by the realtor after the property was sold (Courtesy of Shannon Klug).



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 40

DeGuire\Ludowitzki, House

Name of Property

Marion Co., OR

County and State

Domestic Architecture in Silverton,
Oregon and its Environs

Name of multiple listing (if applicable)

Figure 16: Biography of John Ludowitzki. Published in 1920 in the book *Oregon and its German Nationality. A History of the State, its German Pioneers and Their Descendants*. Page 346. (*Oregon und sein Deutschtum. Eine Geschichte des Staates, dessen deutscher Pioniere und ihrer Nachkommen*).



Johann Ludowitzki

Johann Ludowitzki in Silverton wurde am 17. Februar 1852 in der Nähe von Trier, im Rheinland, geboren und kam schon als 10jähriger Junge mit seinen Eltern nach Amerika, wo sie sich im Staate Iowa und später in Minnesota ansiedelten. Wie sein Vater, so wählte auch er das Baugewerbe als Beruf, war nach seiner Uebersiedlung nach Silverton, im Jahre 1888, an zahlreichen Bauten tätig und baute auf eigene Rechnung vier der schönsten Wohnhäuser der Stadt. Herr Ludowitzki ist seit 1881 mit Maria Diederich vermählt, deren Eltern aus Bayern einwanderten. Sie schenkte ihm acht Kinder, von denen sechs am Leben geblieben sind: Blanche (Frau W. Vaughan), Maud (Frau E. A. Lilly), Anna, Joseph, Johann und Georg.

Translation by Dennis Hazelett:

Johann Ludowitzki was born on the 17th of February, 1852 near Trier in the Rhineland. He came to America as a young boy of age 10 with his parents, where they first settled in the state of Iowa and later in Minnesota. Like his father before him, he too chose construction as a profession. After resettling in Silverton in 1888 he was active at numerous construction sites, accounting for four of the most beautiful homes in the city. Mr. Ludowitzki has been married to Maria Diederich, whose parents immigrated from Bavaria, since 1881. She bore him eight children, of whom six remain alive: Blanche (Mrs. W. Vaughan), Maud (Mrs. E. A. Lilly), Anna, Joseph, Johann and Georg.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 41

DeGuire\Ludowitzki, House
Name of Property
Marion Co., OR
County and State
Domestic Architecture in Silverton, Oregon and its Environs
Name of multiple listing (if applicable)

Figure 17: Comparative analysis. Houses in Silverton, Oregon. Photos by Ernestina Fuenmayor. June 2014.



219 Mill Street, Silverton, Marion Co., Oregon
(Not listed in the NRHP)



306 North 2nd Street, Silverton, Marion Co., Oregon (Not listed in the NRHP)



312 North 2nd Street, Silverton, Marion Co., Oregon (Not listed in the NRHP)



410 North 2nd Street, Silverton, Marion Co., Oregon (Not listed in the NRHP)



519 South Water Street, Silverton, Marion Co., Oregon
(Not listed in the NRHP)

















Heavenly

LIFE
is Not Measured
By The Breaths We
Take, But By The
Moments That Take
Our Breath Away





HOPEY
EASTER



A.P. GOLD
JERSEY RANCH
MILK











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY DeGuire--Ludowitzki House
NAME:

MULTIPLE Silverton, Oregon, and Its Environs MPS
NAME:

STATE & COUNTY: OREGON, Marion

DATE RECEIVED: 1/16/15 DATE OF PENDING LIST: 2/06/15
DATE OF 16TH DAY: 2/23/15 DATE OF 45TH DAY: 3/03/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000053

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3 3 15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



January 15, 2015

J. Paul Loether
National Register of Historic Places
USDOI National Park Service - Cultural Resources
1201 "Eye" Street NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Mr. Loether:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic properties to the National Register of Historic Places.

ADAMS, LOUISE, HOUSE

401 W MAIN ST

SILVERTON, MARION COUNTY

Staff contact: Ian Johnson, National Register & Survey Coordinator, (503) 986-0678

LUDOWITZKI, JOHN & MARY, HOUSE

840 S WATER ST

SILVERTON, MARION COUNTY

Staff contact: Ian Johnson, National Register & Survey Coordinator, (503) 986-0678

LEWIS, C. HUNT & GERTRUDE MCCLINTOCK , HOUSE

11645 SW MILITARY LANE

PORTLAND, MULTNOMAH COUNTY

Staff contact: Ian Johnson, National Register & Survey Coordinator, (503) 986-0678

The enclosed disks contain true and correct copies of the above nominations to the National Register of Historic Places.

We appreciate your consideration of these nominations. If questions arise, please contact please contact the coordinator listed below the property information.

Sincerely,

Roger Roper
Deputy State Historic Preservation Officer

Encl.