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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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

1. Name of Property

historic name Mathieson-Worthington House  
other names/site number Mathieson, Edward, House

2. Location

street & number 885 McVey Avenue N/A not for publication  
city, town Lake Oswego N/A vicinity  
state Oregon code OR county Clackamas code 005 zip code 97036

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	<u>1</u> Total

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature] April 15, 1990  
Signature of certifying official Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Entered in the National Register  
 See continuation sheet. 6/1/90  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)

[Signature] \_\_\_\_\_  
Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic: single family dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

Vacant  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(enter categories from instructions)

Other: Vernacular  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation concrete  
walls wood  
roof asphalt shingle  
other wood  
\_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance.

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The vernacular type Mathieson House is believed to have been constructed in 1884. The builder is unknown, although local informants believe that the builder may have been James K. Polk Worthington. The building is in good-fair condition. The house sits squarely on a concrete foundation and--although vacant for several years--the windows and doors have prevented the weather from damaging the interior of the building. Deterioration is evident in the certain members of the encircling veranda, the breezeway roof, the kitchen floor and window sill, and the fruit room. The dwelling does, however, retain overall integrity of design, materials and workmanship.

The Mathieson House is located on the south side of McVey Avenue in the city of Lake Oswego, Oregon. Oriented to the north, the house is set back approximately 50 feet from the right-of-way. The house is nearly obscured from view by mature and overgrown vegetation including a box hedge and other ornamental plantings. A pair of large cedar trees planted in the 20th century mark the east entrance of the building. The small detached fruit room is located off the southwest corner of the house. A shed-roof breezeway links the fruit room with the back of the house shelters an unused well which is encircled by a low concrete wall.

A mature apple tree remains from the kitchen garden that historically occupied the west side-yard. A mass of blackberry vines prevent the full examination of the kitchen garden area. A concrete foundation, retaining wall and path mark the location of a garage which occupies a portion of the west side-yard at the McVey Avenue right-of-way. The garage was built during the 1920s and displays Bungalow-Craftsman characteristics, such as purlins and brackets at the end-wall eaves.

The neighborhood surrounding the subject property is residential in character. Residential building types span the full period of development for Oswego, from 1860s through the present. One block from the subject building is the Felix A. Collard house. Collard, a donation land claimant, is believed to have constructed this building circa 1860, doubling the size of the house in 1885. A few other buildings that date from the first

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subdivision of the area are located in the immediate proximity. (A more full discussion of the local property types, and their distribution and level of integrity is included in section eight, the Statement of Significance.)

The two-story Mathieson House is rectangular in plan with shallow full-height attachments on either side elevations. It is a single-wall construction with exterior wall finishes of shiplap siding. The house rests on a raised basement of concrete and parged brick. The encircling second story veranda is the most notable architectural feature. Here, turned posts with modest Eastlake brackets support the wide, overhanging roof. The porch is further enhanced by the slender balusters which run between the posts. The porch is mirrored on the first level although the posts vary from those at the upper level; brackets and balustrade are absent. The posts rest on concrete piers. The windows are generally the double-hung sash type with plain surrounds. The doors are a combination of vertical and horizontal panel types. Of particular note is the front door with its egg-and-dart trim and molded panels. The light has been replaced; formerly an etched scene of hunter and dog embellished this element. Several doors are covered with plywood and, therefore, not described.

The spatial arrangement appears to be essentially as constructed although several rooms have changed function. The ground-level is composed of five rooms, arranged in shot-gun style: sitting room, parlor, and kitchen, with bath and utility rooms forming wings off either side of the kitchen. A narrow staircase to the upper floor is entered from the kitchen. The bedrooms can be entered from the upper hall at the top of the stairs or through separate doors off the encircling veranda. The center room and front room are separated by a partition that is fitted with a pair of multi-light doors. The doors, if not the whole partition, are believed to have been added during the early years of the 20th century.

The (southwest) corner room, which can be entered from either the back room or the veranda, appears to have been a porch at one time; a horizontal multi-light window, located high on the south wall, has vertical muntins and may date from the 1930s.

The interior finishes of the dwelling are simple. All walls are believed to be 1" by 12" rough-cut cedar boards, applied vertically. The boards are covered with wallpaper or inexpensive imitation paneling. Floors are four inch fir boards. Mop boards and picture molding is unadorned.

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1884  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1884  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Unknown

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

**INTRODUCTION**

The Mathieson-Worthington House occupies a gore lot fronting on McVey Avenue in an early platted neighborhood in south Lake Oswego, Oregon. It is a shiplap-clad vernacular dwelling of box construction, two stories in height on a ground course of stuccoed brick. It is rectangular in plan and enclosed by a gable roof. The house is trimmed with plain corner boards and raked frieze boards at gable ends. Door and window trim are plain. The distinguishing feature is a double piazza, or veranda which encircles the house on east, north and west sides. The house is in fair condition, having been unoccupied for some time. Remaining porch posts with turned mid-sections and quarter-circle brackets indicate the double veranda had something of an Eastlake flavor. Sections of the second story porch railing are missing. An outside stairway gives access to the second level on the east elevation.

The house is believed to have been built about 1884. The builder is unknown. A subsequent owner, James K. Polk Worthington, a local hotel operator, was responsible for some interior modification, about 1910, but interior spatial configuration is essentially as designed in 1884.

The house is locally significant under Criterion C as a rare representative of Lake Oswego's oldest building stock and the city's singular example of vernacular architecture having an encircling double veranda. The title of the nominated property is derived in part from Edward Mathieson, who acquired the property from the platter of Patton's Addition in 1883. Mathieson occupied the house at the time he was employed as an ore car operator at the Oregon Iron Company mine nearby. On the basis of a local inventory, the house is considered one of the four oldest houses in the south Oswego neighborhood, and, as such, it is representative of the period when Oswego was active as a company town. The population and demand for workers' housing rose and fell in Oswego with productivity of the iron plant.

The current owner plans to rehabilitate the house for office use in conformance with present zoning.

See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acres of property 0.14 acres Lake Oswego, Oregon 1:24000

UTM References

A 

1	0
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5	2	5	9	0	0
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5	0	2	8	2	6	0
---	---	---	---	---	---	---

  
 Zone Easting Northing

C 

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B 

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

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

  
 Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

The nominated property is located in NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 10, Township 2S, Range 1E, Willamette Meridian, in Lake Oswego, Clackamas County, Oregon. It is legally described as the southerly portions of Lots 5, 6 and 7, Block 1, Patton's Addition to Oswego. It is otherwise identified as Tax Lot 4000 at said location. Clackamas County Assessor's Map Ref. No. 2-1E-10DB.

See continuation sheet

Boundary Justification

The nominated area is the urban tax lot historically occupied by the Mathieson-Worthington House from 1884 onward. It includes two contributing features, the house and a detached fruit cellar. A non-historic garage is a non-contributing feature.

See continuation sheet

**11. Form Prepared By**

name/title Jane Morrison  
 organization Koler/Morrison date December 1989  
 street & number PO Box 445 telephone (503) 654-2786  
 city or town Oregon City state Oregon zip code 97045

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The Mathieson House is locally significant under criterion C as a rare intact example of an early dwelling in the Oswego area. The house and fruit room appear to have been constructed in 1884, following the platting of the addition and the purchase of this property by Edward Mathieson. Increases in property value according to tax assessment records support the belief. Mathieson, an ore car-worker, did not own any other property in Clackamas County. The garage was constructed after Mathieson's occupation and does not reflect the pertinent historic period.

Mathieson's wife, Anna, sold the property in 1894 and it changed hands again in 1904, and in 1907. James K. Polk Worthington, manager of a local hotel and carpenter-by-trade, purchased the property and carried out some minor modifications about 1910.

The subject property was part of the Collard Donation Land Claim. Sometime in the late 1850s-60s Collard transferred ownership to Matthew Patton. As noted in the Lake Oswego Historic Context Statement,

"Patton played a seminal role in the development of the iron ore industry by focusing attention on the rich iron ore deposits in the Oswego area. Stories about Patton's early, though abortive efforts to mine ore on his property were carried in Portland area newspapers. These articles caught the attention of Portland entrepreneurs and led, soon after, to the incorporation of the Oregon Iron Company. South Town [the name locals used to identify the neighborhood during the historic period] grew in proportion to the iron company, and by the turn of the century--like the Old Town neighborhood--housed many of the company's employees."

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Two years after Patton's announcement in the Portland area newspapers regarding the ore deposits in Oswego, the Oregon Iron Company was formed by Portland investors. Technical difficulties and legal disputes shut down the plant in 1869. At that time the company employed as many as 80 men, most of whom presumably lived in the Old Town neighborhood, the original plat of the Town of Oswego.

In 1872 eastern investors purchased the company and reopened the facility in 1874, and again operations resumed for another two year period. In 1877 the company was again sold, this time to L. B. Seeley and E. W. Crichton, who operated the company until 1882, when competition from less expensive sources drove them out of business. That same year Simeon Reed, prominent Portland entrepreneur, reorganized the company as the Oregon Iron and Steel Company. Reed resigned in 1886 and the company was regenerated as a pipe foundry in 1888. The company shut down completely in 1920.

The population and subsequent demand for housing rose and fell with the activity at the iron plant. Oswego was in many regards a "company town" with company housing and company hotels, including a hotel in Old Town operated by Worthington. The economic health of the hotel as well as the town was tied directly to the ups and downs of the iron business.

In 1883 Patton and his wife recorded the plat of Patton's Addition in South Town and immediately began to sell lots. Tax assessor records indicate that it was common for the developer to sell a lot or two or three on each block to an individual, resulting in a one-house per block pattern. It is not known where Patton lived, but it is presumed that he lived in South Town. By the 1890s Patton's son engaged several other people to join him in a second real-estate development in South Town, to be called South Oswego Addition. The South Oswego Addition wrapped around the smaller Patton's Addition on sides. However, most of the development continued concentrated around Oak Street (Third Street) which was the only improved road in the area.

In 1883 Patton sold the subject property to Edward Mathieson, immediately south of the primary deposit of iron ore. In her book Oregon's Iron Dream, a history of Oswego, Mary Goodall locates the Patton mine just northwest of the subject house, across McVey Avenue. The estimated date of construction is based

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on a dramatic increase in property value as compared to other similar parcels in the same addition.

Little is known about Mathieson or his wife Anna, except that he was employed by the Oregon Iron Company in the mining operation. Mathieson worked in the ore cars that carried iron ore from Patton's mine in South Town north to the foundry, which was located in Old Town. In his diary, E. W. Creighton, the superintendent of the mines during the latter part of the 19th century, recounts an accidental death of an ore-car worker and subsequent litigation. Mathieson and three other men were witnesses to the accident and called for questioning.

There are 14 inventoried resources in the South Town neighborhood, all of which are single-family dwellings. Ten of houses--which consist primarily of vernacular buildings--were constructed prior to 1900; four of these are believed to have been built by 1885, making them the oldest group in the neighborhood. In general these resources are located in close proximity to McVey Avenue with the heaviest concentration at the corner of Bickner and Oak Streets.

All of the other 19th century resources had been moved or are otherwise deficient in some aspect regarding their physical integrity. The five-building ensemble of houses which line Bickner Street between Oak and McVey alone best reflect the evolution of the vernacular building type in Oswego as a response to the demand for housing, a direct result of the growth and development of the iron ore industry--the single focus of this "company" town. The Mathieson House is distinctive among these as the city's singular example of early vernacular architecture having a double piazza.

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Clackamas County Cultural Resource Inventory, 1984.

Clackamas County directories, 1916-17, 1947-48.

Clackamas County Tax Assessor records, Salem, Oregon.

Creighton, Doug, unrecorded interview with Jane Morrison,  
December 1989.

Goodall, Mary, Oregon's Iron Dream, 1958.

Laidlaw, Alene. Unrecorded interview with Jinx Faulkner,  
December, 1989.

Oregonian, December 4, 1883.

Safeway Photo Collection, Lake Oswego, Oregon.

Schabel, Ethel. Unrecorded interview with Jinx Faulkner,  
December 1989.

TICOR Title Company records, Oregon City, Oregon.

Worthington, Gaylord. Unrecorded interview with Lewis Moller,  
December, 1989.

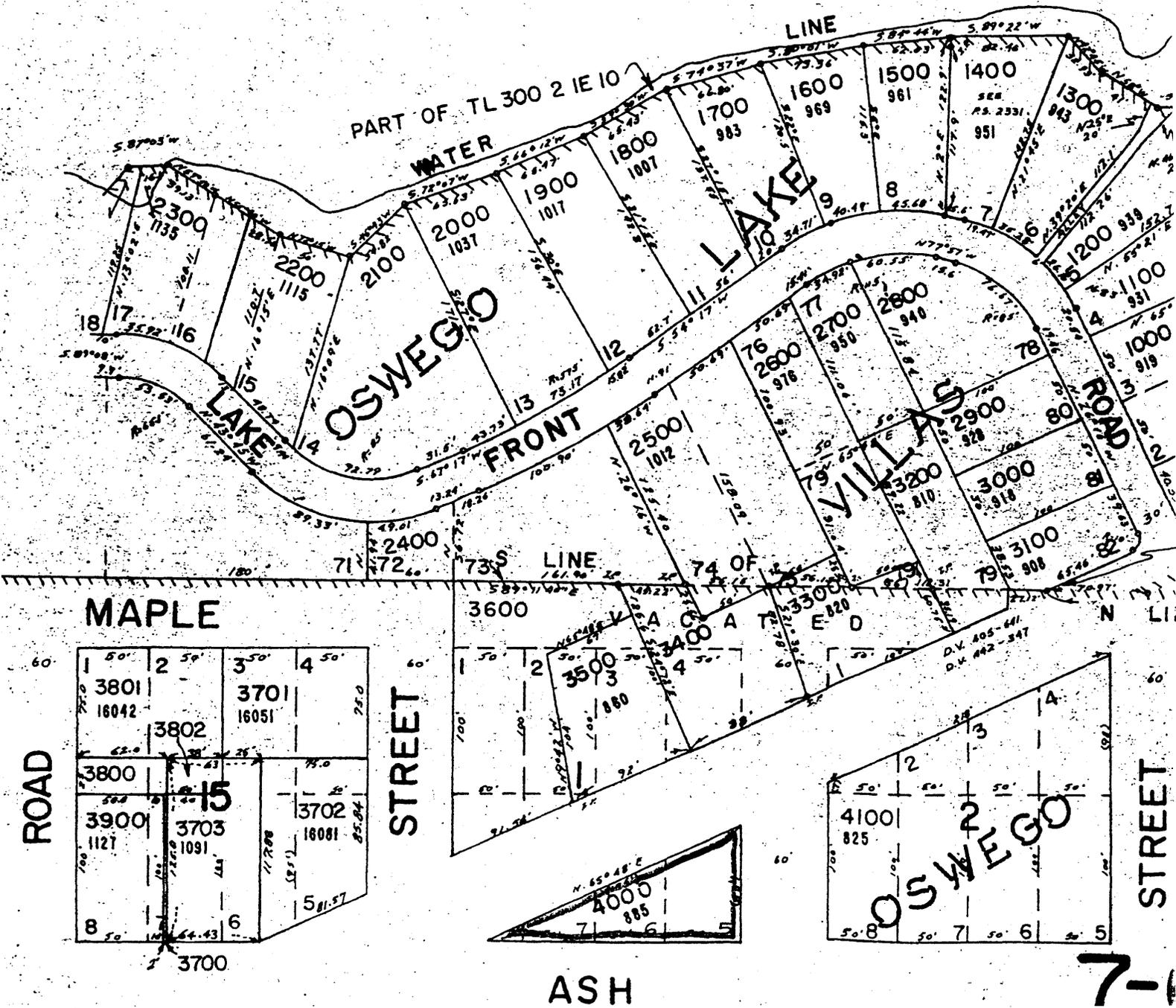
N.W.1/4 S.E.1/4 SEC. 10  
CLACKAMAS

1"=100'

500

NOTE: SHORELINE LOCATION  
DETERMINED BY 1966  
AERIAL PHOTOS  
ELEVATION - 99.8'

OSWEGO



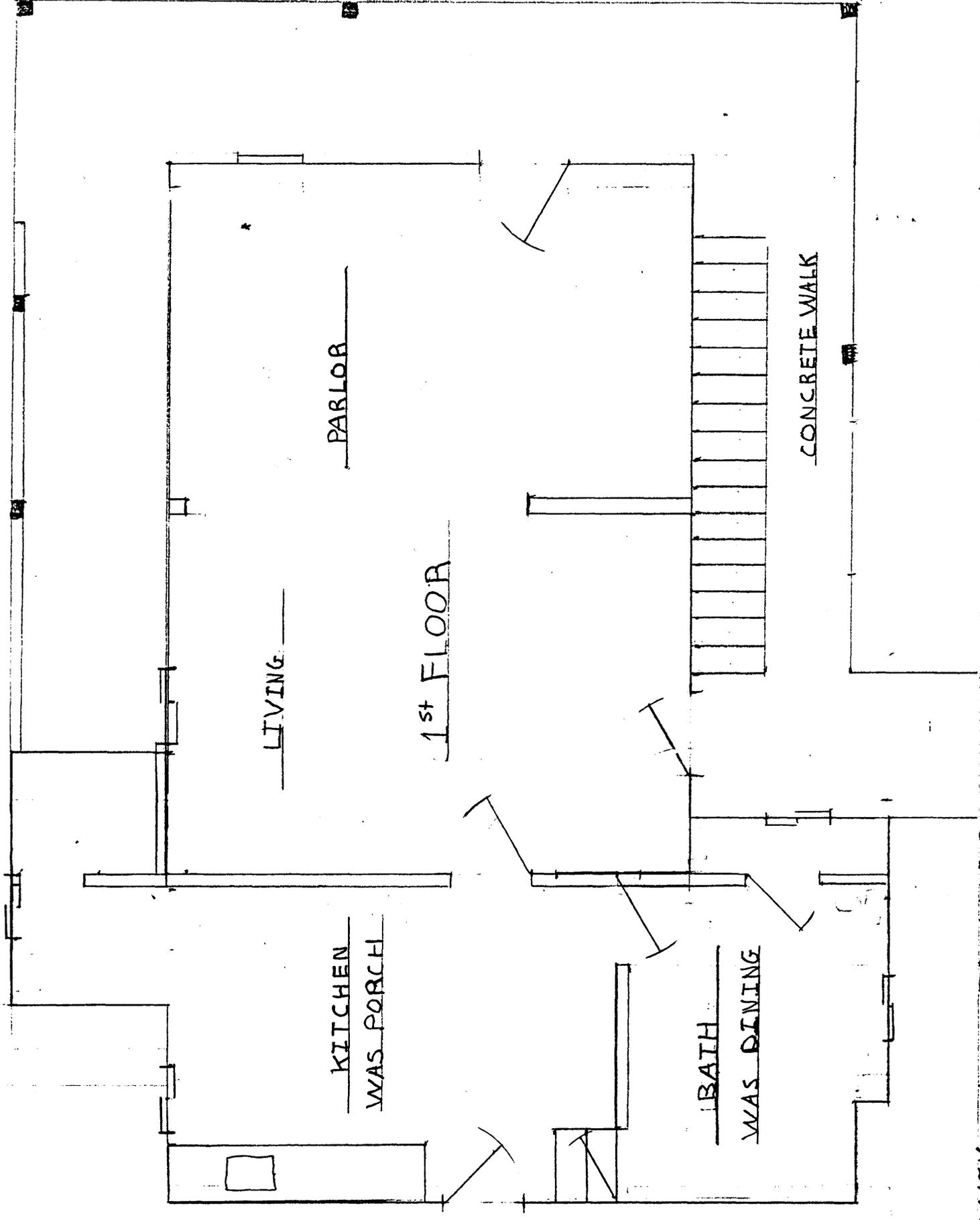
ROAD

STREET

STREET

ASH

7-



LIVING

PARLOR

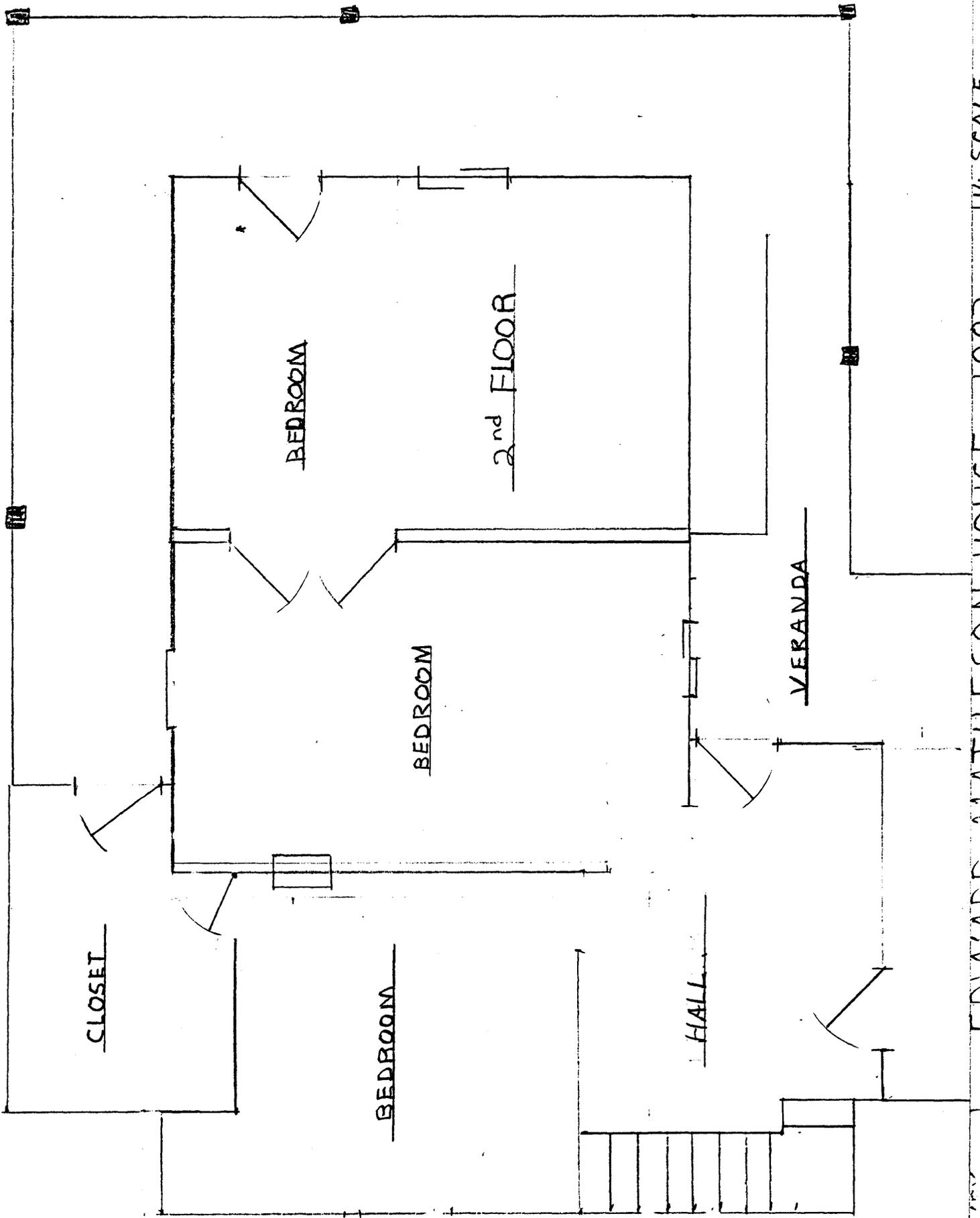
KITCHEN  
WAS PORCH

BATH  
WAS DINING

CONCRETE WALK

1st FLOOR

SEE MAP MEV FURNISHED MATERIALS FROM LISTING 1003 1/4 SCALE



TRIPARTITE ARCHITECTURAL DISTRICT 1903 1/4 SCALE

McVEY AVENUE

BICKNER ST

LILACS

BOX HEDGE

GRAVINSTEIN

GARAGE

ASH STREET

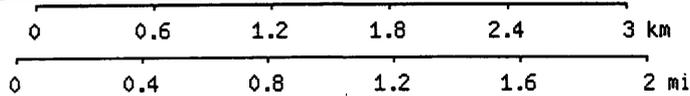
VACANT

885 McVEY AVE CHICAGO ILL 60642  
EDWARD MATHESON HOUSE 1883  
SCALE 1/4" = 5' LKM 12/12/89

Augustas



topozone  
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Map center is 24° 47.45'N, 80° 51.74'W (WGS84/NAD83)  
**Long Key** quadrangle  
 Projection is UTM Zone 17 NAD83 Datum

MK  
 AG  
 M=-4.994  
 G=0.058