

United States Department of the Interior
National Park Service

National Register of Historic Places
Date listed 07/16/2009
NRIS No. 09000531
Oregon SHPO

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Iron Workers' Cottage
Other names/site number Oregon Iron & Steel Company Workers' Cottage; Iron Company Workers' Cottage

2. Location

street & number 40 Wilbur Street not for publication
city of town Lake Oswego vicinity
State Oregon code OR county Clackamas code 005 zip code 97034-3921

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] _____ Date 5-28-09

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 for additional comments.)

Signature of certifying official/Title Date

or Federal agency and bureau State

4. National Park Service Certification

I, hereby, certify that this property is:

	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain:)	_____	_____

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Non-Contributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN

OTHER: Front-gable house

Materials

(Enter categories from instructions)

foundation: BRICK

walls: WOOD: weatherboard

roof: ASPHALT

other: BRICK

Narrative Description

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

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.

Areas of Significance

(Enter categories from instructions)

INDUSTRY

Period of Significance

1882-1894

Significant Dates

1882, construction of the workers' cottage

1894, end of Oregon Iron & Steel Co.

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.

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Oregon Iron & Steel Company, attributed

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Lake Oswego Public Library

Iron Workers' Cottage
Name of Property

Clackamas Co., Oregon
County and State

10. Geographical Data

Acree of Property 0.11 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>10</u> Zone	<u>526430</u> Easting	<u>5028663</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Adriaan Gregoor Passchier, Preservation Intern
organization City of Lake Oswego date October 2008; rev. March 2009
street & number 28 W 22nd Ave telephone (541) 505-2815
city or town Eugene state Oregon zip code 97405

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name City of Lake Oswego
street & number 380 A Avenue, PO Box 369 telephone (503) 635-0270
city or town Lake Oswego state Oregon zip code 97034

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 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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DESCRIPTION

SUMMARY

Built by the Oregon Iron & Steel Company around 1882, the rectangular, two-bedroom, Iron Workers' Cottage is a front-gable house with little decorative detail. The cottage originally served as housing for workers in the nineteenth century iron industry, and later as a private single-family residence. Currently the City of Lake Oswego owns the property, but it remains vacant.

The Iron Workers' Cottage is a single-walled constructed building exemplary of worker housing built in Oswego in the nineteenth century. It has a good level of integrity, which includes its original location, materials, workmanship, design, feeling, and association. Within the boundaries of the property the setting has remained the same, however, the surrounding neighborhood setting has changed substantially.

The Iron Workers' Cottage is locally significant under National Register Criterion A for its association with the late nineteenth century Oswego iron industry. It is one of two remaining iron-related housing units built by the Oregon Iron & Steel Company, but of the two buildings, it retains the highest level of integrity. The other housing unit, located on 143 Church Street, has had more alterations made to the exterior, and is in much poorer condition than the Iron Workers' Cottage.

SETTING

The single-story Iron Workers' Cottage is located at 40 Wilbur Street in Lake Oswego, Clackamas County, Oregon, in the Old Town neighborhood of the city. Lake Oswego is a residential suburb approximately 8 miles south of Portland, bordered by the Willamette River on the east, and Interstate 5 on the west. The Old Town neighborhood is located on the far east-side of Lake Oswego on an isthmus between Oswego Lake and the Willamette River. The Old Town neighborhood embodies the original 1867 plat of the Village of Oswego and is bordered to the west by State Street, to the South by Oswego Creek, to the east by the Willamette River, and to the north by Leonard Street.

The Old Town neighborhood today consists of a mixture of single-family residences, multi-family condominiums, park areas, and commercial and retail businesses located on State Street. Surrounding the Workers' Cottage to the east and west are modern three-story condominiums. North of the cottage across Wilbur Street is a large modern shopping center and a service alley. The George Rogers House, a Mediterranean Arts and Crafts style residence listed in the National Register of Historic Places in 1996, is located across the street and to the east of the shopping center. Except for the shopping center, the general neighborhood setting remains residential. However, the modern developments in Old Town have created a more urban setting in what was historically a more rural, low-density residential neighborhood.

The north-facing Iron Workers' Cottage is located on a gently sloping lot measuring 50 by 100 feet. Wilbur Street defines the northern boundary of the property and a paved alley defines the southern boundary. The cottage sits approximately two feet below the level of Wilbur Street due to the natural slope of the terrain and modern grading for the street. Modern wood-picket fencing done in a historic style on the north and south ends of the lot encloses the dirt and gravel yard around the house. A concrete wall defines the western boundary of the lot, and an iron and cedar-board fence define the eastern boundary of the lot.

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Lining Wilbur Street between the curb and the sidewalk are a mixture of mature and young trees. Major vegetation on the property consists of a large Douglas-fir tree on the northeast corner of the lot, a maple tree on the southeast corner, two large laurel bushes on the southwest corner, shrubbery surrounding the rear entrance of the building, and two maple trees along the southwest corner of the lot.

Currently there are no accessory buildings on the property. However, photographs taken in 2000 show that a garage was once located on the southeast corner of the lot adjacent to the alley. A 1927 Sanborn map also shows an accessory building located on the alley that was shared with the neighboring lot to the west, and may have been a shed or an outhouse (see Figure 5, Maps Section).

GENERAL CHARACTERISTICS

The single-story Iron Worker's Cottage is characterized by a front-gable house form. The rectangular-shaped building measures 20' by 34' and uses a box or vertical plank construction wall system. Box construction consists of vertical boards nailed at the bottom to a heavy sill, and at the top to a horizontal beam. The vertical boards, which are placed flush next to each other, serve as the solid structural wall members of the building; there are no other studs, supporting beams, or heavy timber frames to support the building. This single-wall construction method allowed for quick assembly of buildings using only two to three people, and required less wood and carpentry skill than heavy timber or balloon frame buildings. The ease of assembly made a box-constructed building attractive to Euro-American settlers in the west who were often in remote locations.¹ The simple and economical assembly method likely appealed to the Oregon Iron & Steel Company who wanted to provide inexpensive housing for their workers.

On the south (rear) direction of the building is a lean-to with a shed roof that is an original part of the building as evidenced by the continuous floor joists in the crawlspace. The exterior of the building retains a number of original historic elements, including the brick foundation piers, drop-lap siding, most of the windows, and the brick chimney.

EXTERIOR DESCRIPTION

Historically the building rested on a brick pier foundation. The original brick piers still support the building, but wooden posts have been added to provide additional support to the floor. On the north side of the building, the brick piers rise 1" above grade, but on the south end of the building where the lot slopes downward, the piers rise approximately 2' above grade. The building rests on sawn sills and floor joists. Newer vertical boards form the foundation skirting, enclose the crawlspace on the east, north, and west elevations. Separating the vertical skirting from the horizontal siding is a simple, non-historic water table that projects 1" from the side of the building, and wraps around the east, north, and west sides. The south side does not have any vertical board skirting or a water table covering the crawlspace; rather drop-lap siding encloses the crawlspace forming a continuous wall from the ground to the roof. Historic photographs show that drop-lap siding originally enclosed the entire crawlspace on all four sides. Prior residents removed the lower portions of the siding and the corner boards on the east, north, and west sides and added the water table and vertical skirting.²

¹ Shannon Bell, "The Preservation of Vertical Plank and Box Constructed Buildings in the Pacific Northwest" (Masters Thesis, University of Oregon, 2006), 3.

² While the building is in generally good condition, there are some areas of deterioration around the crawlspace that are worth noting. There is substantial rot along the foundation skirt where the wood skirt boards are in contact with the soil and on the southwest corner

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Above the foundation skirting, the exterior walls of the building are clad in horizontal drop-lap siding, with simple corner boards enclosing each corner.

The moderately pitched gable roof is clad in composition asphalt shingle, and features an original brick chimney in the center of the roof. The enclosed eaves feature undecorated fascia boards. The lean-to shed roof on the south side of the building (rear) is also clad in composition shingle and includes a vinyl gutter that stretches along three-quarters of the roof edge. Rake boards line the edges of the shed roof, but do not line the roof eave.

The front-gabled north (front) elevation features a non-historic central front porch and entrance flanked by two historic, four-over-four, double-hung, narrow wood windows. The shed-roof porch measures 9' by 6', and is constructed of modern pressure-treated boards. The porch's shed roof is clad in composition shingle similar to the roof of the house. Historic photographs of the building show the porch extending the entire width of the north (front) elevation, while the current porch rests between the two front windows (see Figure A1, Appendix A: Historic Photographs). The front entrance is enclosed by a non-historic screen door and has a non-historic, one-quarter light wood-paneled front door. Framing the edges of the front gable above the porch roofline are two simple rake boards.

The west and east side elevations are mirrored in their symmetrical window layout and differ only in the window types. The windows on both sides have simple flat-board trim and no molding. On the west elevation are two historic, four-over-four, double-hung, narrow wood windows, similar to the windows on the front of the building, with modern aluminum storm windows and screens. A small modern aluminum fixed window is located on west elevation of the rear lean-to. The east elevation retains only one original four-over-four, double-hung window. The other original window has been replaced with a modern, single-hung, sixteen-over-twelve vinyl window. On the east elevation of the rear lean-to is a modern horizontal vinyl-sliding window.

The south (rear) elevation of the Iron Workers' Cottage features a projecting lean-to with a shed roof that spans the full width of the building's south side. A non-historic, uncovered wood deck measuring 8' 3" by 4' 2", and approximately 2' above grade, connects the rear entrance of the building with the yard. Vertical wood rails enclose the wood deck. The slightly off-center rear door has simple flat board trim and an aluminum storm door. A vinyl horizontal sliding window has been installed to the west of the rear entrance. Attached to the gable wall is a modern ventilation grate. Simple rake boards line the edges of the south-facing gable.

INTERIOR DESCRIPTION

The interior of the Iron Workers' Cottage includes four main living spaces: a living-room area, a dining area, two bedrooms, and a kitchen and bathroom located in the rear lean-to (see Figure 8. Floor plan, Section Maps). All the walls and ceiling are covered in modern gypsum board, which covers the historic wallpaper and wood wallboards. The historic wood floors remain intact under modern wall-to-wall carpeting and modern vinyl flooring. The living room, dining room, and bedrooms feature 10' 6" ceilings, while the ceilings in the kitchen and bathroom in the lean-

where some wall boards are attached to the sill. On the southwest corner, several foundation skirt boards are missing or rotting, revealing the structural planks attached to the sill. The drop lap siding enclosing the crawlspace on the south side is also detached from the wall, exposing the structural planks. However, in spite of these conditions, the damage is repairable, and what damage there is does not significantly diminish the integrity of the building.

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to follow the slope of the shed roof. All light fixtures in the house are modern as there were no electrical fixtures when the building was first constructed.

Living Room

The front entrance of the cottage opens into a large living room area. A historic partition wall, with a non-historic arch cut into the wall, separates the living room from the dining room. (see Photograph 9, Section Photographs and Figure 8. Floor plan, Section Maps). The partition wall also serves to support the bracket system for the chimney and is also found in the other remaining workers' cottage on 143 Church Street. The living room measures 12' 2" by 12' 10," and modern 3.5" wood baseboards line the walls; no historic baseboards remain. Two historic double-hung windows, one on the north wall, and one on the east wall, bring natural light into the large space. Window trim consists of plain flat boards.

Dining Room

South of the living room is the dining room, which is accessed through the wide opening in the partition wall. A large modern vinyl window on the east wall brings light into the room. The dining room measures 12' by 12' 7" and modern 3.5" wood baseboards line the walls, similar to the baseboards in the living room. In the northwest corner of the dining-room area is a small, non-historic closet enclosing a modern furnace (see Photograph 14, Section Photographs). The City of Lake Oswego likely built the closet after it acquired the property in 2002. Within the closet, a wooden bracing system supports the chimney above. Historically, a wood stove would have been located where the closet is today.

Bedrooms

The two bedrooms are located west of the living room and dining room areas. The north bedroom is accessed from the living room and measures 7' 4" by 14' 3" (see Photograph 12, Section Photographs). Historic flat-board wood trim lines both sides of the doorway. The historic 7" baseboards remain. Two historic double-hung wood windows, one on the west wall and one on the north wall, bring natural light into the small space. The south bedroom measures 7' 4" by 10' 10" and is accessed from the dining room (see Photograph 15, Section Photographs). The 5.5" baseboards are not historic and are covered in gypsum board. A historic double-hung wood window brings light into the small bedroom along the west wall. The simple trim around the windows in the bedrooms is similar to the trim found on the double-hung windows in the living room areas.

Kitchen and Bathroom

An open doorway along the south wall of the dining room provides access to the rear lean-to where the kitchen and bathroom are located. The bathroom is located on the east side and measures 5' 5" by 7' 7". The bathroom features a claw-foot bathtub, modern toilet and an older sink, likely installed in the 1920s, and a historic paneled wood door. A modern sliding vinyl window lights the small space. The kitchen measures 14' 2" by 7' 7" and features modern appliances and a kitchen sink (see Photographs 16 and 17, Section Photographs). On the south wall of the lean-to are the rear entrance and a modern vinyl-sliding window. A fixed aluminum window is located on the west wall of the lean-to. Base cabinets and a ceramic tiled counter line the lower part of the north wall, and open cabinets and modern shelves line the upper part of the wall. The cabinets were likely installed in the 1920s when the building became a private residence.

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ALTERATIONS AND ADDITIONS

Exterior

The Iron Workers' Cottage has undergone few exterior alterations throughout its history. One of the more prominent alterations is the removal of the historic front porch and construction of the modern porch (dates unknown). Historic photographs show a porch with a shed roof extending the full width of the front elevation (see Figure A1, Appendix A: Historic Photographs). Evidence of this porch can be seen by the wider siding board found on the front of the building above the current porch roof. Photographs of similar houses in the Old Town neighborhood also show full-width porches (see Figures A1 and A2, Appendix A: Historic Photographs). However, a 1927 Sanborn map shows that the front porch had been removed (see Figure 5, Section Maps). In 1989, when the building was surveyed, a smaller porch with a hipped roof is shown flanked by the two front windows. This porch is also evident in photographs taken in 2000, but has since been replaced by the current shed-roof porch. While the front porch is not the same as it was historically, the current porch does not take away from the integrity of the building, which remains largely intact.

Another exterior alteration completed since 2000 is the rear deck. Historically, a rear porch existed where the modern deck exists today, as shown by the 1927 Sanborn map that shows a covered porch extending two-thirds of the width of the building. Photographs taken in 2000 of the rear of the building also show a roof projection extending two-thirds of the width of the building and a small staircase leading from the rear door to the yard. Both the staircase and the overhang have been removed, replaced with the current open deck. The exact date of construction of the rear deck is unknown, but it may have been built after 2002, when the City of Lake Oswego purchased the property. While the deck is a recent addition to the building, its small size and similar location to the historic back porch does not take away from the building's overall integrity.

A third alteration made to the property, but not to the house, is the removal of an outbuilding located along the alley and spanning the southwest corner of the Iron Workers' Cottage and the southeast corner of the neighboring property to the west. Historic photographs and a 1927 Sanborn map show the presence of the long wooden structure, but by 1936 it had been removed. The structure may have been a shared shed or former outhouse.

Interior

Interior alterations include the addition of a modern bathroom and kitchen in the lean-to. The lean-to likely had smaller windows, if any at all, and probably did not serve as a kitchen historically. There is no evidence of a second stove in historic photographs, and it is likely that the dining room and living rooms also served as the kitchen.

The addition of a closet to enclose the furnace is another addition made to the building since 2000. A photograph taken in 2000 shows an exposed furnace in the dining room. The stud framing and modern wallboard in the closet also indicate it is a recent addition. The furnace replaced the historic wood stove, but the chimney and wood chimney supports are still in place.

Finally, the archway cut into the historic partition wall separating the living and dining rooms is an alteration made since 2000. A picture from a 2000 condition assessment of the building indicates that the wall has a large square opening between the two rooms.

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CONCLUSION

The Iron Workers' Cottage retains a high level of integrity in terms of its location, design, workmanship, association, materials, and feeling. One aspect of integrity that has been significantly compromised is the neighborhood setting. Modern condominium developments and a modern shopping center have changed what had historically been a neighborhood of small, single-family homes and a few large, two-story residential buildings. Nevertheless, the building retains most aspects of integrity that make it significant as one of the few remaining remnants of Oswego's early iron industry. The building also has never been moved and it still features original design elements such as the layout of the interior rooms. Many of the original materials have also been retained. These include the original drop-lap siding, narrow double-hung windows, flooring, walls, and roof. However, some materials, such as several windows and doors, have been replaced or added. While a few alterations have been made to the building, they do not compromise the building's overall integrity nor do they detract from the building's significant association with the local iron industry. To restore the Iron Workers' Cottage to its historic appearance, the non-compatible exterior alterations, such as the vinyl windows, aluminum screens, and front porch shed roof, should be replaced with more historically compatible materials.

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STATEMENT OF SIGNIFICANCE

INTRODUCTION

The circa 1882 Iron Workers' Cottage is located at 40 Wilbur Street in the Old Town neighborhood of Lake Oswego, Clackamas County, Oregon. The Old Town neighborhood, which encompasses the oldest recorded plat of Oswego, filed in 1867, developed in conjunction with Lake Oswego's nineteenth century iron industry. By the 1890s at the height of the iron industry, Old Town consisted of single-family dwellings, several iron workers' cottages, boarding houses, community halls, and a company store. Within Old Town today, there are few remnants of the iron industry and even fewer remnants of the iron workers. The Iron Workers' Cottage is one of the oldest residential buildings that remain in Old Town today.¹

The Iron Workers' Cottage is eligible for listing in the National Register of Historic Places under Criterion A for its association with Lake Oswego's iron industry between 1882 and 1894, and for its high level of integrity when compared to all other iron-related sites. Lake Oswego's iron industry spanned almost 30 years and three companies, which included the Oregon Iron Company (1865-1877), the Oswego Iron Company (1878-1882) and the Oregon Iron & Steel Company (1882-1894). Many historic sites relating to Oswego's iron industry remain, such as the Oregon Iron Company Furnace (listed in the National Register of Historic Places) and remnants of the mines, quarries, and railroad beds. Two iron worker housing units also remain, one of which is the Iron Workers' Cottage.

Of all the remaining iron-related sites, the Iron Workers' Cottage is the most intact and best preserved. The building retains its integrity of materials, workmanship, location, design, feeling, and association. Compared to the other remaining workers cottage, the Iron Workers' Cottage is also in better condition and has a higher level of integrity. The house has remained a residence throughout its history, and was owned by the Oregon Iron & Steel Company until 1922. The City of Lake Oswego currently owns the building.

EARLY HISTORY OF OSWEGO

The area where Lake Oswego exists today was originally inhabited by Clackamas Indians, specifically Upper Chinookans who spoke the Kiksht dialect.² Clackamas villages existed along the length of the Willamette River, and there is evidence of Native American activity in the area of the Old Town neighborhood.³ However, it is uncertain whether any permanent settlement existed in the Lake Oswego area, but it is likely that Native Americans used Oswego Creek as a run for lamprey eels.⁴ When Euro-American settlers arrived in the Oswego area in the 1840s, most Native American settlements had been decimated by a malaria epidemic during the 1830s, and any settlement that may have existed had disappeared.⁵

The settlement of Oswego began in 1850 when Albert Alonzo Durham and his wife Miranda Durham established a Donation Land Claim for 640 acres along the west bank of the Willamette River between Sucker Creek and Tryon

¹ Other historic residential buildings found in the Old Town neighborhood include the Odd Fellows Hall (1890) listed in the National Register in 1978; one other Iron Workers' Cottage (ca. 1890) on 143 Church St; the George Rogers House (1929) listed in the National Register in 1996; and the Headrick-Carothers House at 68 Leonard St.

² City of Lake Oswego, *George Rogers Park Master Plan: Inventory & Analysis*, (Lake Oswego, OR, June 2002), 14.

³ *Ibid.*, 13.

⁴ *Ibid.*

⁵ *Ibid.*, 14.

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Creek. The Donation Land Claim Act, passed by Congress in 1850, allowed single adults to claim 320 acres and husbands and wives to claim 640 acres if residents arrived in Oregon before December 1, 1850.⁶ Albert Durham's claim encompassed land north and east of Sucker Lake.⁷ Durham platted the small settlement of Oswego on a hill overlooking the Willamette River, naming it after the town of Oswego in New York, the state of his birth. At the foot of Sucker Lake where the lake spills into Sucker Creek, Durham built a dam to power a sawmill, bringing the first industry to the area.⁸

In 1863 John Trullinger, an enterprising settler from Iowa, arrived in Oswego in search of business ventures where he could invest his money. Trullinger bought a half-interest in Durham's sawmill, renaming it the Oswego Milling Company, and by 1865 bought out all of Durham's interest and significantly modernized the mill.⁹ In 1866 Trullinger bought Durham's town site of Oswego, replatting the community on January 10, 1867 in anticipation of new residents who would work for Oswego's new iron industry.¹⁰

OSWEGO'S IRON INDUSTRY

The iron industry came to Oswego to manufacture pig iron from the brown hematite iron ore deposits found in areas around Sucker Lake. Iron ore had been mined in the area since the 1850s when Mathew Patton strip-mined iron ore south of Sucker Lake on Felix Collard's donation claim.¹¹ The first known iron product manufactured from Oswego's iron ore came from local blacksmith Aaron K. Olds and H. S. Jacobs who processed the iron using a blacksmith's bellows. When Jacobs, a Portland businessman, displayed the horseshoe nails and the mining pick he created with the iron, it quickly attracted the attention of Portland investors who wanted a local iron source to avoid costly shipping from the east coast.¹²

In 1865 investors William S. Ladd, H. C. Leonard, and Henry D. Green founded the Oregon Iron Company to begin manufacturing pig iron on a large scale using Oswego's iron ore deposits. The company quickly bought land around Oswego to acquire raw materials, mining and water rights, and began construction of a basalt stone furnace and a smelter facility where the Willamette River and Sucker Creek (now known as Oswego Creek) meet. On August 24, 1867, the Oregon Iron Company manufactured its first pig of iron, marking the beginning of the iron industry in the Oswego area.¹³

The years following the first production of iron proved difficult for the Oregon Iron Company. The pig iron produced by the Oregon Iron Company was more expensive than pig iron imported from Scotland.¹⁴ Production of pig iron also occurred intermittently resulting from fluctuating demand for iron.¹⁵ Finally, lawsuits filed by Samuel Brown and

⁶ Ann Fulton, *Iron, Wood & Water*, (San Antonio, TX: Historical Publishing Network, 2004), 15.

⁷ Donation Land Claim Map, Clackamas County, OR, "Township 2 South, Range 1 East, Willamette Meridian," 1862, [map available online]; available from University of Oregon Map Library, http://libweb.uoregon.edu/map/GIS/Data/Oregon/GLO/Quadrant_4.htm#2s/. (see Figure 3, Section Maps)

⁸ Fulton, *Iron, Wood, & Water*, 19.

⁹ *Ibid.*, 23;

¹⁰ *Ibid.*, 27.

¹¹ *Ibid.*, 25.

¹² Mary Goodall, *Oregon's Iron Dream* (Portland, OR: Binfords & Mort, 1958), 43.

¹³ *Ibid.*, 45.

¹⁴ Herbert L. Hergert, "Early Iron Industry in Oregon," *Reed College Bulletin* 26, no. 2 (1948): 11.

¹⁵ Hergert, "Early Iron Industry in Oregon," 12.

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Ernest Crichton for failure to receive payment from the Oregon Iron Company led to the Company's sale in 1877 at a sheriff's auction to Brown and Crichton, who paid \$38,612 for all of the company's assets.¹⁶ Together with their business partner, Lamar Seeley, Crichton and Brown quickly formed the Oswego Iron Company in 1878.

Under the management of Seeley, Crichton, and Brown, the scope and size of iron production significantly expanded. They increased the size of the stone furnace by 10 feet, increasing the capacity of pig iron production from a daily average of 8 tons to 11 tons.¹⁷ In addition, they constructed a 2.6-mile railroad between the furnace and the mines on Iron Mountain, purchased water rights to the lake, and large tracts of timber for charcoal, a critical ingredient in producing pig iron.¹⁸ The Oswego Iron Company also made an effort to develop Oswego as a company town and purchased many of the town sites in Oswego.¹⁹ However, the large investments the Oswego Iron Company made proved very expensive, and in 1882, heavily in debt, Crichton, Seeley, and Brown sold the Oswego Iron Company to their investors, Simeon Reed and Henry Villard, who reorganized the company as the Oregon Iron & Steel Company.²⁰

The Oregon Iron & Steel Company further expanded production of pig iron at the furnace. Initially, Oregon Iron & Steel continued to produce iron in the old stone furnace, however, in 1883, the company began construction of a modern new blast furnace a half mile downstream on the Willamette to expand iron production.²¹ After several delays caused by lawsuits and by an economic depression, the new blast furnace was completed in 1888.

1890 marked the high point of pig iron production at the new furnace with 12,305 tons of pig iron produced, more than any amount that had ever been made in a single year.²² The company also employed over 325 workers.²³ However, by 1894 a decrease in iron demand and an economic depression that lasted from 1893 to 1897 forced the closure of the blast furnace, which never reopened again.²⁴ Over its entire manufacturing history, the iron industry in Oswego produced 93,404 tons of pig iron, more than any other iron smelter located west of the Rocky Mountains.²⁵ While the industry never created the industrial town it had envisioned, the industry did have a large impact on the community of Oswego.

Iron Industry Impacts on Oswego

Oswego's development during the 19th century was closely tied to the growth of the local iron industry. Oswego's earliest known plat, filed by John Trullinger in 1867, was strategically placed north of the Oregon Iron Company furnace in anticipation of new workers coming to the community. The neighborhood was bounded by Oswego Creek

¹⁶ Fulton, *Iron, Wood & Water*, 35.

¹⁷ Ernest Crichton, "Charcoal in Oregon," *Journal of the US Association of Charcoal Iron Workers*, Volume 1, Issue 1 (April 1880): 8.

¹⁸ Fulton, *Iron, Wood & Water*, 37.

¹⁹ Ernest Crichton, "The Oswego Furnace," *Journal of the US Association of Iron Workers*, Volume 2, No 2, Issue 5 (October 1881): 290.

²⁰ Dorothy Johansen, "Organization and Finance of the Oregon Iron & Steel Company, 1880-1895," *Pacific Northwest Quarterly* 31, no. 2 (1940): 133.

²¹ Fulton, *Iron, Wood & Water*, 39.

²² Joseph Daniels, "Iron and Steel Manufacture in Washington, Oregon, California, and Utah," University of Washington Engineering Experiment Station, Report No. 2 (December 15, 1929): 24.

²³ Susanna Kuo, "A Brief History of the Oregon Iron Industry," (Lake Oswego, OR: Lake Oswego Heritage Council), <http://oswegoheritage.org/history/pdf/history.pdf>, accessed August 29, 2008.

²⁴ Fulton, *Iron, Wood, & Water*, 44.

²⁵ Daniels, "Iron and Steel Manufacture," 10.

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to the south, State Street to the west, Kirkham Street to the north (now vacated), and Furnace Street to the east. Ladd Street served as the community's business street,²⁶ and the Oregon Iron Company had a company store on the northeast corner of Green and Corbett (now vacated) Streets.²⁷ Several boarding houses, such as the Portland Hotel on the corner of Church and Furnace Street, provided housing for single men who worked in the industry.²⁸ The industry also brought many new residents to the area. While in 1860 no census had been completed of Oswego, by 1870, Oswego was large enough to have its own precinct.²⁹

When the Oswego Iron Company expanded the industry in 1878, Oswego continued to grow. The 1880 census notes that a total of 96 people, including women and children, lived in "Oswego Village," which delineated the 1867 plat and was separate from the larger Oswego precinct. Of the 96 people, 15 men were listed as laborers and 14 men were directly employed by the iron industry.³⁰ The 1880 census also shows that Oswego had a "China Town" located south of Old Town, and that many Chinese worked as servants or as laborers for the iron industry.³¹

In 1882 the Oregon Iron & Steel Company further expanded the scope and size of the industry, and Oswego grew as a result. In 1883, when the Oregon Iron & Steel Company began construction of a new furnace, Matthew Patton platted South Oswego southwest of Oswego.³² Upon completion of the new furnace in 1888, the Oregon Iron & Steel Company platted First Addition northwest of Oswego. Oswego now had three separate neighborhoods: Old Town (Trullinger's 1867 plat of Oswego), South Town (South Oswego) and New Town (First Addition) (See Figure 6, Section Maps for an overview of Oswego's neighborhoods).

While the iron industry succeeded in bringing many new residents to Oswego, the industry also impacted the community's built environment. When the Oregon Iron Company ran the industry, the company focused its efforts on purchasing land in Oswego of city lots on the southernmost blocks of Oswego, nearest to the furnace.³³ However, when the Oswego Iron Company ran the industry, the company began actively buying most of the available lots throughout Oswego in pursuit of building a company town. In 1881, Ernest Crichton, Superintendent and Secretary of the Oswego Iron Company, wrote that the company "have [sic] purchased the town site of Oswego and all the buildings, proposing to run their business now after the style of eastern furnaces."³⁴ This meant that the Oswego

²⁶ Herbert Letcher Nelson, "The Nelson Clan From England to St. Louis to Oswego," *In Their Own Words: A Collection of Reminiscences of Early Oswego, Oregon*, (Lake Oswego, OR: Lake Oswego Public Library, 1973), 28.

²⁷ George Bergeron, "Oswego Iron Smelting Industry Notes," City of Lake Oswego: Planning Department, 2001.

²⁸ Mrs. Howard Pettinger, "Oswego History," *In Their Own Words: A Collection of Reminiscences of Early Oswego, Oregon*, (Lake Oswego, OR: Lake Oswego Public Library, 1973), 97.

²⁹ US Census Bureau, 1870, *Oswego Precinct, Clackamas County, Oregon*,

<http://content.ancestry.com/Browse/list.aspx?dbid=7163&path=Oregon.Clackamas>, accessed July 21, 2008.

Note: The 1870 census does show considerable growth in Oswego, however, because the Oregon Iron Company had temporarily ceased production of pig iron at the furnace when the census was taken, there are no iron-related professions listed.

³⁰ US Census Bureau, 1880, *Oswego Village, Clackamas County, Oregon*,

<http://content.ancestry.com/Browse/list.aspx?dbid=6742&path=Oregon.Clackamas.Oswego>, accessed July 21, 2008.

³¹ US Census Bureau, 1880, *Oswego Village, Clackamas County, Oregon*,

<http://content.ancestry.com/Browse/list.aspx?dbid=6742&path=Oregon.Clackamas.Oswego>, accessed July 21, 2008.

Ernest Crichton, "Charcoal in Oregon," *Journal of the US Association of Charcoal Iron Workers*, Volume 1, Issue 1 (April 1880): 9.

³² Fulton, *Iron, Wood, & Water*, 52. City of Lake Oswego, "Delashmutt House," *City of Lake Oswego Cultural Resources Inventory*, January 1989, no. 10-32.

³³ Deed Index Clackamas County, Oregon, Oregon Iron Company, 1871-1874.

³⁴ Ernest Crichton, "The Oswego Furnace," *Journal of the US Association of Iron Workers*, Volume 2, No 2, Issue 5 (October, 1881): 290.

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Iron Company would own the housing as well as the raw materials for the industry. When the company sold its property to Oregon Iron & Steel in 1882, it owned all the lots and blocks in Oswego, except for four lots and all of block number five which was owned by George Prosser.³⁵

However, while the Oswego Iron Company owned most of the lots in Oswego, it is not clear whether they constructed the company town they had envisioned. An 1882 summary of the Oswego Iron Company's assets shows that the company owned the "Oswego townsite . . . 150 acres of land, 21 houses, and 6 barns,"³⁶ but it is not known whether the Oswego Iron Company built these structures as part of their company town strategy. Historic photographs show that Oswego had many existing structures when the Oswego Iron Company purchased the town site, and the 21 houses and 6 barns were likely structures built by others.³⁷ It is when the Oregon Iron & Steel Company ran the iron industry that there is any evidence of the company building workers' housing units in Oswego.

HISTORY OF THE IRON WORKERS' COTTAGE

1882-1894

An 1884 prospectus from the Oregon Iron & Steel Company shows that between 1882 and 1884, the Oregon Iron & Steel Company spent \$50,000 to build 100 homes for their employees.³⁸ This prospectus is the only evidence found so far that the Oregon Iron & Steel Company built housing units for its employees, and it is likely that the Iron Workers' Cottage was among these 100 homes built. Deed records show that Oregon Iron & Steel owned the majority of the city lots in Oswego, including the lot on which the Iron Workers' Cottage is located.³⁹ Historic photographs also show that several iron workers' cottages built in a similar style and form were found throughout the Old Town neighborhood, suggesting that the workers' cottages were built around the same time, following a similar pattern of construction, and may have even been built by the same builder (see Figure 5, Section Maps for other cottages located in Old Town). While there is no definitive proof of its construction date or of who built the cottage, given the evidence available, the Oregon Iron & Steel Company most likely built the Iron Workers' Cottage around 1882 as one of several workers' cottages in the Old Town neighborhood.⁴⁰

Several references link the Iron Workers' Cottage, and other similar houses found in Old Town, to Oregon Iron & Steel employees. A circa 1950 interview with Oswego resident Mrs. Howard Pettinger, who arrived in Oswego as a youth in 1892, notes that when the Oregon Iron & Steel Company closed the furnace in 1894, "The town was full, literally full of vacant houses, especially the company owned houses in Old Town. (A row of houses on both sides of

³⁵ Property Deed Clackamas County, Oregon, Oswego Iron Company to Oregon Iron & Steel, October 26, 1882, U 495.

³⁶ Hergert, "Early Iron Industry in Oregon," 38.

³⁷ Lake Oswego Public Library, "First Smelter," <http://www.ci.oswego.or.us/tools/library/photos/details.aspx?164>, accessed October 28, 2008.

³⁸ Dorothy Johansen, "Organization of the Oregon Iron & Steel Company," 148.

³⁹ Property Deed Clackamas County, Oregon, Oswego Iron Company to Oregon Iron & Steel, October 26, 1882, U 495.

⁴⁰ Note: Many sources were investigated to determine the cottage's construction date, builder, and early residents, but almost all provided little or no information. The existing records from the Oswego Iron Company and the Oregon Iron & Steel Company largely discuss managerial issues rather than workers housing. The Clackamas County Historical Society has a transcribed diary of Lucien Davidson, who was a prominent local carpenter that may have built the cottage, however, diary entries for the years 1878 to 1883, when the cottage was likely built, are missing. Newspapers, even the local *Iron Worker*, provide little information about the workers and housing and focused instead on the industry itself. Census records for 1880 show who lived in Oswego Village, however the streets and addresses are not listed, and in 1880 it is not certain if the cottage existed. The 1884 Oregon Iron & Steel Company prospectus is the only evidence found so far of an Oswego iron company building housing units.

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Wilbur Street).⁴¹ Another resident of early Oswego, Nellie Nelson Kyle, interviewed in 1974 in *In Their Own Words*, also notes "the Iron Company owned several small houses on Wilbur and Furnace Street in Old Town, also a few on Ladd Street."⁴² Pettinger's and Nelson's references suggest that the houses owned by the Oregon Iron & Steel Company were meant for the company's employees, a theory that is supported by deed records showing the Oregon Iron & Steel Company owned most of the Old Town plat of Oswego from 1882 until the 1920s.

No records exist that show exactly who lived in the Iron Workers' Cottage, however, one reference does suggest a family of woodcutters may have lived in the building. Mrs. Howard Pettinger, in *In Their Own Words*, notes that before the Oregon Iron & Steel furnace closed down in 1894, there were "300 wood cutters in the woods busy cutting logs for the kilns; their families lived in Oswego in the company houses that lined the streets of Old Town."⁴³ The woodcutters lived difficult lives, cutting wood in the surrounding forests to make charcoal, a necessary ingredient for heating iron ore in Oswego's furnace. Wood cutters were the lowest paid workers, and under the Oswego Iron Company, most were Chinese immigrants.⁴⁴

Building and owning employee housing like the Iron Workers' Cottage may have been part of an initial strategy by the Oregon Iron & Steel Company to develop a "company town" in Oswego. Company towns are single-enterprise towns that are developed, administered, and owned by a single industry.⁴⁵ Companies that managed company towns not only owned the resources needed for their industry, but they also controlled the living conditions of their employees by owning employee housing and providing necessities through a company store. Company towns provided employees with a reliable supply of housing, while providing employers a measure of control over their employees. For example, in slower economic times, companies could retain their supply of workers by reducing or eliminating rents in their houses instead of forcing workers to leave, which the Oregon Iron & Steel Company did when it closed the furnace in 1894.⁴⁶

When the Oregon Iron & Steel Company managed the iron industry, Oswego had the appearance of a small company town. The iron industry had always dominated Oswego's economy, and in 1884, the Oregon Iron & Steel Company owned most of the town site of Oswego, at least 100 employee homes, and several boarding houses found throughout Old Town.⁴⁷ George Prosser's store on Durham Street also served as the "company" store.⁴⁸ The Oregon Iron & Steel Company issued scrip that could be used to purchase goods at the store when actual cash was scarce or unavailable.⁴⁹ As workers' housing owned by the company, the Iron Workers' Cottage fits into this larger company-owned strategy.

⁴¹ Mrs. Howard Pettinger, "Oswego History," *In Their Own Words*, 102.

⁴² Nellie Nelson Kyle, "The Nelson Clan and Early Days," *In Their Own Words: A Collection of Reminiscences of Early Oswego, Oregon*, (Lake Oswego, OR: Lake Oswego Public Library, 1973), 32.

⁴³ *Ibid.*, 102.

⁴⁴ Ernest Crichton, "Charcoal in Oregon," *Journal of the US Association of Charcoal Iron Workers*, Volume 1, Issue 1 (April 1880): 9. National Park Service, *Hopewell Furnace: A guide to Hopewell Village National Historic Site, Pennsylvania*, (Washington, D.C. : U.S. Dept. of the Interior, 1983), 13.

⁴⁵ John Garner, *The Model Company Town*, (Amherst, MA: University of Massachusetts Press, 1984), 5.

⁴⁶ Mrs. Howard Pettinger, "Oswego History," *In Their Own Words*, 101.

⁴⁷ In addition to the Portland Hotel located on Church and Furnace Street, other boarding houses were located on Ladd Street (Herbert Letcher Nelson, *In Their Own Words*, 28) on the corner of Furnace and Wilbur Street (Mrs. Howard Pettinger, *In Their Own Words*, 98).

⁴⁸ Fulton, *Iron, Wood, and Water*, 39.

⁴⁹ Portland Evening Telegram, February 18, 1925.

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While Oswego initially had the appearance of being a company town, after 1888 it became clear that managing all aspects of employees lives and their housing situations, as other company towns did back east, was not the company's intent. Oregon Iron & Steel did own the majority of the lots in Old Town, and all the lots in First Addition when they platted it in 1888. However, instead of building houses for their employees in First Addition, the company began selling the lots to private individuals, who built their own homes.⁵⁰ The Oregon Iron & Steel Company retained their city lots and buildings in Old Town, but, for reasons undefined, decided that building additional company housing in Oswego was not in the company's best interests. After constructing the workers' cottages, no other known homes were built by the Oregon Iron & Steel Company, although they did continue to purchase and resell town lots in First Addition.

1894-2008

In 1894, the Oregon Iron & Steel Company's blast furnace closed, marking the end of the iron industry in Oswego. The town suffered immensely as a result, and like many buildings in Old Town, the Workers' Cottage remained vacant.⁵¹ It is difficult to determine who lived in the cottage after 1894, but the cottage continued to be owned by the Oregon Iron & Steel Company until 1922 when they sold the property to Tobias Athos. Selling the house in 1922 is consistent with the Oregon Iron & Steel Company's larger change in company strategy to profit from the large amount of land it owned when the company needed raw materials for manufacturing pig iron. The Oregon Iron & Steel Company began to market Oswego as a high-end residential suburb of Portland, and soon new subdivisions around Sucker Lake (renamed Oswego Lake in the 1920s) were platted and marketed as valuable lakefront property.⁵²

The Iron Workers' Cottage continued to be owned by private individuals throughout the twentieth century after it was sold by the Oregon Iron & Steel Company. Tobias and his wife Christina Athos owned the building from 1922 until their deaths in 1927. The Circuit Court of Clackamas County, who managed the property once the Athos' passed away, sold the property to Luella Ingraham.⁵³ Luella Ingraham owned the house until 1938 when she sold it to Charles and Dorothy Ingraham for "\$1.00 and love and affection."⁵⁴ Charles, Dorothy, and Luella Ingraham owned the property until they sold it 1948 to Clarence and Eva Ault. It is likely that when the Ault's owned the building, they used it as a rental property because a divorce settlement filed in 1973 shows the Aults owned several properties in and around Lake Oswego, and that the Iron Workers' Cottage was divided between them.⁵⁵ In 1974, the Aults sold the property to Louis and Geraldine Albrich. Louis and Geraldine Albrich agreed to sell the house to Jerald and Karen Albrich in 1979 requiring regular payments that totaled \$40,000 until the sum was paid in full, and by 1987, the Albrich's obtained full ownership of the property. In 1987, the Albrichs sold the property to Juliana Snowden, who maintained the building as a rental property.⁵⁶ Juliana Snowden owned the property until 2000 when she sold it to Bryan and Amy Clark. Finally, in 2002, the Clarks sold the house to the City of Lake Oswego, the current property owner. Since 2002 the house has been used as a rental property or stood vacant.

⁵⁰ Simeon G. Reed to stockholders, May, 1888, Reed Letters XXVII, Oregon Historical Society, Portland, OR; quoted in Dorothy Johansen, "Organization and Finance of the Oregon Iron & Steel Company, 1880-1895," *Pacific Northwest Quarterly* 31, no. 2 (1940): 157.

⁵¹ Mrs. Howard Pettinger, "Oswego History," *In Their Own Words*, 101.

⁵² Fulton, *Iron, Wood, & Water*, 73.

⁵³ Property Deed, Christina and Tobias Athos to Luella and Willis Ingraham, July 25, 1927, Reel 189, Page 430.

⁵⁴ Property Deed, Luella Ingraham to Charles L. and Dorothy Ingraham, July 2, 1938, Reel 248, Page 250.

⁵⁵ Property Deed, Clarence E. Ault to Eva E. Ault, August 15, 1973, Reel 73 Page 27967.

⁵⁶ Juliana Snowden, telephone interview by A. Gregoor Passchier, August 6, 2008, Lake Oswego, OR.

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COMPARATIVE ANALYSIS: LAKE OSWEGO IRON WORKERS' COTTAGES

The Iron Workers' Cottage was just one of several "workers' cottages" found throughout the Old Town neighborhood built in a similar style and construction method. However, while almost all known "workers' cottages" have been demolished, they are still evident in historic photographs and some had been documented in the 1989 Lake Oswego Cultural Resources Inventory, the most recent intensive level survey completed for Lake Oswego. (Figure 5 in Section Maps shows where all other known workers cottages were located).

Figure A1 (Appendix A: Historic Photographs) is the only historic photograph of the Iron Workers' Cottage, showing a full-width front porch and also showing a nearly identical neighbor at 52 Wilbur Street east of the building. The building at 52 Wilbur remained until 2005 when it was demolished to make room for the current condominium development. In addition, facing Durham Street two lots east from the Iron Workers' Cottage, also visible in Figure A1, is another workers' cottage of a similar style and rear lean-to room. Figure A2 (Appendix A) shows another workers' cottage on the corner of Durham and Church streets, which features a front porch similar to the Iron Workers' Cottage that extends the width of the house. This house is known as the Monroe House, located at 307 Durham Street, and while it no longer exists, the 1989 Cultural Resources Inventory indicates it was also built by the Oregon Iron & Steel Company.⁵⁷ A 1900 Old Town photograph also shows that 307 Durham had a neighbor built in a similar style, and is indicated on the Sanborn map. Other photographs show both 307 Durham and its neighbor had similar rear lean-to rooms like the Iron Workers' Cottage.⁵⁸

The only other workers' cottage that remains is located on 143 Church Street, and can be seen in Figure A3 and the background of Figure A2 (see Appendix A Historic Photographs). The building shares many similarities to the Iron Workers' Cottage, but has undergone many more alterations, which have significantly diminished its historic integrity.

Both 143 Church Street and the Iron Workers' Cottage share similar exterior characteristics such as a front-facing gable, central doorway, and long rectangular shape. In the interior, the front bedrooms are in the same location adjacent to the living room and dining room, a similar partition wall with chimney supports divides the living room and dining room, and the doors share a similar style. Both 143 Church Street and the Iron Workers' Cottage also share the same box construction method.

The differences between the two cottages include the lack of an exterior front porch (evident in Figure A2 in the background) and the larger bedrooms and long side kitchen area running the length of the building on 143 Church Street. Conversations with the current property owner indicate that an iron stove was once located in the kitchen area. One of the reasons that 143 Church Street is larger than the Iron Workers' Cottage is that it may have been built for upper-level managers, while the other buildings were meant for common laborers. This is reinforced by the placement of 143 Church Street east of Durham Place (now Durham Street), which was considered the social

⁵⁷ City of Lake Oswego, "Monroe House. Oregon Iron Company Worker's Cottage III," *City of Lake Oswego Cultural Resources Inventory*, January 1989, no. 10-22.

⁵⁸ Lake Oswego Public Library, "Old Town and Oswego Iron Furnace," photographer unknown, (#136b, 1908), <http://www.ci.oswego.or.us/tools/library/photos/details.aspx?87>, accessed October 28, 2008.

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dividing line between professionals and working families.⁵⁹ Physically dividing the common laborers from the managers and professionals of the town was an important characteristic found in many company towns.⁶⁰

While 143 Church Street and 40 Wilbur Street have some differences, the strong similarities between the two buildings suggest that they were built around the same time, owned by a similar owner, and perhaps constructed by the same builder. Although it is impossible to physically compare the Iron Workers' Cottage with the other cottages that have since been demolished, the similar styles shared by the other workers' cottages suggest they were also built around the same time, and they likely had similar construction methods and room layouts.

Of the two remaining workers' cottages left in Oswego, the Iron Workers' Cottage retains the highest level of integrity. The Iron Workers' Cottage retains its original location, design, materials, workmanship, as well as the feeling for life as an iron worker. Furthermore, the Iron Workers' Cottage also has a strong association with Oswego's iron industry and is one of the few examples of worker housing intact. Compared to the other remaining workers' cottage on 143 Church Street, the Iron Workers' Cottage has a higher degree of integrity. 143 Church Street has undergone several alterations, including a new concrete block foundation, new siding, a front addition, removal of the central chimney, removal of the historic windows, and the addition of a rear porch.⁶¹

The only aspect of integrity that has changed significantly for both the Iron Workers' Cottage and 143 Church Street is the neighborhood setting. What was once a very rural, village-like community (evident in Figure A1), the Old Town neighborhood has become an urban neighborhood with large condominium developments and a large shopping center across the street. Few older historic buildings remain. Nevertheless, in spite of this change of setting, the Iron Workers' Cottage retains a high level of integrity.

OTHER IRON-RELATED SITES

The Iron Workers' Cottage is just one of several remaining sites related to Lake Oswego's nineteenth-century iron industry. While most of the buildings and structures that supported the industry over its 30-year lifetime no longer exist, several remnants still remain. The Iron Workers' Cottage is among these, but compared to all other iron-related sites, the Iron Workers' Cottage retains the most integrity and is the most intact. Figure 6 (in Section Maps) locates the various iron-related sites throughout Oswego, which are described below.

The Oregon Iron Company furnace, located in George Rogers Park, is Lake Oswego's most prominent iron-related structure. The 1867 stone furnace, hewn from basalt stone from a local rock quarry, was built by the Oregon Iron Company and is the first furnace built in Oswego.⁶² At one time, the furnace was part of a large pig iron manufacturing complex.⁶³ Today, all the buildings of the complex are gone and only the stone furnace remains. Although the furnace and its associated buildings have been significantly altered, the furnace still retains elements

⁵⁹ Fulton, *Iron, Wood, and Water*, 51.

⁶⁰ John Garner, *The Model Company Town*, 9.

⁶¹ 143 Church Street is also in poor condition compared to the Iron Workers' Cottage.

⁶² Paul Hartwig, *Oregon Iron Company Furnace National Register Nomination*, (Salem, OR: Oregon State Historic Preservation Office, 1973), Section 8, Significance.

⁶³ Susanna Kuo, "Furnace Construction," (Lake Oswego, OR: Lake Oswego Heritage Council), <http://www.oswegoheritage.org/history/pdf/construction.pdf>, accessed April 15, 2008.

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of design, workmanship, feeling, association, materials, and location. Since 1973, the Oregon Iron Company furnace has been listed in the National Register of Historic Places.⁶⁴

Another significant site related to Lake Oswego's iron industry is the Prosser Iron Mines located in Iron Mountain Park. The Prosser Iron Mines, excavated between 1865 and 1894 on the side of Iron Mountain, was the largest source of raw iron ore for the furnace. Leading to the mines is an abandoned railroad bed where a narrow-gauge railroad brought iron ore to the furnace for processing. Today, all the structures that once surrounded the openings of the mines and the railroad are gone, and the entrances have been filled in. However, the mines still remain, and the abandoned railroad bed is now the Iron Mountain Trail.

Two other structures from the 1888 furnace built by the Oregon Iron & Steel Company are the iron furnace crucible and the retaining walls, located approximately one-half mile downstream from the 1867 stone furnace. Completed in 1888, the Oregon Iron & Steel Company furnace featured the latest iron-producing technology and could produce 50 tons of pig iron, much more than the basalt-stone furnace.⁶⁵ After the second blast furnace closed in 1894, it remained vacant until 1929 when it was finally dismantled.⁶⁶ Today, all that remains is the crucible, or the bottom portion of the furnace where molten iron ran through, and three retaining walls that supported a conveyor belt to transport raw materials to the furnace. Both the crucible and the retaining walls are located in Roehr Park.

All the iron-related sites described above are significant to the city's iron heritage. Together, these sites tell the story of Lake Oswego's iron history. However, of all the remaining iron sites, the Iron Workers' Cottage is the one site that retains most of its aspects of integrity and is the most intact. While all the other sites vary in their degree of integrity, they have all been significantly altered.

CONCLUSION

The Iron Workers' Cottage is one of two remaining worker's cottages in Lake Oswego. Its high level of integrity compared to the other remaining workers' cottage and its association with Lake Oswego's iron industry between 1882 and 1894, make the building eligible for listing in National Register under Criterion A. Originally the building was one of many cottages found throughout the Old Town neighborhood, and was built as part of a strategy to create a company town in Oswego. Evidence from oral interviews indicates that the building housed the workers of Oregon Iron & Steel Company employees, but a lack of documentary evidence makes it difficult to know exactly who lived in the cottage or exactly when it was built. Nevertheless, the Iron Workers' Cottage is one of the few remnants that show what life was like for an employee of the Oregon Iron & Steel Company.

Very few remnants of the iron industry remain in Lake Oswego, but of all the remaining sites, the Iron Workers' Cottage is the most intact and retains the majority of its integrity. While the setting has been compromised by new development in the neighborhood, the building retains its location, design, materials, workmanship, feeling, and association. Other iron-related sites in Lake Oswego also retain various aspects of integrity, but all sites have been significantly altered.

⁶⁴ Paul Hartwig, *Oregon Iron Company Furnace National Register Nomination*, Section 8, Significance.

⁶⁵ Susanna Kuo, "Furnace Construction."

⁶⁶ Ibid.

Iron Workers' Cottage
Name of Property

Clackamas Co., Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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Together with all the remaining iron-related sites, the Iron Workers' Cottage tells the story of Lake Oswego's iron heritage. Lake Oswego's iron industry only lasted 30 years, but it was one of the largest operations west of the Rocky Mountains and had produced the most pig iron of all western furnaces when it closed in 1894. The industry's local impacts can be seen with the Old Town, South Town, and First Addition neighborhoods that were developed in response to the industry's growth. As one of the few remaining examples of workers' housing, and as a central component to Lake Oswego's iron heritage, the Iron Workers' Cottage is worthy of preservation.

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Maps

City of Lake Oswego, Oswego Plat Map, 1867, copied June 9, 1930. Clackamas County Records Department.

Clackamas County, Donation Land Claim Map, Township 2 South, Range 1 East Willamette Meridian, 1862. Map available from University of Oregon Map Library, http://libweb.uoregon.edu/map/GIS/Data/Oregon/GLO/Quadrant_4.htm#2s/, accessed August 29, 2008.

Clackamas County, Oswego Tax Map, 02s01e10ad.

Sanborn Fire Insurance Company, Oswego, Oregon, sheet 2, March 1927.

Historic Photographs

Clackamas County Historical Society, Funeral of Mrs. George (Dena) Prosser, Oswego, OR, Photographer unknown, (Lake Oswego File, 1895, Oswego, OR).

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Iron Workers' Cottage
Name of Property

Clackamas Co., Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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VERBAL BOUNDARY DESCRIPTION

The nominated property is located in Section 10, Township 2 South, Range 1 East of the Willamette Meridian, tax lot 4400, known as lot 13, block 2, in the Oswego Plat created by John Trullinger in 1867, in Clackamas County, Oregon.

BOUNDARY JUSTIFICATION

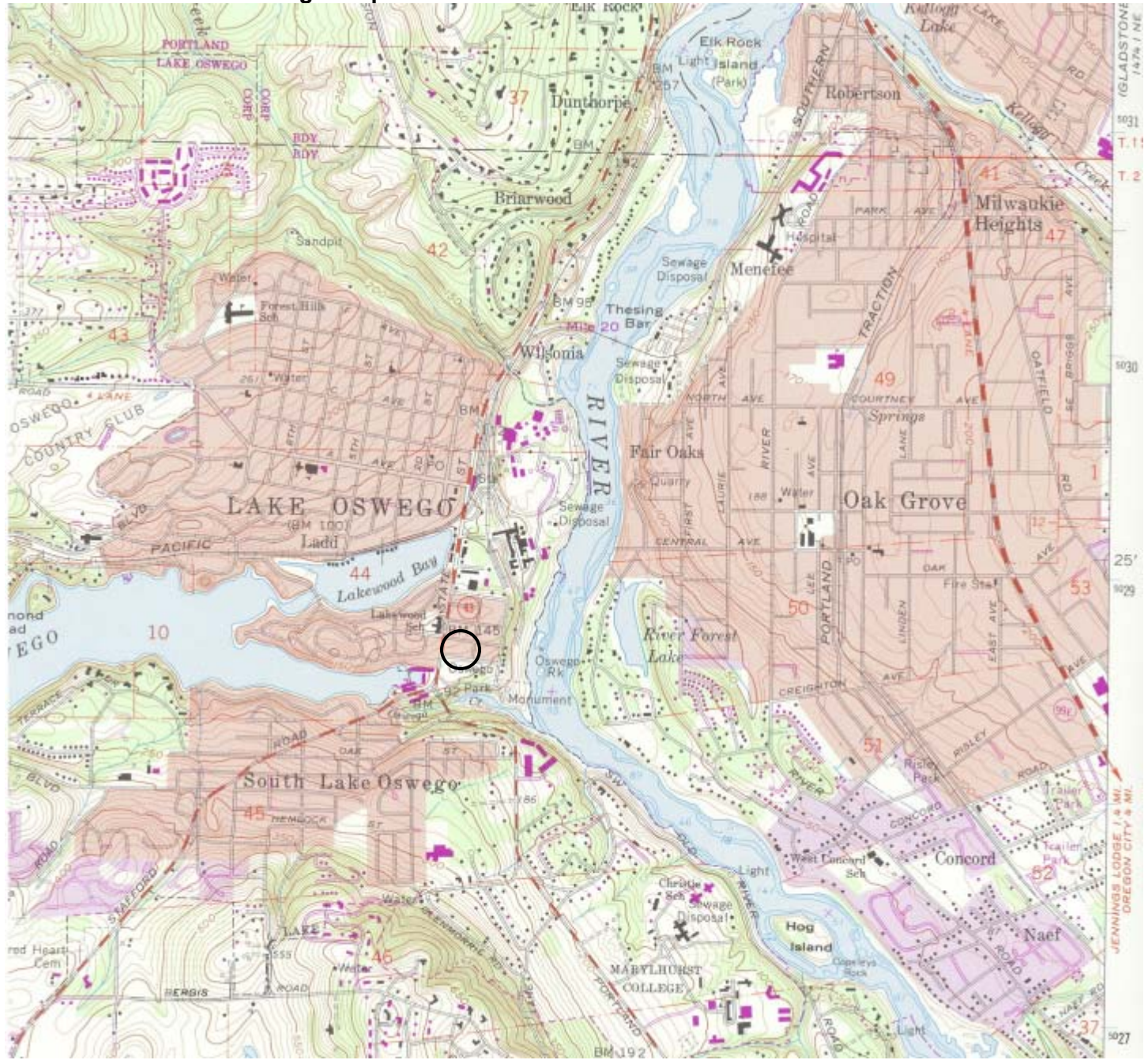
The boundaries include the building that has historically been the Iron Workers' Cottage during the period of significance and that maintains historic integrity.

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FIGURE 1. USGS Quadrangle Map



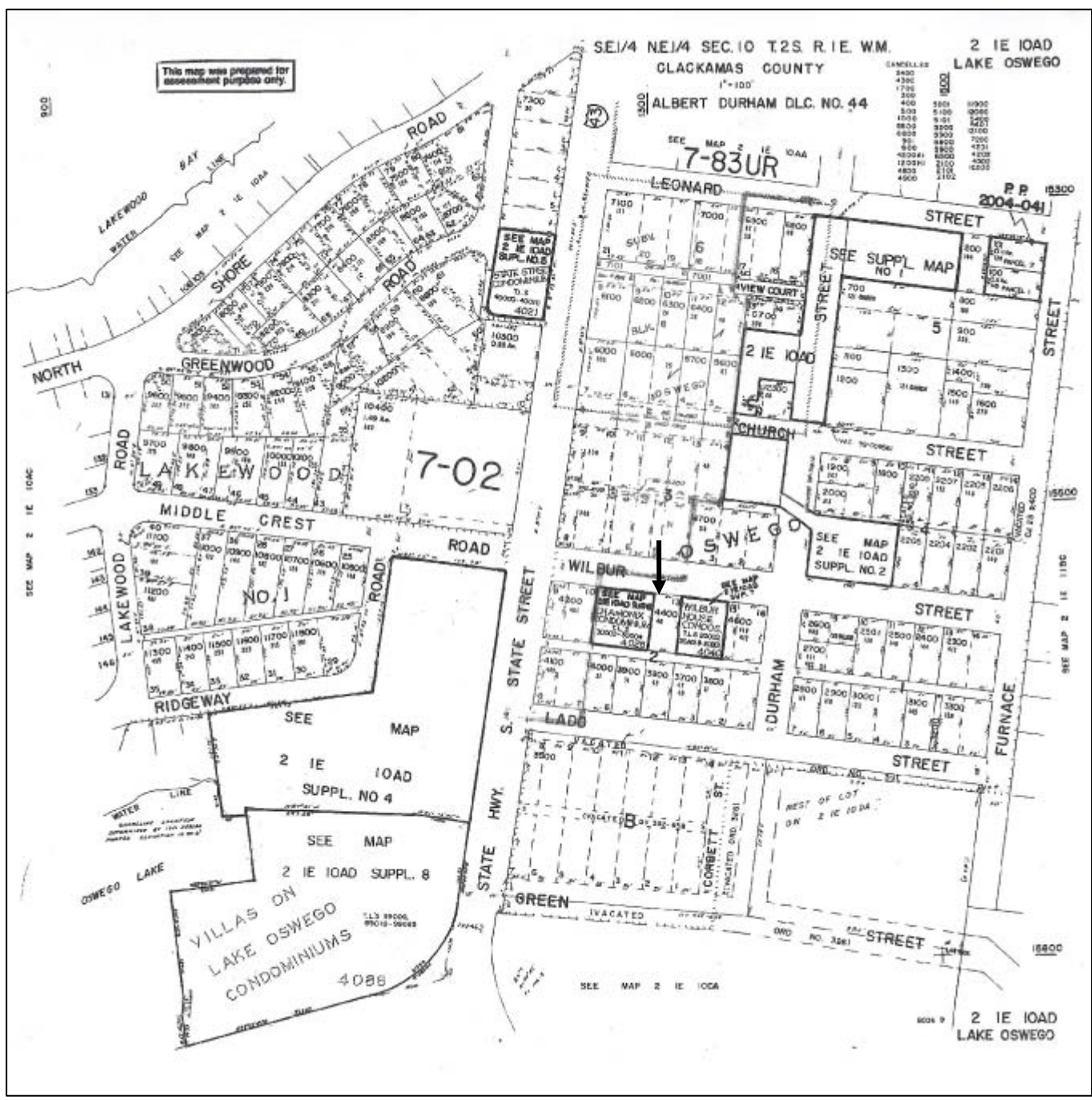
7.5 Minute USGS Quadrangle map, Lake Oswego. Original map enclosed with application. Iron Workers' Cottage, 40 Wilbur Street in circle.

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FIGURE 2. TAX LOT MAP



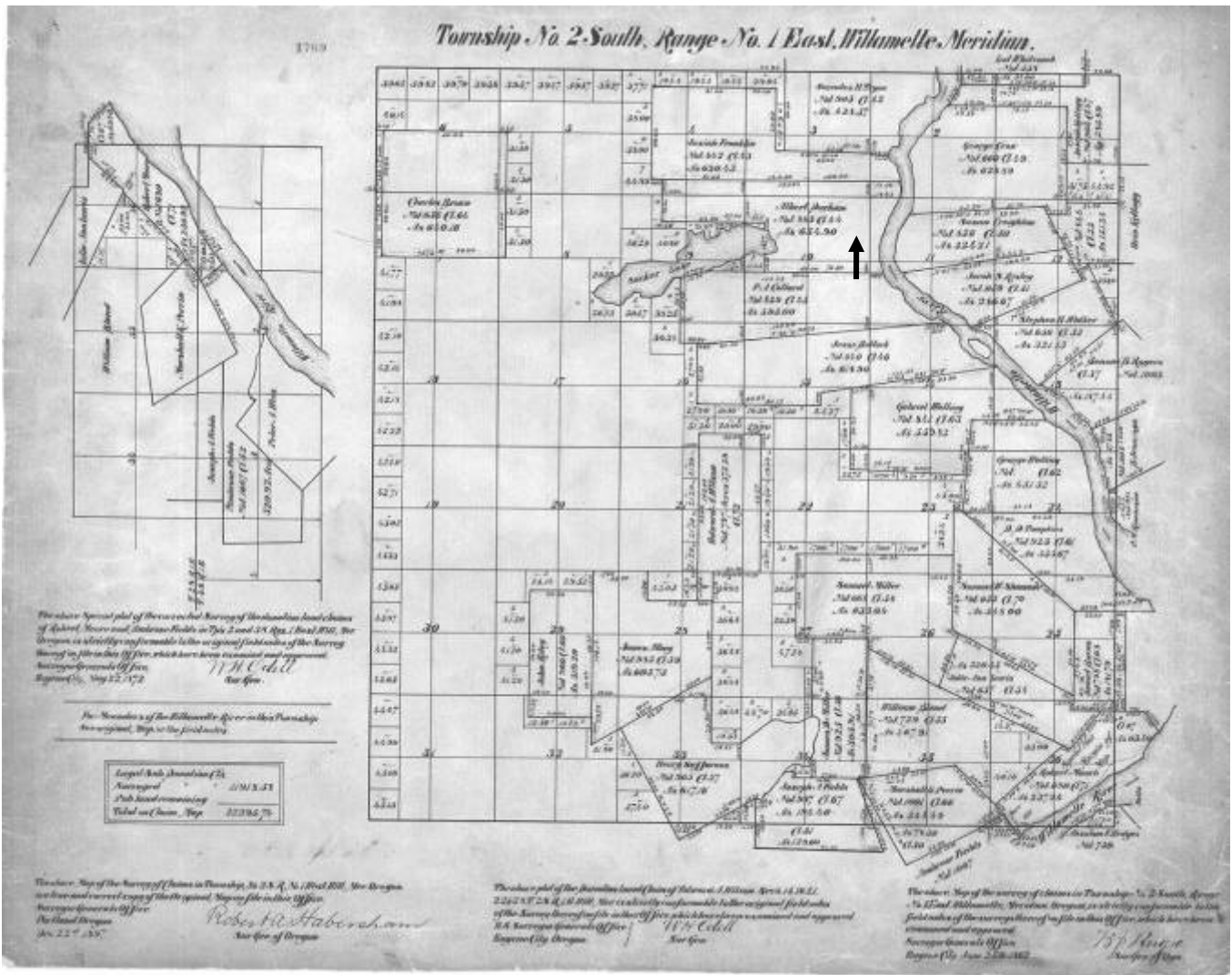
Tax lot map, subject property indicated by black arrow, on tax lot 4400.

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FIGURE 3. DONATION LAND CLAIM MAP



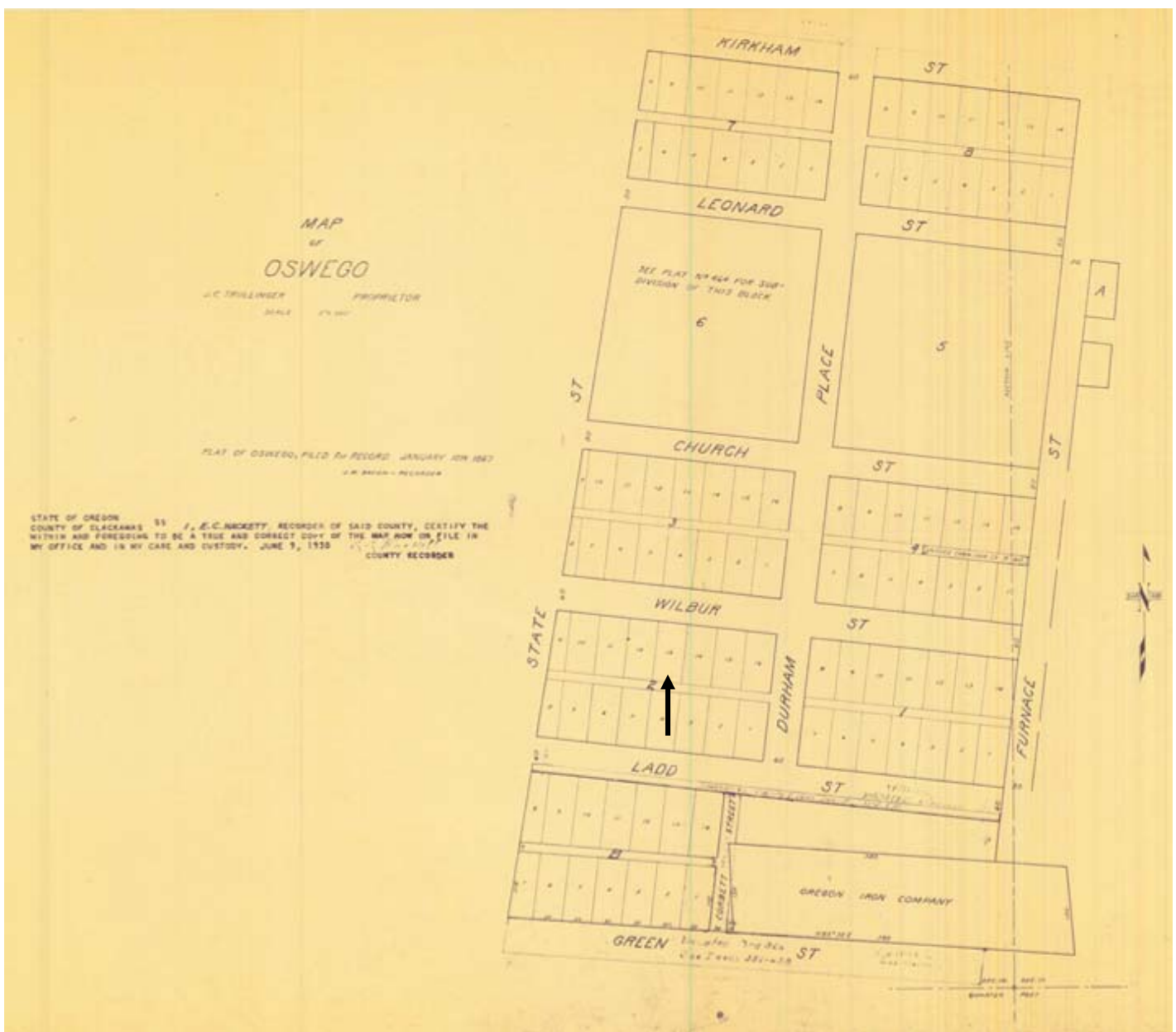
Donation Land Claim Map, Clackamas County, OR, Township 2 South, Range 1 East, Willamette Meridian. 1862. Approximate location of subject property indicated by arrow in Section 10.

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FIGURE 4. 1867 PLAT OF OSWEGO



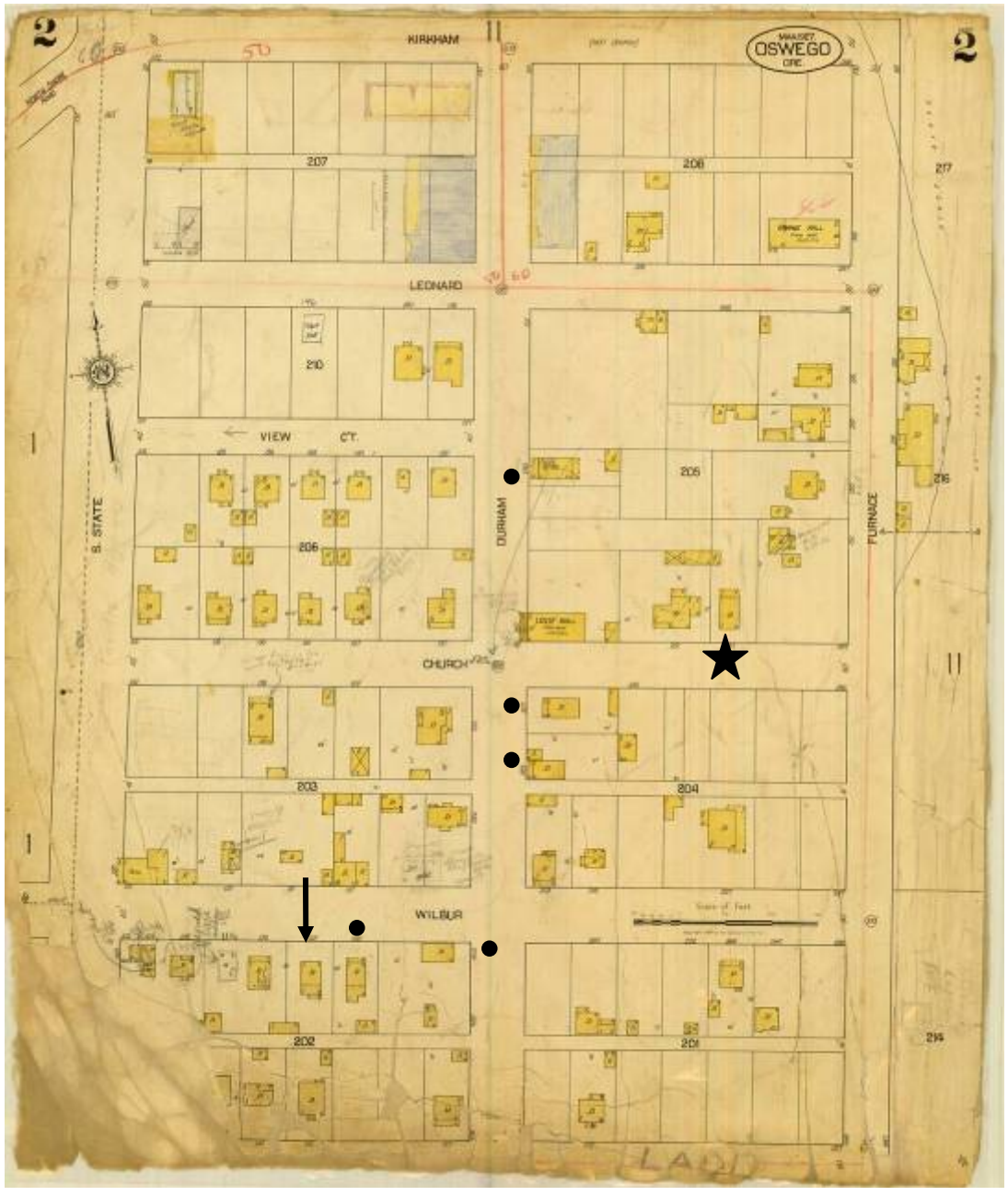
Copy of Plat of Oswego Village, by John D. Trullinger, 1867, copied June 9, 1930. This plat encompasses what is currently known as the Old Town neighborhood of Lake Oswego. Subject property is located on block 2, lot 13, and indicated by the black arrow.

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FIGURE 5. SANBORN FIRE INSURANCE COMPANY MAP



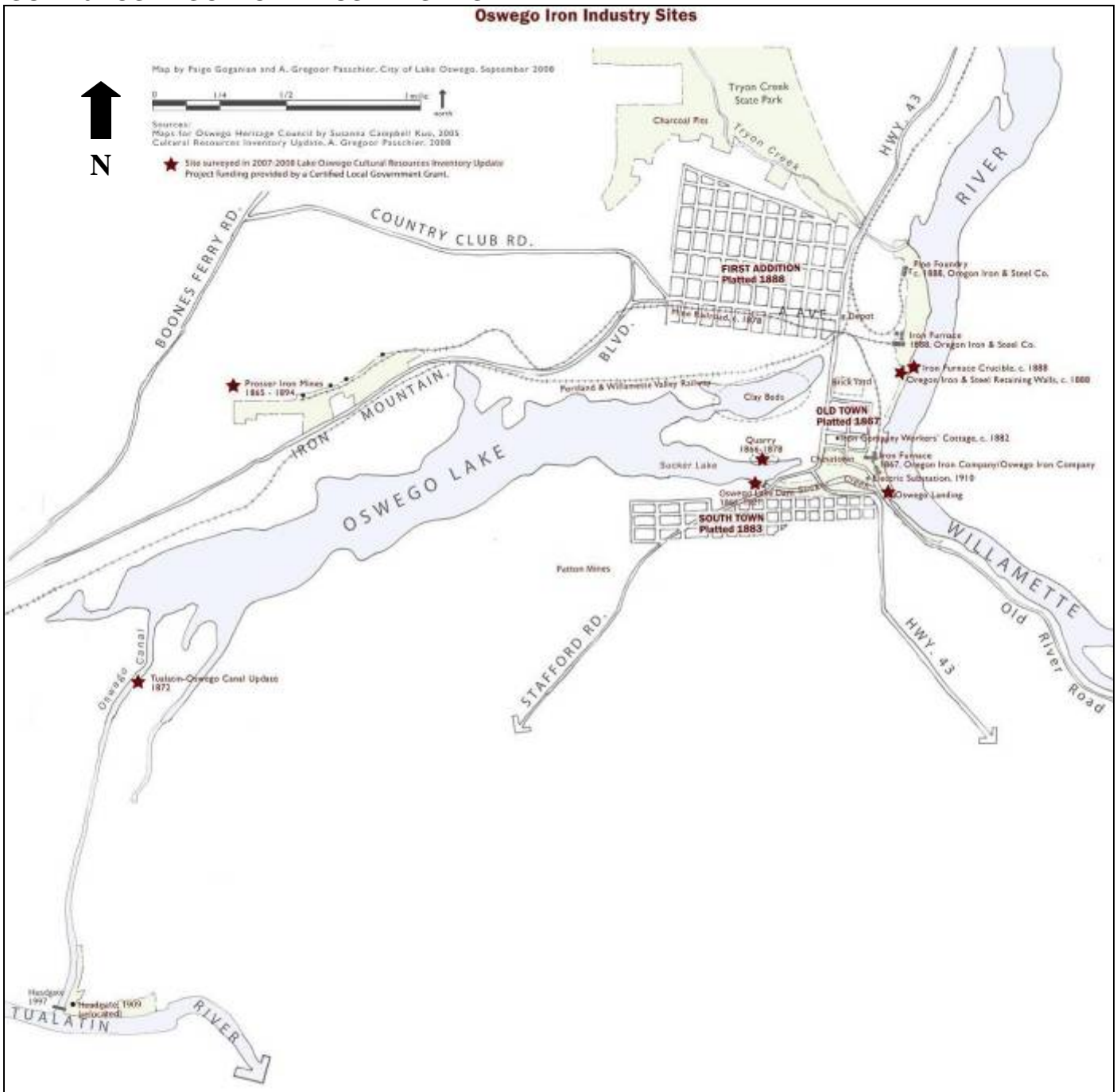
Sanborn Fire Insurance Company, Oswego, Oregon, plate 2, March 1927. Iron Workers' Cottage indicated by an arrow, the other remaining cottage indicated by a star. All other cottages of known similar construction, but no longer remaining, indicated by dots.

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FIGURE 6. OSWEGO IRON INDUSTRY SITES

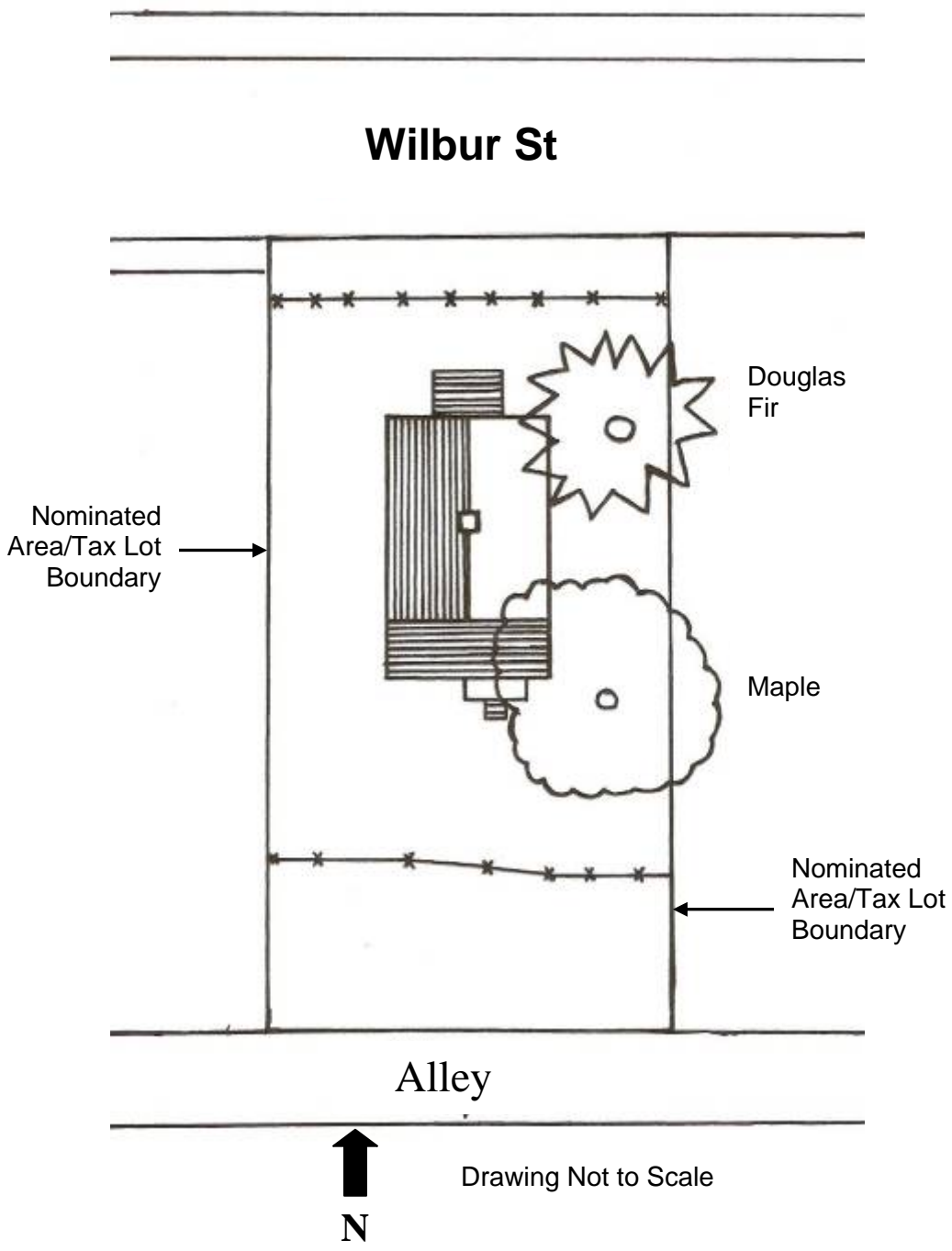


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FIGURE 7. SITE PLAN

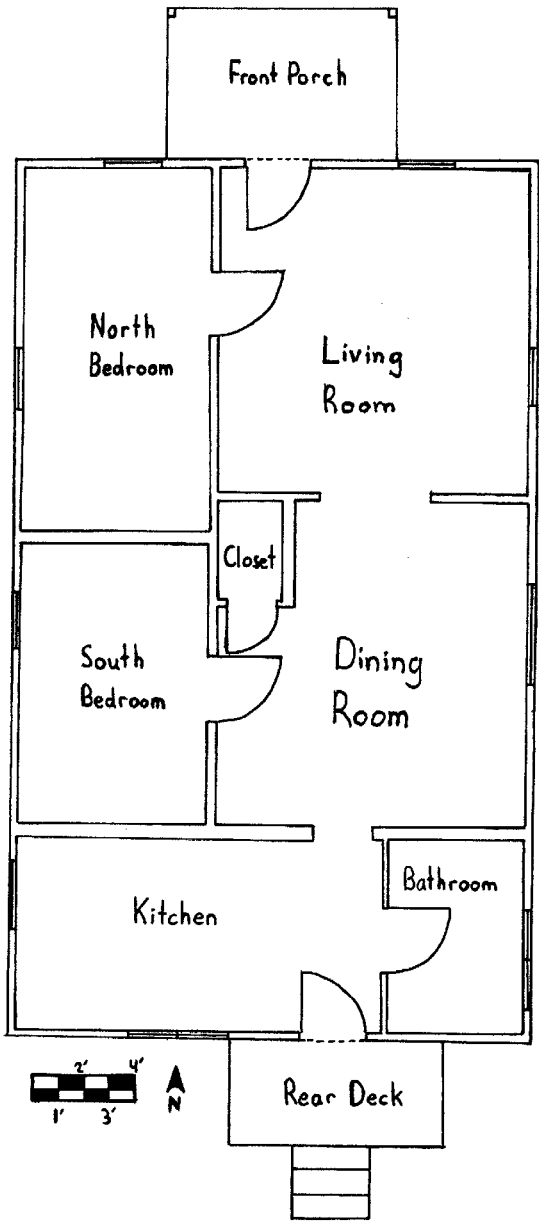


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FIGURE 8. FLOORPLAN

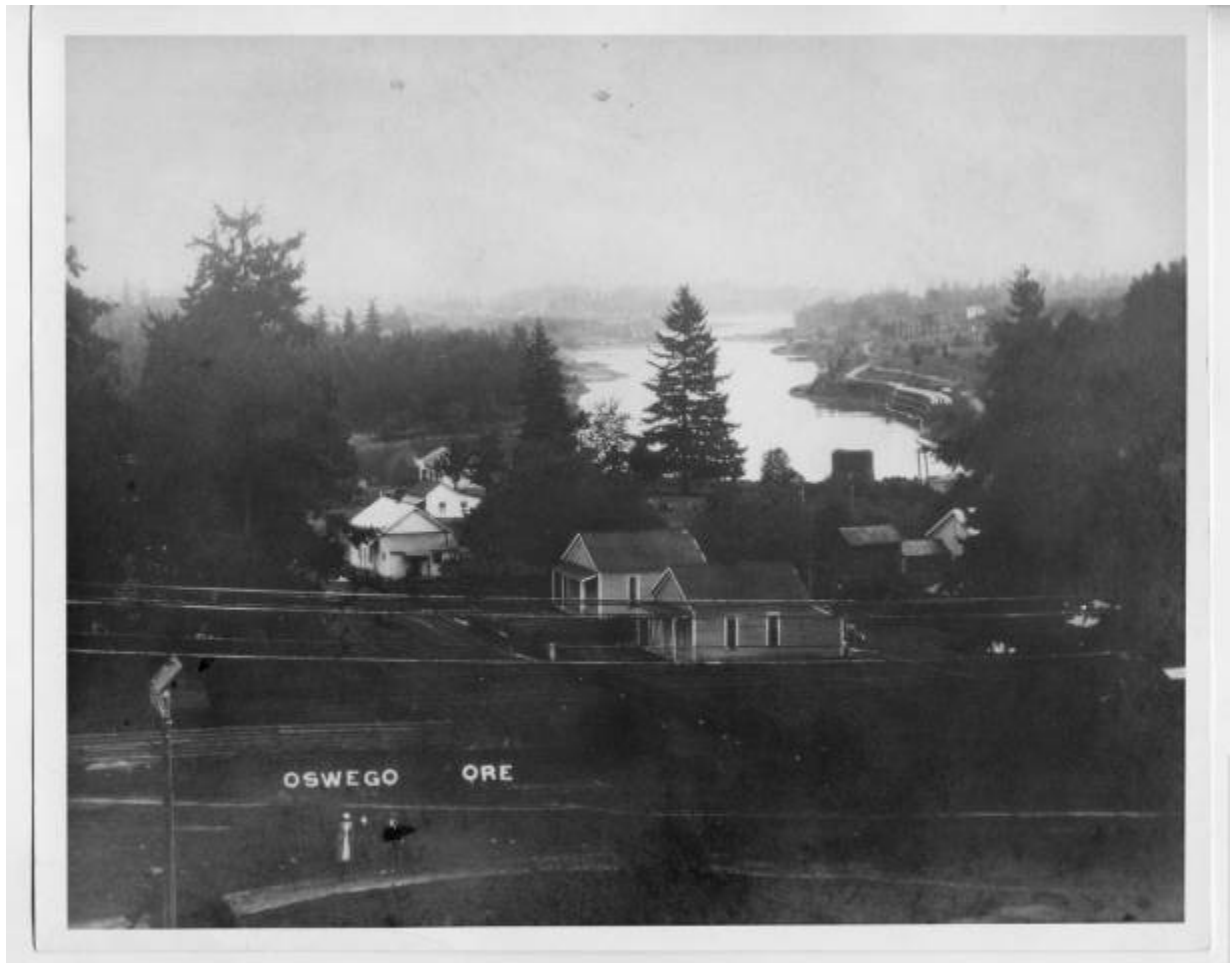


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FIGURE A1. HISTORIC PHOTOGRAPH OF IRON WORKERS' COTTAGE



Circa 1908 photograph of the Iron Workers' Cottage (foreground) looking east. The neighboring workers' cottage was demolished in 2005. The remains of the stone furnace stack can be seen on the right near the Willamette River. Post card photograph courtesy of the Clackamas County Historical Society, Lake Oswego File.

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FIGURE A2. MUNROE HOUSE



Funeral procession of Mrs. George Prosser, 1895, Church Street, Oswego, OR. The building on the right is very similar to the Iron Workers' Cottage on Wilbur Street, and was an iron workers' cottage before it was demolished in circa 2000. Photograph courtesy of Clackamas County Historic Society.

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FIGURE A3. 143 CHURCH STREET



143 Church Street, the only other existing iron workers' cottage in Lake Oswego's Old Town neighborhood. Photograph taken by A. Gregoor Passchier, March 26, 2009. Digital negative on file with City of Lake Oswego, Planning Department.

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PHOTOGRAPHS

Address: **Iron Workers' Cottage**
40 Wilbur Street
Lake Oswego, Clackamas County, OR 97034

Photographer: A. Gregoor Passchier, nomination preparer
Date: As noted below
Ink and Paper: Photos #2-5: Epson Ultra Premium Glossy paper and Epson Ultrachrome inks
Photos #1, #6-18: Premier Imaging Micropore Luster paper and Epson Ultrachrome inks
Location of Negatives: Digital, negatives held by City of Lake Oswego, Planning Department

- 1 of 18. Exterior View: Overview of Property, looking southeast. (November 21, 2008)
- 2 of 18. Exterior View: North (front) elevation, looking south. (July 17, 2008)
- 3 of 18. Exterior View: Northeast corner, looking southwest. (January 14, 2008)
- 4 of 18. Exterior View: Northwest corner, looking southeast. (January 14, 2008)
- 5 of 18. Exterior View: West elevation looking south. (July 17, 2008)
- 6 of 18. Exterior View: East elevation looking south. (July 17, 2008)
- 7 of 18. Exterior View: South (rear) elevation, looking north. (January 14, 2008)
- 8 of 18. Exterior View: East elevation looking northwest. Note the south lean-to and the modern sliding vinyl window and the single hung vinyl window in the center of the building. (November 21, 2008)
- 9 of 18. Interior View: North living room area and south living room area looking south from front entrance. (November 21, 2008)
- 10 of 18. Interior View: North living room area looking north. Entrance to the north bedroom on the left of the photograph. (November 21, 2008)
- 11 of 18. Interior View: North living room area looking northeast. (November 21, 2008)
- 12 of 18. Interior View: North bedroom looking northeast. (November 21, 2008)
- 13 of 18. Interior View: South living room area looking south. (November 21, 2008)
- 14 of 18. Interior View: Modern closet enclosing heater. Historically a wood stove was located here. (November 21, 2008)

Iron Workers' Cottage
Name of Property

Clackamas Co., Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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- 15 of 18. Interior View: Entrance into the south bedroom, looking west. (November 21, 2008)
- 16 of 18. Interior View: View of the kitchen located in the south lean-to portion of the building, looking west. (November 21, 2008)
- 17 of 18. Interior View: View of the kitchen looking east and into the bathroom. (November 21, 2008)
- 18 of 18. Interior View: Interior of the bathroom, looking east. (November 21, 2008)



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