

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

					*County: Clackamas	
*Street Address: 938 Oak Street				*City Lake Oswego		
USGS Quad Name: Lake Oswego				GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 45.40790 -122.66992		
Township: 2 South	Range: 1 East	Section: 10	Block/Lot: Block 12/Lots 1&2	Tax Lot #: 9600		
Historic Name: Alonzo and Evelin Waldorf House				Grouping or Cluster Name: N/A		
*Date of Construction: c1900		Other Name: Waldorf House				
Historic Use or Function: DOMESTIC: Single Dwelling		*Current Use: DOMESTIC: Single Dwelling		Associated Archaeological Site: Unknown		
Architectural Classification(s): Queen Anne		Plan Type/Shape: Compound Plan/H-shape		Number of stories: 2		
Foundation Material: Poured-In-Place Concrete		Structural Framing: Wood		Moved? No		
Roof Type/Material: Clipped Cross-Gable with Shed-Roof Wall Dormers/Asphalt Shingles			Window Type/Material: One-Over-One Double-Hung/Wood			
Exterior Surface Materials Primary: Wood Shingles		Secondary: N/A		Decorative: Fish Scale Shingles		
Exterior Alterations or Additions, Approximate Date: One-story, full-width porch on the north façade altered after 1927; Window awning installed on west façade after 1989; Accessory dwelling unit and shed added after 1989; shadowbox fence replaced with picket fence after 1989.						
Number and Type of Associated Resources: One garage, accessory dwelling unit, and shed						
Integrity: Good		Condition: Good		Local Eligibility: Eligible/Contributing		National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Preliminary National Register Findings:						
Potentially Eligible: <input type="checkbox"/> Individually or <input checked="" type="checkbox"/> As a contributing resource in a District						
Not Eligible: <input type="checkbox"/> Intact but lacks distinction or <input type="checkbox"/> Not 50 years old or <input type="checkbox"/> Altered - Choose one:						
<input type="checkbox"/> Reversible/ potentially eligible individually or in a District <input type="checkbox"/> Reversible/ ineligible, lacks distinction <input type="checkbox"/> Irretrievable lack of integrity						
*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC					Date Recorded: 11/05/2015	
					SHPO #: 31080	

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

	*County: Clackamas
Street Address: 938 Oak Street	City: Lake Oswego

Description of Physical and or Landscape Features:

The Alonzo and Evelin Waldorf House is located at the southeast corner of Oak and Bickner Streets on a .23-acre, square-shaped parcel in the Hallinan neighborhood of Lake Oswego. The site, which slopes downward from south to north, includes landscape features, such as a Japanese maple tree to the east and two tall Laurel hedges along Bickner Street. Other deciduous trees are located to the south of the site. Bushes and other ornamental vegetation are planted along the west façade and within a stone-coursed planter at the northeast corner of the house. The site also includes a brick-lined path to the primary and secondary entrances from Oak Street. Concrete and gravel paths are also found on the site to the east. A painted wood picket fence extends the north and segments of the west perimeters of the parcel. To the north of the fence, the site features a berm outlined with stone. A wood retaining wall to the east creates a shift in topography where the garage is located.

The Waldorf House faces north toward Oak Street. It is a two-story, H-shaped form with a clipped cross-gabled roof with shed-roof wall dormers. The house consists of three units: a two-story, clipped side-gabled unit to the north; a two-story, clipped side-gabled unit to the south; and a connecting one and one-half side-gabled hyphen. Collectively, the house sits atop a poured-in-place concrete foundation. The north, east, south, and west façades are faced with painted wood shingles including fish scale shingles under the gables and feature a variety of wood windows with wood casing. The window styles include one-over-one and eight-over-eight double-hung windows, and fixed four-light, multi-light, and single-light windows. Other windows include a large one-over-one single-hung window with a lead multi-light upper on the south façade, and a large three-light picture window on the west façade. The main entrance is located on the north façade and consists of a single-door opening with a single-light wood door with three lower panels under a one-story, L-shaped porch with hipped-roof supported by battered columns with cornices. A wood balustrade encloses the porch while two columns flank a set of wood steps leading to the main entrance. Wood lattice covers the porch posts. Two shed-roof awnings with detailed brackets are located above large window openings on west façades. The east- and west-facing gables have wide eave overhangs with exposed rafters. The roof is finished with asphalt shingles and aluminum gutters. Two corbel-capped brick chimneys are centrally located in the north and hyphen unit. A third corbel-capped brick chimney is located on the eave wall of the south unit.

A single-bay garage is located to the northeast of the house. Like the house, the garage has a concrete foundation, is faced with wood shingles with fish scale details, and has overhanging eaves with exposed rafters. The garage also features a trio of fixed, four-light wood windows and an arched roof with asphalt shingles. The site also includes a one-story wood shed to the east of the house and a one-story, cross-gabled accessory dwelling unit to the southeast. This unit is faced with painted wood shingles and features large one-over-one and eight-over-one double-hung vinyl windows, and a double-door opening. The roof is finished with asphalt shingles and aluminum gutters.

Based on the 1927 Sanborn fire insurance map, the Waldorf House site only included the primary dwelling and single-bay garage. At that time, the house also included a one-story, full-width porch on the north façade and a centrally located square-shaped, one-story overhang on the west façade. Since the last survey was recorded in 1989, the one-story, full-width porch on the north façade has been extended along the east façade creating its L-shape form. Other changes that have occurred since the last survey are the addition of the shed-roof awning on the west façade of the south unit, the construction of the accessory dwelling unit and shed, addition of landscape features to the south of the site, and the replacement of the shadowbox fence along the north of the site. According to the 1989 survey, the porch balustrade has been replaced and the eave wall chimney was added. The dates of these alterations and additions are unknown.

The Waldorf House has many of the features used to define Queen Anne style architecture common from 1880-1910. These features include shingle siding with fish scale details, asymmetrical covered porch, free classic columns, overhanging eaves with exposed rafters, and fixed multi-light and one-over-one double-hung wood windows.

*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC	Date Recorded: 11/05/2015
	SHPO #: 31080

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

	*County: Clackamas
Street Address: 938 Oak Street	City: Lake Oswego

Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)

The Alonzo and Evelin Waldorf House is located at 938 Oak Street in Lake Oswego, Oregon. Originally built c1900 in the South Oswego neighborhood, this house has retained good historic integrity and has become a prime example of Queen Anne style dwellings that were common throughout the United States from 1880-1910.

The Waldorf House sits on land originally owned by Felix and Damaris Collard as part of the F.A. Collard Donation Land Claim. Around 1860, a segment of this land claim was purchased by Matthew and Catherine Patton, using \$10,000 that Patton acquired from his advantageous participation in the California gold rush. Years later, Patton and his wife platted this land and titled it South Oswego in 1883 making it Oswego's second neighborhood. At this time, South Oswego only consisted of a few streets; however, in 1891 "Patton's son and his partners" (Lake Oswego Preservation Society "1883 South Oswego") created the "South Oswego Addition," which expanded the neighborhood and changed the names of the streets from numbers to tree species. Around this time in 1903, Alonzo Waldorf purchased block 12 in South Oswego from Robert and Minnie Jacobson for \$700 (Oregon City Enterprise 1905). According to the last survey conducted on this property in 1989, Alonzo Waldorf remodeled the exiting house on this property; however given Waldorf's profession it is likely that he built the house himself. Based on the correspondence of Waldorf's grandson, Wayne Larson, Waldorf "seemed to want to make it (the property) a self-sustaining unit, for it was almost self-contained. The property had a barn, machine shop, forge, bellows, chicken house, pig sty, bee hives, smoke house, fruit trees, berries, and grapes. The main Waldorf house had a complete carpentry shop in the upstairs with a derrick that could be swung out over the alley to pick up and lower lumber or finished wood assemblies. The property had walnut trees on three sides, and when the trees were in their prime, walnuts galore." Lots 1 & 2, the location of the Waldorf house, were then sold to Eugene and Glen Waldorf for \$1 from their parents Alonzo and Eveline G. Waldorf in 1935 (Clackamas County Deeds of Title v230 188).

Alonzo Waldorf brought his family west to Oswego in 1894 from Grant County, Iowa. After their arrival they rented the Kline family house in South Oswego for a period before purchasing the Oak Street block. Waldorf was a carpenter by trade and traveled as far away as St. Johns to find work. According to Gordon Clinefelter, longtime Oswego resident, "most of the houses in Oswego then were built by either Arthur Davidson or Waldorf or my grandfather or my father..." (Lake Oswego Public Library 46). Based on the 1910 Census, Alonzo and Evelin Waldorf were from Wisconsin and raised two children, Eugene and Edna. Eugene was born in Iowa and Edna was born in Oregon. By 1910, Alonzo and Eugene were carpenters and home builders. Ten years later, Edna Waldorf was married to Otto Larson from Astoria, Oregon (Oregon City Enterprise 1918) and Eugene was working as a carpenter for the railroads. Otto Larson was a commercial fisherman along the Columbia River in Altoona, Washington (Oregon City Enterprise 1919).

Today, the house continues to reflect many of the character-defining features associated with Queen Anne style dwellings used in the early development of Lake Oswego. These features include shingle siding with fish scale details, Palladian windows, asymmetrical covered porch, free classic columns, overhanging eaves with exposed rafters, and fixed multi-light and one-over-one double-hung wood windows. The size of the site also reflects the development of Lake Oswego and the South Oswego neighborhood as it consists of two full lots. Currently, the Waldorf House retains good historic integrity and continues to embody many of the Queen Anne style characteristics used during its time of construction, making it example of its style and type.

Overall, based on the information gathered for this survey and further research, it is more than likely that the Waldorf House can be found significant in the areas of architecture and community planning and development. Given its retention of its historic integrity in the areas of Location, Setting, Materials, Workmanship, Feeling, and Association, and its contributions to Oswego's early neighborhood development, the Waldorf House could also be a contributing resource in a potential historic district.

*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC	Date Recorded: 11/05/2015
-------------------------------------------------------------------------------------------	------------------------------

SHPO #: 31080

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

	*County: Clackamas
Street Address: 938 Oak Street	City: Lake Oswego



East Façade and Garage (Viewing Southwest)



West Façade (Viewing Southeast)

*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC		Date Recorded: 11/05/2015	
*Photo Roll #:	*Frame #(s):	Local Designation #:	SHPO #: 31080

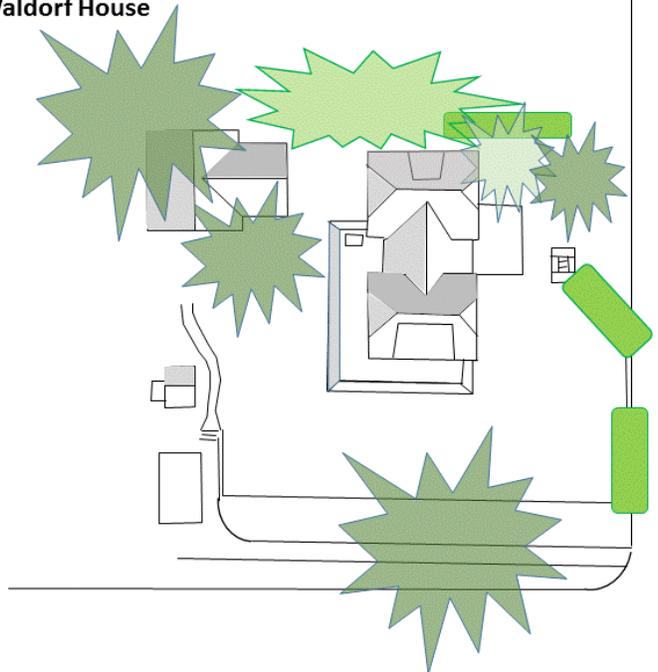
**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

*County:
Clackamas

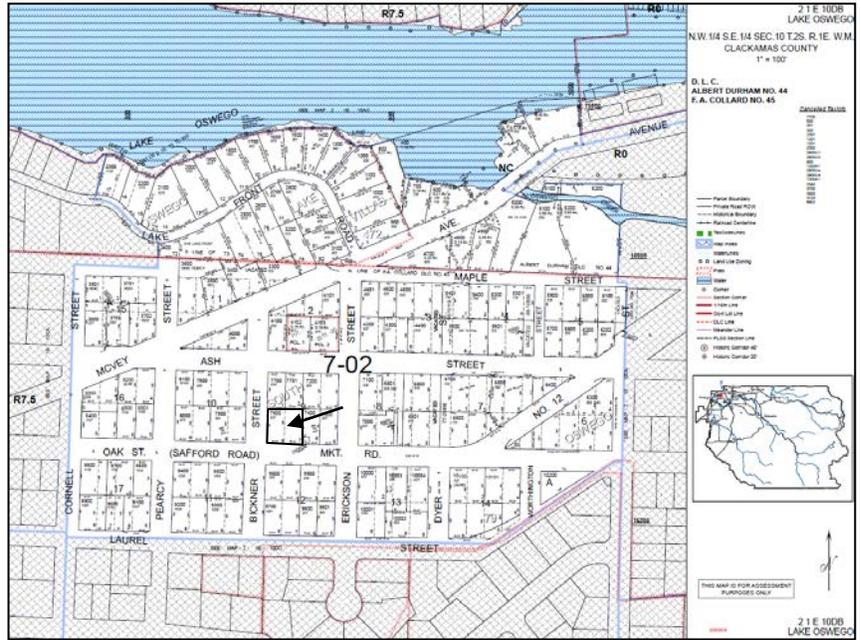
Street Address:
938 Oak Street

City:
Lake Oswego

**938 Oak Street
Alonzo and Evelin Waldorf House**



Alonzo and Evelin Waldorf House Site Plan



*Researcher/ Organization:
Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC

Date Recorded:
11/05/2015

*Photo Roll #:

*Frame #(s):

Local Designation #:

SHPO #:
31080

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Note: This page of the survey form is required only for Intensive Level Survey

		*County: Clackamas	
Street Address: 938 Oak Street		City: Lake Oswego	
Architect and / or Builder(s): Waldorf, Alonzo (Attributed)		Owner Type: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Mixed	
Addition or Subdivision Name: South Oswego		Owner Name(s):	
Area(s) of Significance: Architecture and Community Planning and Development		Address:	
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District		City, State, Zip:	
		Phone Number(s):	
Documentation			
Research Sources: <input checked="" type="checkbox"/> Title/ Deed Records <input checked="" type="checkbox"/> Sanborn Maps <input type="checkbox"/> Obituary Index <input type="checkbox"/> City Directories <input checked="" type="checkbox"/> Census Records <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Newspapers		<input type="checkbox"/> Building Permits <input checked="" type="checkbox"/> Tax Records <input checked="" type="checkbox"/> SHPO Files <input type="checkbox"/> State Archives <input type="checkbox"/> State Library <input checked="" type="checkbox"/> Local Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Historic Photographs	
		Local Library (specify): Lake Oswego Public Library Multnomah County Library University Library (specify): Historical Society (specify): Other (specify):	
*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC			Date Recorded: 11/05/2015
			SHPO #: 31080

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

	*County: Clackamas
Street Address: 938 Oak Street	City: Lake Oswego

Bibliographic References (Books, articles, interviews, etc.)

Clackamas County Deeds of Title v230.

Lake Oswego Public Library. In Their Own Words: A Collection of Reminiscences of Early Oswego, Oregon. Lake Oswego, Lake Oswego Public Library, 2010.

Lake Oswego Preservation Society. "Neighborhood Histories: 1883 South Oswego." <http://lakeoswegopreservationsociety.org/nh-1883-south-oswego/>.

Oregon City Enterprise, January 6, 1905.

Oregon City Enterprise, November 29, 1918.

Oregon City Enterprise, September 12, 1919.

U.S. Census, 1900, 1910, and 1920, Oswego Precinct, Oregon, Clackamas County (Waldorf fam. residing).

*Researcher/ Organization:
Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC

Date Recorded:
11/05/2015

SHPO #:
31080