

In the early 1840s, pioneers travelling west to the Oregon Territory discovered dense timberland, fertile soil and abundant water resources on the banks of the Willamette River. There, the settlers founded Milwaukie (1847), which became a dominant pioneer town eclipsing Portland.

Milwaukie's early days were booming until the late 1850s when timber supplies dwindled. However, the access of Milwaukie Bay continued to provide active commercial activity. The population grew and businesses became more diverse.

Many architecturally significant private homes, churches and commercial buildings have been lost to the steady march of progress. But a remnant can still be seen today.

This is a record of the historically significant homes and buildings Milwaukians built in this pioneer city which can still be admired today.

12006 SE McLoughlin Boulevard

The Berkmeier House

Reportedly, local home builder, Fred Birkmeier, built this house in 1878—additional construction occurred in 1929. Located on the west side of McLoughlin Blvd, it was moved to the west bank of Kellogg Lake (1890s) to make way for the interurban railroad line, then again in 1929 when McLoughlin Blvd was constructed. Its primary significance is its association with Fred Birkmeier, original owner, who constructed many of the area's early homes. Some hand-hewn beams can be seen supporting the understructure.

Originally an L- or T-shape plan with one-and-a-half stories and gable roof, it changed to two-stories with a hip roof with hip roof wall dormers on three faces. Windows: 1-over-1 double-hung sashes with a polygonal bay (west elevation). Decorative features: a corbelled chimney cap, flared eaves, wide frieze boards, and brackets over the polygonal bay windows. In 1929 a small addition was attached to the north. Later, some east windows were replaced which severely compromised the integrity of the building.

Date Built: 1878 Style: Vernacular Rank: Significant





Island Station Neighborhood

3235 SE Harrison Street

The William Schindler House

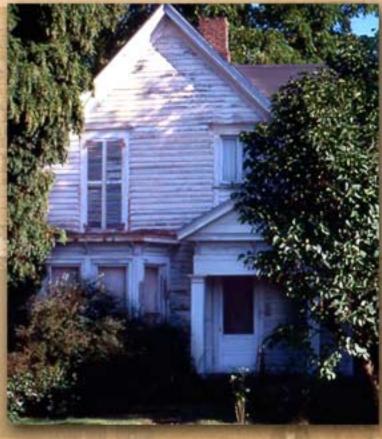
William Schindler was the first mayor of Milwaukie. The Schindler House is one of the oldest surviving houses in Milwaukie—reportedly constructed in 1888.

The home has been altered, prior to 1938. The original house consists of the steeply pitched two-story gabled volume oriented on a north-south axis. Later a 1 ½ -story volume was added perpendicular to the older building. The original section has elongated double-hung sash windows with prominent architrave molding. On the later addition, windows are shorter in height with simple surrounds. Features include a handsome polygonal bay window with a flat roof and eave brackets, a feature characteristically found in the Italianate Style. An encircling, recessed porch wraps around the later addition to the east elevation.

Alterations include: the replacement of the original porch with a single bay, projecting gable porch supported by battered square posts; the replacement of a second-story door with a window; and the replacement of the original door with a single leaf door with a beveled oval light. Milwaukie's famous giant dogwood tree stood in the front yard until it was destroyed in the Columbus Day Storm in 1962.

Date Built: 1888 Style: Italianate Rank: Significant





Ardenwald-Johnson Creek Neighborhood

4217 SE Railroad Avenue

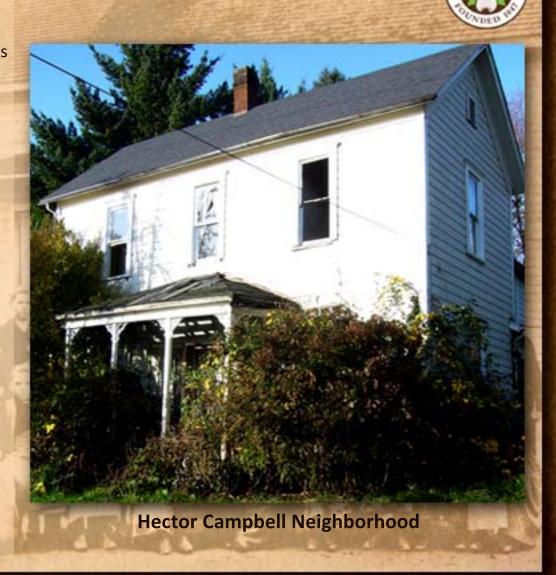
The Keil House

The Keil House is one of the finest examples of the Vernacular style in Milwaukie. The tall, narrow volume capped with a gable roof and the bilateral symmetry of the façade Is arranged around a central entrance. The house is reminiscent of the Classical Revival style—prevalent in farmhouses built in Oregon in the mid-1800s. Built in two phases, the rear portion of the building was reportedly constructed before 1888 when it was purchased by Jacob and Elizabeth Keil. Then, the house consisted of a kitchen, a bedroom, and a living area. The front section was built in the 1890s by William Schindler and faced the road. It is sheathed in 8-ft shiplap siding with corner and rake boards. The windows are narrow 1-over-1, doublehung sash with heavy architrave molding.

Date Built: 1880s-1890s

Style: Vernacular Farmhouse

Rank: Significant



11008 SE Main Street

William Schindler Building

The William Schindler Building was built in 1905—the oldest surviving commercial building in the city and the only remaining wood-frame commercial structure in the downtown area. Rectangular in plan, it has the overall massing and composition of the Italianate style, including a flat roof with prominent cornice and eave brackets; dentil course; and horizontal wood siding. There have been extensive alterations to the building, including the replacement of the second story façade windows with large fixedsash windows, and replacement of the materials of the retail base with non-compatible windows. Despite these changes the general character of the building remains intact and it is significant as a very unique early type.

Date Built: 1905 Style: Italianate Rank: Significant



Historic Milwaukie Neighborhood



11188 SE 27th Street

Andrew P. Wilson House

This house, listed on the National Register of Historic Places (1989), is one of the finest Craftsman style houses in the city. It is located north of Milwaukie Elementary school. The house was constructed as a single-family residence. It is thought that the owner, Andrew P. Wilson, a contractor, may have been the builder. It is one of the few houses dating to the historic period which employs brick construction, seen on the first floor of the building. As is typical of buildings of this style, the house as a low-pitched hip roof with deep eaves and exposed rafters; hipped dormer; full-width hip-roofed porch with square posts set on an enclosed balustrade; and a rectangular bay.

Date Built: 1913 Style: Craftsman Rank: Significant





Lake Road Neighborhood

10399 SE 34th Avenue

The Bardi Skulason House

The Bardi Skulason Residence, designed by architect Knut Roald, is one of the finest examples of the Colonial Revival style in the city. Distinguished by excellent qualities of design and craftsmanship, it is also the earliest house designed in this style. The most prominent feature is the multigambrel roof with its shed roof dormers and the handsome consoles at the eave line. Also of note are the 8-over-1, 6-over-1, and 4-over-1 double-hung sash windows, some of which are in groups of twos and threes. The symmetrical façade is composed around a central, recessed entrance. Massive Doric columns draw attention to the entrance; behind them, the elegant French doors are flanked by multi-light sidelights with built-in seating on either side.

Date Built: 1912

Style: Colonial Revivial

Rank: Significant





Ardenwald-Johnson Creek Neighborhood

10200 SE Cambridge Lane

The Sherman Hall Residence

The Sherman Hall residence, aka the "Pink Palace", was constructed in 1915 and designed by well known architect Ellis F. Lawrence. Lawrence, a principle in the firm Lawrence and Holford, was a Portland-based architect who worked throughout the northwest. He established the School of Architecture at the University of Oregon in 1916, served as Dean and commuted between Portland and Eugene for 30 years. Lawrence left a legacy of buildings designed in a wide variety of revival styles ranging from Egyptian to Colonial.

The Hall Residence, with its massive rambling projections, and multiple roof forms terminating in a polygonal turret, is one of Lawrence's more romantic designs. The roof is sheathed in red tile characteristic of a Mediterranean villa. The exterior walls and large interior chimneys are covered with stucco. Windows consist primarily of round-headed casement type (a number of the windows have been altered). Balconies and balconettes are found on several elevations. It sits at the top of a large hill at the south end of the Waverly neighborhood.

Date Built: 1915

Style: Mediterranean Revival

Rank: Significant





8835 SE 42nd Avenue

Mason Farm

Jelmer Mason built this house in 1916 in the Oregon Vernacular style. Jelmer and Florence Mason were fruit orchardists and farmers up through the 1950s, selling apples, cider, and flower bulbs. The house is a two-story building mostly in its original form. It is notable for the craftsmanship of its window details and the second-story balcony.

The structural elements of the barn, including the masonry and wood siding, remain in their original form. Windows on the second story of the barn have been removed. The barn is one of the last remaining in Milwaukie and its masonry construction is unique.

Date Built: 1916 Style: Vernacular Rank: Significant





Ardenwald-Johnson Creek Neighborhood

1620 SE Waverly Drive

The William MacMaster House

The William MacMaster House, constructed in 1922, is the finest example of the Colonial Revival style in Milwaukie. It is distinguished by outstanding design features including the elegant entrance with its paired, paneled doors; swan's neck pediment; full entablature; and Ionic pilasters. The handsome stuccoed exterior is embellished with quoining, polygonal bays, and a massive end wall chimney. A Palladian window is located on the north elevation. The main volume of the house is basically rectangular in plan and is flanked by two smaller wings on the site elevations. The house is located near the entrance to the Waverly neighborhood across the street and to the south of the golf course.

Date Built: 1922

Style: Colonial Revival

Rank: Significant





9911 SE Cambridge Lane

The Parker House

This house is significant for its association with architect Jamieson Parker, who designed and lived in it for many years. His versatile designs found expression in many notable public buildings, churches, and residences throughout Oregon. Parker is believed to have designed several homes in the Waverly neighborhood in addition to his own. He served as president of the Portland Chapter of the American Institute of Architects during the 1920s.

The house was constructed in 1923 in the Colonial Revival style. It is oriented to the west away from the street and is screened from view by dense plant materials. The building appears to be virtually unaltered since construction. Notable features include the full-width recessed porch on the façade, which is balanced by a row of shed and gabled dormers above. The house is illuminated by multi-light, double-hung sash windows with vertical board shutters. A small single bay porch is located on the east elevation. The building is sheathed in lap siding.

Date Built: 1923

Style: Colonial Revival

Rank: Significant





10636 SE Main Street

Masonic Lodge

The Milwaukie Masonic Lodge was constructed in 1925. It is a significant as a singular—and exuberant example of the 20th Century Gothic Revival Style. The architect is unknown.

Gothic details include the pointed-arch window surrounds and door openings, flat roof with parapet wall ornaments, and asymmetrical composition. The focal point of the building is the elaborately ornamental entrance.

The building, which is located on the northern periphery of the downtown core, acts as a strong visual anchor for downtown.

Date Built: 1925

Style: 20th Century Gothic Revival

Rank: Significant





11300 SE 23rd Avenue

Milwaukie High School

Milwaukie High School was constructed in 1925 in the Half Modern style. The original architect is unknown; however, the 1938 addition was designed by F.M. Stokes, a prominent Portland architect who designed school buildings around the state. The massive entrance culminates in a compound, corbelled gable. It is further enhanced by full-height trapezoidal pilasters with decorative capitals. The doors in the main entrance have been replaced; other alterations are minor. The school is one of only two school buildings in Milwaukie that date to the historic period. The subject building is the older of the two; the Milwaukie Jr. High/ Waldorf School was constructed in 1937.

Date Built: 1925 Style: Half Modern Rank: Significant

2300 SE Harrison Street

Milwaukie Jr. High School/ Portland Waldorf School

The Milwaukie Junior High School is a prominent community landmark, acting as a strong visual anchor for the northeast corner of the city's downtown. It is one of two historic schools in Milwaukie. The Jr. High was constructed in 1937 as a Works Progress Administration (WPA) project, replacing an earlier school, which was located across the street on the current site of the Milwaukie City Hall. The Georgian Style brick building was designed by federally employed architect, L.L. Dougan; the resident architect was Walter E. Kelly.

Georgian Style elements include the bilateral symmetry of the facade, brick construction, low-pitched hip roof, small-paned rectangular windows, porthole windows, eave returns, quoins, and round-headed door openings with fanlights.

Located on a 7.2-acre parcel intersected by Spring Creek, the site features several rustic stone bridges and walls interspersed throughout the grounds, and a small waterfall enhances the northwest corner of the school yard.

Date Built: 1937

Style: Georgian Revival

Rank: Significant





10722 SE Main Street

City Hall

The bold façade of the Milwaukie City Hall is a highly prominent local landmark and a symbol for the community at large. It was designed by Joseph H. Anderson and constructed as a WPA project in 1938. The balanced spatial composition and classical proportions of the building as well as the formality of plan, which is composed of geometric, cube-like masses, are elements of the Half Modern style. This style is found in many government buildings around the state—including the State Capital Building and numerous post offices and court houses.

The towering, round-headed entry is located at the center of the symmetrical façade. Massive full-height pilasters with simple concrete caps flank the entry—traditional forms without the classical ornament. Major alterations to the windows of this building severely detract from its overall physical integrity. City Hall occupies a full block in Milwaukie's commercial core. This block was the site of the first school in Milwaukie.

Date Built: 1938 Style: Half Modern Rank: Significant





9002 SE McLoughlin Boulevard

Oregon Highway Division Regional Office

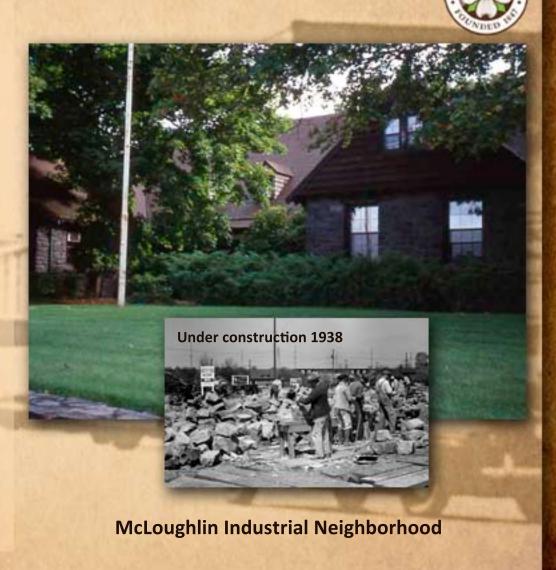
This building is a notable example of the Rustic or National Park style, based on Arts and Crafts architectural ideals-utilizing a combination of natural and native materials, typical of the style. This 1938 WPA project, under the auspices of the Oregon State Highway Commission, used Works Project Administration funding and manpower and provided office space for Highway Division engineers, support staff, and State Police for the Portland area.

The building was designed by the Bridge Section, Oregon State Highway Division. Glen S. Paxon was Acting State Bridge Engineer in 1938. It is unknown whether this was of original design or adapted from standardized or suggested plans for the WPA.

Date Built: 1938

Style: National Park Style

Rank: Significant



9717 SE Cambridge Lane

Clarence E. Francis Residence

The Clarence E. Francis residence is the finest example of the Tudor style in Milwaukie. Designed by prominent Portland architect Richard Sundeleaf, the building incorporates features common to the Tudor Style—mock half-timbering, steeply pitched gable roof, prominent fluted chimney, oriel window, leaded glass and brick construction. The house is located in the Waverly neighborhood on a large, elegantly maintained lot across the street to the south from the Waverly Country Club golf course. Noteworthy landscape elements include the lush foundation plantings.

Date Built: 1938

Style: Tudor

Rank: Significant



9712 SE Cambridge Lane

The Jarman House

This house acts as an important visual anchor at the north periphery of the Waverly neighborhood. The house was designed by well-known Portland architect Richard Sundeleaf in the Arts and Crafts style in 1941 and is located across the street from a Sundeleaf Tudor home. It is composed of several rectangular volumes capped with steeply pitched hip roofs. The exterior walls are clad in brick and there is a massive interior brick chimney. Other notable features include the elongated oriel window on the second floor with leaded glass, and the full-height rectangular bay with brick and mock half-timbering in the façade. A similar bay is found in the rear projection.

Date Built: 1941

Style: Arts and Crafts

Rank: Significant





This volunteer project was produced by the Milwaukie Design and Landmarks Committee

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Parade on Main Steet Milwaukie c. 1950