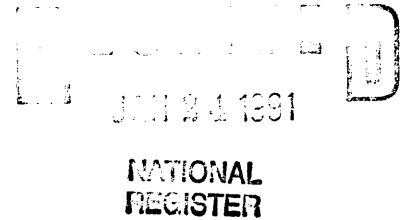


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Cardwell-Parrish House
other names/site number _____

2. Location

street & number 7543 SW Fulton Park Boulevard N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97219

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
James M. Parrish January 3, 1991
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. **Entered in the National Register**
 See continuation sheet. Delores Byrum 2/22/91
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

for Signature of the Keeper Date of Action

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)

Queen Anne/Stick Style

Materials (enter categories from instructions)

foundation brick
walls wood frame
roof metal: shingle pattern
other _____

Describe present and historic physical appearance.

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Continuation Sheet**Section number 7 Page 1

The Cardwell-Parrish Residence, a distinctive Queen Anne building, was constructed in 1888 by members of the Southwest Portland Realty Company as part of a group of promotional residences built for the newly platted addition to the Town of Fulton, the Fulton Park Addition. The residence displays many distinctive characteristic of the Queen Anne Style in its irregular, multi-pitched roof line, prominent corbelled chimney, wrap around veranda on the first and second stories, patterned wood shingled and shiplap siding, two and three story towers, and an array of beautiful stained glass windows. Eastlake and Stick Style elements include turned porch posts and balustrade, bracket supports and diagonal stickwork on the gable end. The physical condition of the residence is in excellent condition.

SITE

The Cardwell-Parrish Residence is bounded by S.W. Hood Avenue to the west, S.W. Fulton Park Place to the east and S.W. Fulton Park Boulevard to the north. Situated on a prominent hilltop, the residence commands spectacular views of the Willamette River and Mt. Hood to the east and downtown Portland and Mt. St. Helens to the north. The building is perched high above S.W. Fulton Park Boulevard on Lot 9, Block I of the Fulton Park Addition to what was originally the Town of Fulton, now Portland. The lot measures approximately 110 feet by 100 feet and slopes steeply on the north and east edges. The residence is sited on the back portion of the lot; setback approximately 50 feet from S.W. Fulton Park Boulevard. The back (south) yard is relatively flat and the west side yard slopes gently down towards the north.

A gravel driveway, located on the west side of the lot, originates from S.W. Hood Avenue. A sidewalk leads to the west side porch and continues around the front (north) of the residence. Pine trees, a black locust tree, and small shrubs are planted on the west side yard and the north slope of the west yard is planted with creeping junipers. Cherries, an apricot tree and a holly tree line the north and east edge of the front yard. The center of the front yard is an open lawn. A mature cherry tree is at the intersection of S.W. Fulton Park Boulevard and S.W. Fulton Park Place at street level. Planted adjacent to the front (north) of the house are a maple tree and a rhododendron. The back (south) yard is defined on the south by a wood board fence and on the east by a variety of plantings which include elms, pines, Oregon grape and ivy. Dense vegetation, including Oregon grape, Japanese maples, ivy and elms, covers the back yard. The steep eastern slopes of the lot are covered with ivy.

EXTERIOR

The irregular shaped Queen Anne Style residence is two and one half stories high with a full finished attic and basement. The footprint of the residence measures approximately 30 feet (north-

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south) and 55 feet (east-west). The irregular roof line is created by a combination gables, hips and polygonal tower roofs. The main gable is intersected by smaller gables on the south, an hip on the west and two polygonal tower roofs on the north and east elevations. Metal roofing material, in a shingled pattern, sheaths the roof. A tall, prominent corbelled chimney, located in the center of the roof, is finished with plaster. The deep cornice line is accentuated by a frieze board which extends around the perimeter of the building.

Wooden shingles cover the upper stories of the residence and shiplap siding clads the first story. The gable ends are decorated with rectangular coursed shingles with the bottom row of shingles slightly bellcast. The east elevation gable is decorated with stickwork at the apex which gives way to bands of rectangular shingles on the lower portion. The rectangular shingles on the east gable end flare out below a stained glass window in the center of the gable end. Regular coursed shingles clad the remainder of the gable end. The second story is covered with regular coursed wood shingles which flare out slightly above the bargeboard separating the two stories. Shiplap siding covers the first story. A wide watertable with projecting cap finishes the base of the building. The residence is supported by a brick foundation covered with concrete veneer.

The windows are a combination of one over one double hung sash, fixed multi-pane windows, and stained glass windows. Stained glass decorates a majority of the upper panes of second story windows. The stained glass is generally located around the perimeter of the upper sash which creates a rectilinear border of beautiful array of colors including combinations of yellow, blue, rose, and rust. The windows are tall and narrow, finished with a simple wooden trim. The top of the window trim ties into the bargeboards which visually separate the stories.

A prominent tower projects from the center of the front (north) elevation terminates at a third story porch. The porch is open on three sides and is supported by large, elaborately turned posts. Brackets with circular cut-outs support the polygonal tower roof and a railing with turned balusters encloses the porch. A two story tower on the south side of the east elevation and is capped with a polygonal roof. The veranda on the first story extends around the north and east elevation of the residence between the two towers, and is supported by chamfered square posts turned at the top. Brackets decorated with raised circular bullets support the roof of the veranda. The veranda is enclosed with a railing comprised of turned balusters and a simple molded railing. A flight of wooden stairs with a turned balustrade ascend to the porch on the north elevation. The stair newels are composed of square posts capped with a spherical finial. The foundation of the veranda is covered with lattice.

The second story porch wraps around the north and east elevations on top of the first floor veranda but is set back slightly from the veranda. A low pitched hip roof covers the second story porch which is supported by large turned posts and decorative brackets with small circular cut-outs. The posts rest on a low shingled covered wall enclosing the porch.

A porch on the west elevation has been recently constructed by the current owners. The porch extends nearly the entire length of the west elevation and wraps around a small portion of the rear

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(south) elevation. A central front facing gable, decorated with turned spindles, intersects the hip roof covering the west side porch. The porch roof is supported by turned posts and the turned balusters and molded railing enclose the porch. Wooden stairs with a turned balustrade lead up to the side porch door. The newel posts are square and are capped with a spherical finial.

The side (west) porch door is comprised of two lower wood panels topped by three smaller recessed panels and the upper portion is a large single pane of decorative frosted glass. A transom with the property's address etched in frosted glass, is located above the side door. A door at the foundation level directly north of the side (west) porch leads to the basement.

The north entrance door on the veranda is divided into recessed panels below and clear glass above. A more elaborate entrance door is located on the east side of the veranda. Three vertical panels grace the lower portion of the door capped with a single pane of glass. A transom with blue, yellow, red and rose rectangular panes embellishes the top of the entrance door.

An addition (ca. 1925) abuts the west side of the north tower. The rectangular one story addition is covered with a shed roof and clad with shiplap siding. A band of four multi-pane fixed windows line the north facade of the addition.

INTERIOR

FIRST FLOOR

The first floor of the Cardwell-Parrish residence consists of a main hall, parlor, dining room, and living room in the east half of the house and a kitchen, half bath and keeping room in the west portion.

HALL

The entrance hall (8' 6" x 14'-8") is located in the northeast corner of the residence. Doors on the north and east elevations lead to the veranda and doors on the south and west walls lead to the parlor and library respectively. A wide picture rail extends around the perimeter of the room accentuating the high ceilings. The main staircase to the second floor ascends from the northeast corner of the room. The landing at the base of the staircase is illuminated by a twelve light stained glass window with panes of blue, yellow, rust and rose. A pair of multi-paned stained glass windows are located above the mid-level stair landing on the north wall of the stairway.

The vanished oak staircase is decorated with ornately carved square newel posts. The intricate newel post at the base of the stairs is beautifully carved; rectangular panels at the top of the newel are carved in a floral pattern, as are smaller square panels lower on the post. A turned finial caps the main newel. The other posts lining the staircase are smaller in scale but retain the same carving pattern. Turned balusters and a molded railing comprise the balustrade. A scalloped molding lines the edge of the stairs.

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PARLOR, DINING ROOM, AND LIBRARY

The parlor (12'-0" x 16'-6") is a long, rectilinear room with a shallow bay window lighting the room on the east elevation. Rectangular panels cover the lower portion of the bay which meet the high baseboards. A single double hung window is located on the south wall of the room. The ceiling has been lowered approximately two feet and covered with wood panels. Woodwork has remained unpainted in the room and the floors are oak. A large open archway on the west end of the parlor separates the parlor from the dining room.

The dining room (12'-0" x 16'-6") is rectangular in plan and has doors to the kitchen on the west, and the library on the north. Three tall, narrow windows light the east elevation of the room. A fireplace is located in the northwest corner of the room set at a diagonal. The fireplace has a simple wood mantle and brick sheaths the firebox surrounds. Glazed tiles cover the hearth. The oak floors are finished with high baseboards and the woodwork in the room has remained unpainted. A door on the north wall leads to the library. The library (12'-0" x 16'-6") is illuminated by a bay window spanning the north elevation of the room. The walls are papered and the floor is oak.

KITCHEN, KEEPING ROOM, BATH

The kitchen (11'-4" x 18'-8") is a large room with a service island in the center. A band of one over one double hung windows in a partial bay, line the west wall of the room. The kitchen was expanded slightly to the west and the windows installed by the current owners. All the moldings and window details were replicated from the original window details. A door with a transom, directly east of the windows, leads to the side (west) porch. A diamond-shaped window is on the south wall adjacent the side door. The window is made of beveled glass designed in a radiating pattern. The service staircase ascend on the east elevation of the room to the second floor. The stairs are lined with original wainscotting.

French doors on the north wall of the kitchen lead to the keeping room (12'-3" x 13'-8"). Four large fixed multi-pane windows line the north elevation of the room; a window seat is located below. High wainscotting with a molded cap extends around the perimeter of the room. The floors are covered with carpet.

A door on the east end of the south wall in the kitchen leads to a small back hall containing the staircase to the basement. The door to the basement is located on the west side of the hall. The hall terminates at a bathroom/utility room (9'-7" x 13'-8"). The small room functions as a laundry room and half bath. This room may have been originally a back porch.

SECOND FLOOR

The second floor is comprised of three bedrooms, one bath, a study and a dressing room. The rooms are on either side of a long narrow central hallway extending east-west which terminates at the west end with the stairs to the attic.

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BEDROOMS

Bedroom no. 1 (12'-0" x 15'-10") is located in the southeast corner of the second story, south of the second floor stair landing. The room is lit by a bay window on the east elevation which is decorated with stained glass in the upper sash of the double hung windows. The stained glass, colored in rose, yellow, blue and rust, borders the upper sash of the windows. A picture rail extends around the perimeter of the room accentuating the high ceilings. The closet is on the west wall and an open arched doorway on the north elevation of the room leads to an adjoining small study (7'-2" x 8'-6"). A fixed multi-pane window illuminates the small room. A closet door is at the north end of the room.

Bedroom no. 2 (12'-0" x 13'-3") is in the center of the hallway on the south side. A transom caps the door to the bedroom. Three narrow, tall windows on the south elevation are decorated with stained glass in the upper sash. The closet door is on the east elevation. A door with a transom, on the north side of the hall across from bedroom no. 2 leads to the master bedroom.

The master bedroom (12'-0" x 16'-6") has a spectacular view of the mountains, the river and Portland through the bay window on the north elevation. The tall windows in the bay extend to meet horizontal wood panels and the high baseboards. The top portions of the windows are colored with stained glass. A door on the east elevation leads to the second story porch.

BATHROOM AND DRESSING ROOM

A door in the hallway at the western end leads to the back section of the hall containing the bathroom, dressing room, closets and staircases to the attic and kitchen. The panelled door is capped with a transom which is decorated in a geometric design etched in frosted glass. The door on the north after entering the back part of the hall is the bathroom (5'-3" x 10'-6"). The long narrow room has a clawfoot tub and a more recent commode. A narrow window with stained glass in the upper sash is located at the north end. Horizontal wood siding clads the lower portion of the bathroom walls.

A door with transom above is west of the bathroom door on the north elevation of the hall and opens to a dressing room (7'-10" x 10'-6"). The small room is lit by a window decorated with stained glass on the west wall.

ATTIC

The second floor hallway turns to the south at the west end and leads to the door to the attic stairs. The stairway to the third floor attic rooms is lined with wainscoting. The wainscoting and the turned balustrade at the top of the stairs were recently constructed; the wainscoting detail was modeled after the service stairs wainscoting. A small room at the top of the stairs contains an antique cabinet with a concealed sink, a closet and a bathroom. An skylight, probably used originally as a roof access, is in the center of the room. The floors are constructed of stained fir.

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A door on the east side of the ante room leads to a large attic space, currently finished and used as a bedroom.

The ceiling of the main attic space has been opened up and finished, exposing the slopes of the gables. The lath and plaster wall have been replaced with horizontal knotty pine boards. The dormer window on the south side was retrofitted with a Gothic arched stained glass window originally a church window. A replacement window, replicating the stained glass windows on the second floor, is on the east elevation. A skylight has been installed on the north slope of the roof. The door to the pavillion-like porch, is on the north wall of the attic. The door is flanked by two double hung windows with stained glass in the upper sash. A casement stained glass window is located east of the porch door. The porch door is comprised of two panels below and a clear pieces of glass above bordered with stained glass. The screen door is embellished with knob and spindle work.

FINISHES

The majority of the woodwork on the first floor has remained unpainted. The elegant interior doors are comprised of two recessed panels above and smaller rectilinear panels below. A molded horizontal strip at the top and bottom of each panel add to the beauty of the door. The trim around the doors are comprised of a wide molded trim board accentuated at the corners with a bulls-eye corner blocks. The majority of the original intricately pressed metal door and window hardware are intact.

ALTERATIONS

Historic alterations: the extension and installation of multi-pane windows in the "keeping room" occurred ca. 1925. It is probable that the back (south) porch was enclosed to make the bath / utility room during this time and the archway between the parlor and the dining room built.

Recent alterations: The kitchen was slightly enlarged by the installation of partial bay window on the west elevation of the room. The window and door detail match the original detailing. A new porch was also added to the west side of the residence in which great care was taken to match the original porch details on the north elevations. The railing on the third story tower porch was heightened due to code regulations however the configuration of the railing remains the same. The wooden stairs leading to the veranda on the north elevation were restored. The original attic ceiling was opened to expose the pitch of the roof. A flat skylight was added to the north face of the roof in the attic. A stained glass window, a replication of the second floor windows, was installed in the east end gable in the attic. During the 1940s, the residence was converted into a duplex; two entrance doors were on the west elevation. One of the doors was removed by the current owners during rehabilitation.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1888

Significant Dates

1888

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Robert W. Shoppell (mail-order plans)
W. H. Ball, builder

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

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property 0.25 acres Lake Oswego, Oregon 1:24000

UTM References

A

1	0
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5	2	5	5	6	0
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5	0	3	4	9	9	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The full extent of the nominated property is Lot 9, Block 1, Fulton Park Addition to the City of Portland, Multnomah County, Oregon.

See continuation sheet

Boundary Justification

The nominated property encompasses 11,000 square feet and is the total amount of land that surrounds the residence owned by the present owners. The site is an integral part of the residence and was the original acreage surrounding the residence when it was built in 1888.

See continuation sheet

11. Form Prepared By

name/title Sally Donovan with Neil and Lucy Saling, property owners
 organization Donovan and Associates date August 1990
 street & number 1615 Taylor telephone (503) 386-6461
 city or town Hood River state Oregon zip code 97031

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Section number 8 Page 1

SUMMARY

The two-and-a-half-story Queen Anne style residence located at 7543 SW Fulton Park Boulevard in southwest Portland, Oregon, commands a hillside site overlooking the Willamette River. It was built for the Southwest Portland Realty company in 1888. Noteworthy early occupants of the house were Byron P. Cardwell, a businessman and public figure who was possibly an investor in the Southwest Portland Realty Company, and Samuel B. Parrish, a Portland Chief of Police.

The Cardwell-Parrish House was one of two high style, or "elegant" houses erected as promotional centerpieces of a residential development including 98 more affordable cottages in the newly-platted Fulton Park Addition to the Fulton townsite on the Willamette riverfront south of Portland.

The house exhibits all the essential characteristics of Queen Anne/Stick Style architecture in its irregular, multi-pitched roofline, prominent corbelled chimney, variegated shingle siding with patterned stickwork in gable ends, its stacked wrap-around verandas, multi-storied towers and liberal use of colored glass window panes. It is locally significant as an intact and generally faithful adaptation of Design No. 459 in the October 1887 issue of an architectural mail-order quarterly published in New York under the title Shoppell's Modern Houses. As such, it meets National Register Criterion C. Documented examples of the application of builder's patterns are significant as evidence of the extent to which mail-order publications were used when steam-powered printing and improved shipping networks speeded transmission of new ideas to all parts of the country. It is pointed out that the particular influence of Robert Shoppell and his stable of architects and draftsmen owed to the serialization of his catalogs on a quarterly basis. It is shown that another, slightly earlier version of Shoppell's Design No. 459 once stood at the corner of NW Johnson and Nineteenth Avenue in Portland until 1940. It had been constructed in 1887.

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The Cardwell-Parrish Residence, constructed in 1888 by the Southwest Portland Realty Company, is significant under Criterion c as the best and most distinctive example of a Queen Anne Style residence in the Fulton Park Addition to Portland. Located on a shoulder of a prominent hillside above the original Town of Fulton the imposing Victorian home is clearly visible from the valley below and is identifiable with the area as no other home along the hillside. From the verandas and balconies, the Willamette River, the City of Portland skyline, Mt. St. Helens and Mt. Hood can all be seen.

The Cardwell-Parrish Residence was constructed as a promotional house for the newly platted Fulton Park Addition to the Town of Fulton. There were one hundred other residences built along with the Cardwell-Parrish residence as a promotional scheme conceived by the Southwest Portland Realty Company. However only two houses were constructed as "elegant houses" for a cost of \$5,000 in Fulton Park; the remaining houses were small cottages costing \$1,000. The residence is also significant as being an intact example of an early mail-order house with documented evidence of its origins. The design of the residence originated from an architectural mail-order periodical published by R.E. Shoppell's. Shoppell's Modern Houses published in October of 1887 was the source for the Cardwell-Parrish design. R.W. Shoppell is noteworthy as being important in the development of the early mail-order business in the United States and is cited as the first to establish a mail-order periodical which was published quarterly. Prior to this time the mail-order catalogues were published as books and usually only annually.

THE TOWN OF FULTON AND FULTON PARK ADDITION

The Town of Fulton, platted in 1883, originated as a steamboat and ferry landing connecting the farmlands on the east bank of the Willamette River with the west shore route (Macadam Road). Taylors Ferry Road connected with Macadam Road and extended from the ferry landing on the Willamette River over the southwest hills of the Portland to the farmlands of valleys to the south and west. The route was used by many farmers bringing their produce to the Portland markets. Macadam Road which passed through the small community of Fulton became a major transportation route to downtown Portland.

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Initially, the Town of Fulton consisted of only a few homes and gardens with clusters of business buildings along Macadam Road (now Avenue). The town was platted in 1883 on part of Thomas F. and Phebe Atherton Stephens' original Donation Land Claim of 1865. The community of Fulton was named after Thomas Fulton Stephens. One of the first industries established in the area was the Jones Lumber Company Steam Sawmill, built on three acres of land between Macadam Road and the Willamette River. The site for the mill was purchased from James Terwilliger for \$500 and a bottle of whiskey.¹ The lumber company soon became the principle business in the area however other businesses such as the Webber Brothers' Tannery, Leech's Foundry, Tamler's dairy and Keller's butcher shop added to the population of the small river community of Fulton.² These businesses employed many of the early residents of the Town of Fulton. The families usually lived in houses adjacent their businesses in the area including what was later Fulton Park Addition.

The original Fulton Post Office still occupies a corner lot at 7035 SW Macadam Avenue and currently functions as an art gallery. Although substantially altered, the building's distinct form characterizes early wooden commercial buildings. The area also sported Rosie's Park, a local road house, featuring a beer garden, play and picnic grounds, and a dance hall. Rosie's was a favorite stopping place for the local millworker's, streetcar and railroad worker and other businesses and their families.³

As Portland continued to grow to the south and west, real estate companies began purchasing land at the outside the city limits as potential sites for residential development. The prime areas for development included the land west and south of the downtown Portland which included area around the original Town of Fulton. Over time, portions of the Stephens' Land Grant were sold to a variety of other private individuals and public companies such as the Oregon Central Railroad Company, the Portland Water Company and the Portland and Milwaukie Macadamized Road Company. However, the primary landholders, in addition to Thomas and Phebe Stephens were Jesse T. Bowles, Nemiah Northrup, Henry C. Northrup and James C. VanRensalear. Other notable Portlanders eventually owning tracts within the original Stephens Land grant included John Terwilliger, Henry Corbett and Phillip Augustus Marquam⁴ of whom P.A. Marquam stands out most significantly.

Land records indicate that Marquam, in addition to land within the Stephens DLC he already owned, began buying out the other landholders. These purchases were made over a thirteen year period from 1870 to 1883 and included most of the original holdings of Northrup, Bowles and Van Rensalear. In 1888, Marquam sold his lands to the Southwest Portland Real Estate Company.⁵ It was this realty company who was responsible for platting the Fulton Park Addition and subsequently the construction of the Cardwell-Parrish House.

The development of the Fulton Park Addition by the Southwest Portland Realty Company was accompanied by much of the same ballyhoo associated with the construction of modern housing developments. The Southwest Portland Realty Company divided the land purchased from P.A. Marquam into 1,393 "fine building sites" each of which obtains "fine views of the city, the river

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and the entire country to the north and east, the landscape culminating in the Cascade Mountains and the great snow peaks, for which the scenery of Portland is famous."⁶ In addition, "the other slope of hills, while sufficiently gentle to render the ascent by foot or carriage easy or convenient, affords splendid natural drainage, insuring freedom from malaria, while pure air and springs of clear mountain water conduce to health and comfort."⁷

In 1888, the new Fulton Park Addition was in close proximity to the Narrow Gauge Railroad, the Oregon and California Railway, and the Southern Pacific Railroad Spur. To enhance the accessibility of Fulton Park to downtown Portland, James Steel and his Southwest Portland Realty Company on January 27, 1889 incorporated the Metropolitan Railway Company to provide electric streetcar service to the area.⁸ The line, with its initial terminus just off Barbur Boulevard, was to augment the lower line serving the Town of Fulton along Virginia Street. The powerhouse was in Fulton Park Addition in close proximity to the Southern Pacific Railroad Spur for easy access to fuel and materials. The Metropolitan Railway electric line eventually terminated at Riverview Cemetery, south of Fulton Park.

In August of 1888 as a promotion for its newly platted development, the Southwest Portland Realty Company set aside 1000 lots upon which they built 100 homes. "Of these houses, ninety-eight will be cottages, of four different styles, costing \$1,000 each, and two will be elegant \$5,000 houses, each occupying more than one lot."⁹ The Cardwell-Parrish House was one of these two "elegant houses."

The distribution of the 1000 lots were by lottery, each "chance" costing the potential homeowner \$400.¹⁰ Thus the potential homeowner had one chance in ten of a lot with a dwelling. The remaining 393 lots were to be sold at prices ranging from \$300 to \$500 so that the lottery was fairly priced. The lottery drawing was held on November 15, 1888 and was conducted by a panel of twelve judges.¹¹ A large number of people attended the lottery, even "quite a number of ladies".¹² There were 1001 tickets produced for the drawing of which 108 had been sold of the lots drawn. Tickets with the buyer's names were placed in one revolving churn and the lots and blocks in the other churn. The tickets would be pulled simultaneously from the two churns and the new owner and property matched. Sixteen of the 108 purchasers had cottages on their lot; neither of the lots with "elegant houses" were drawn.¹³ Thus the Cardwell-Parrish residence was still under the ownership of the Portland Real Estate Company as of November 1888.

THE CARDWELL-PARRISH RESIDENCE

The construction of the Cardwell-Parrish Residence by the Southwest Portland Realty Company in 1888 is evidenced by filing of a mechanic's lien filed against the company in January 1889 for services rendered by George H. Cleary in the construction of buildings on Lot 9, Block I; Lot 10, Block H; Lot 24, Block 104, Lot 14, Block 104 and Lot 19, Block 69 in Fulton Park Addition.¹⁴ Cleary also notes that the contractor for the Cardwell-Parrish residence was W. H. Ball. The lien was paid and released on March 7, 1889.¹⁵

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The Cardwell-Parrish house was designed in the Queen Anne Style with Eastlake and Stick Style detailing. This style was very popular during the late Victorian period in the last two decades of the 19th century. The Queen Anne Style was inspired by English architect Richard Shaw employing country manor house of European design as the prototype. Introduced to the United States in the Philadelphia Centennial Exhibition, the style rapidly gained public attention and popularity. The newly acquired wealth from the rapid period of industrialization of the country created a market for the eclectic Queen Anne Style. The style represented a new form of architectural form, breaking away from the restrictive designs of the past. However, some of the details of the style were drawn from previous styles as a nostalgic reminder of the past. These large residences were often show places for the wealthy.

The Queen Anne Style grew in popularity as architectural mail-order books promoting mail order designs began to be published and widely circulated throughout the United States. Documents conclude that the design of the Cardwell-Parrish residence originated from the one such mail order business. The design of the residence is attributed to a design published in Robert W. Shoppell catalogue Modern Houses, An Architectural Monthly, Vol. II, No. 4. The quarterly periodical was published in New York in October 1887 of part a service offered by group of architects headed by Shoppell which provided services to prospective home builder. The group was known as the "Cooperative Building Plan Association."¹⁶

Shoppell, a native of Ohio, first appears in New York in the 1870s as an editor and dealer of printing and publishing material.¹⁷ The company became known for its wide variety of wood cuts and engravings. In 1883, Shoppell made a leap into the architectural mail-order business when he published How to Build a House: Co-operative Building Plans, containing the Most Approved Designs for Villas, Cottages, Farm House(s) and Suburban Residences. The popular Palliser firm had been in the mail-order business in New York since the ca. 1877; it is suggested that Shoppell adopted Pallisers business method only touting there was no need for a trained architect unlike Palliser who was an architect by profession.¹⁸ Shoppell produced many catalogues specifying building plans which proved very successful with public.

The procedure followed by the Shoppell and the Association was to first ask the client for particulars after selecting a standard design. These particulars included proposed cost; prices of materials and labor from the area; materials preferred; number of floors; use of each room; interior finishes; desired mechanical and sanitary improvements; and a sketch of the lot, showing its orientation. The preliminary designs were then prepared by the Association in New York City and sent to the client for alterations, corrections and suggestions. If approved, they would be used as a basis for working plans, specifications and a bill of quantities. A color sheet of suggestions on paints and duplicate blank forms of building contracts would also be sent. After the plans were approved, a fee generally of \$20 to \$40 would be charged to the client depending on the alterations to the original plans.

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Research conducted by Professor Michael A. Tomlan as part of his dissertation at Cornell University suggests that Shoppell's real contribution was in the introduction of the first mail-order architectural periodical in January 1886 which made architectural services more generally accessible.¹⁹ The mail-order periodical was published quarterly at a cost of \$1 per issue or \$3 per year. Distribution of Shoppell's Modern houses reached 25,000 by the end of 1886. Also by this time Shoppell's claimed to have the world's largest architectural patronage with over 8000 homes built throughout the United States and Canada. The association employed "fifty architects, draughtsman and correspondents."²⁰ Shoppell's Modern Houses periodical contained detailed sketches, floor plans and descriptions of approximately 28 residential houses as well as plans for stables, green houses, play houses, ice houses, and a railway station. The publications also discussed such topics as "the rules of color", siting of houses, furnishings, plumbing, heating and landscape gardening.²¹

The Cardwell-Parrish residence matches Shoppell's Design Number 459 almost exactly with the exception of a few modifications (see drawings in appendix). Although none of the original plans furnished by the Association for construction of the Cardwell-Parrish house remain, the similarity in the elevations and floor plans undoubtedly show the residence is a Shoppell design. The cost of the residence is cited in the publication as \$4,500 not including the mantels, range and heater.²² During the auction of the lots in Fulton Park, the two "elegant houses" were built at a cost of \$5,000.

The modifications to Shoppell's design evident in the Cardwell-Parrish residence include the extension of the second story porch to the north elevation and the addition of a porch door and front stairs on the north elevation. The modification of the front stair orientation was probably due to the slope on the east side of the lot from the base of the house. The entrance stairs were relocated to the north elevation. The west elevation was also modified; the side entrance door to the kitchen specified on Shoppell's plans was on the northern side of the west elevation; currently the door is on the south side of the elevation. This alteration may have been a result of converting the house to a duplex the 1940s. Until recently there were two side entrance doors side by side; one opening into the kitchen or downstairs apartment and the other opening to the back service stairs to the second floor apartment. The study in Shoppell's plan and the bedroom in the southwest corner of the second floor were apparently never part of the original construction. The original pantry was probably removed when the "keeping room" added in ca. 1925.

Of note is the former existence of a virtual duplicate of the Cardwell-Parrish residence; the Myrick house built on the corner of N.W. Johnson and N.W. Nineteenth Avenue. The house, constructed in 1887, was described as a "solid, pleasant residence, very typical of the Victorian houses across the country but void of a great deal of the jigsaw ornament of the period."²³ From all indications from the two existing photographs, the Myrick residence is an exact duplicate on the exterior of Shoppell's Design Number 459.²⁴ Unfortunately, the residence was torn down in the 1940 after the deaths of the two Myrick daughters.

X
1888

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PREVIOUS OWNERS

The builders of the Town of Fulton and of Fulton Park are well known to Portland historians; Marquam, Corbett, Terwilliger, Pittock and Steel. After serving as the showplace and promotional residence for the Southwest Portland Realty Company, Byron P. Cardwell, Samuel B. Parrish, and William T. Burney were occupants and owners of this house. Tax records indicate that the Southwest Portland Realty Company paid taxes on the property between 1888 and 1890.²⁵ The occupant of the house during that period is unknown but in 1891 Byron Perrin Cardwell began paying taxes on the property suggesting his possible ownership or had a deal with the realty company (legally Cardwell purchased the property in 1897 from the Southwest Portland Realty Company).

CARDWELLS

Cardwell was a well known real estate investor and political figure in the early development of Portland. A close relative of Robert E. Lee, Cardwell was born in Springfield, Ill. on March 3, 1832 and arrived in Corvallis, Oregon in 1852.²⁶ He raised horses and drove a string of pack mules to California and southern Oregon before moving to Portland in 1856 to engage in a photographic business. In 1861, Cardwell was appointed Deputy Collector of the Internal Revenue by President Lincoln. He was later appointed Police Commissioner for Portland by Governor Moody in 1872 and remained on the commission until 1881.²⁷ Cardwell was elected a member of the State Legislature in 1894. Cardwell was a partner in the investment and brokerage firm of Cardwell, Lippencott and Company, established in 1888. The firm dealt in real estate all over the Portland area and had numerous real estate dealings in the Fulton Park area. The custom broker firm, originating from Cardwell's firm recently celebrated its 100 year in business; now the George S. Bush and Company. Cardwell died in 1904 and is cited in his obituary a "one of Portland's most widely known citizens."²⁸

Cardwell married Abigail Clarke in April 2, 1856, a former Indian missionary. Upon coming to Portland in 1852, she became a teacher in the Portland Academy and Female Seminary and is listed in the Portland School History as the first women to teach in the Portland public schools.²⁹ Abigail died May 24, 1914. The Cardwells had one son, Dr. Herbert W. and a daughter, Alice, who died in 1863. The family residence was located at 395 4th Street in Portland. The Cardwells never lived at Fulton Park residence they owned but rented the home throughout their ownership. Cardwell is listed as paying the taxes on the building from 1891 to 1893 and then again in 1898 until 1902. Samuel Parrish is listed as the taxpayer of the property from 1894 through 1897.

SAMUEL B. PARRISH

Samuel B. Parrish, an early Portland Chief of Police, was born in Picketown, New York in 1838 and came to Oregon with his parents by way of Cape Horn in 1840 at the age of two.³⁰ As an adult, he initially pursued the mercantile and mining businesses, but gradually moved into the public sector. He was appointed Indian agent for the Malheur Indian Reservation where "Parrish's good judgement and nerve saved the lives of his companions and forever gained him the friendship

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of the Piute tribe.³¹ An article recounts the 1873 adventures of Parrish's time as a Indian agent (see attached article).

In 1881 he was appointed to the position of weigher and gauger of the Portland Police department by the City Council. His selection culminated a period of political in-fighting between Mayor Chapman and the incumbent William H. Watkins. Parrish was elected and served as Chief of Police for eight years upon his election on April 23, 1884 and also was appointed bailiff of the Circuit Court a year prior to his death in July 1887.

Parrish is listed as residing in the Cardwell-Parrish residence in 1891. Of particular interest was a note written by Chief Parrish found in the wall of the attic during renovation. The note, dated August 8, 1891, in Parrish's hand states; "To the conductors on 2nd Street Line; Will you please tell this chinaman where Chief Parrish lives. And you will much oblige yours. S.B.P."³² As Chinese domestics help was common in Portland during this period, it appears that Chief Parrish employed a Chinese worker who travelled to Fulton Park on the Second Street Trolley line to work at the house. The note in the wall of his attic quarters was probably kept for future use.

WILLIAM T. BURNEY

William T. Burney, a lawyer, moved into the Cardwell-Parrish home in 1897, the same year that Cardwell legally purchased the residence and only two months after Chief Parrish's death (apparently his place of residence). Burney bought the home from Cardwell in 1903 and remained in the house until 1910.

Nora Burney, Williams' wife, was a teacher at Fulton Park School and lived in the house with their large family; Benjamin, Frances, Katherine, Morrison, Alladine and Dora. The family were well-known members of the Fulton and Portland Communities.

THE AUSTINS

In 1911 began the relationship of the Austin family with the Cardwell-Parrish residence which was to last until 1985. Robert H. Austin and his wife Emma M. Austin moved to Fulton Park area in 1904, residing at 651 Hood and later at 1647 Fulton Park Boulevard before moving into the Cardwell-Parrish house in 1918. Robert was a police officer from approximately 1885 to 1896 and later a deputy Sheriff, continuing the association with the police department started by Parrish and Cardwell.³³ Beryle E. and Perry S. Austin, a mechanic at the Auditorium Garage. Austin, initially lived at 651 Hood but then moved to the Cardwell-Parrish house residing there until 1940. In 1940, Samuel Edwards Trites, a barber in Sellwood and his wife Robena, purchased the home from Perry Austin. Edwards Trites was the father of Mrs. Robert Graham Austin, the wife of Perry Austin's son; so continued the association with the Austin family.

Edwards Trites died in 1975 and the home was willed to Gene Austin, his grandson, and his wife ViAnn Austin who spent three years renovating the home before moving into the residence in

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1978. The present owners, Neil and Lucy Saling purchased the home from the Austin Family in 1985. The majority of the renovation made by the Salings over the last five years has been in the form of painting, updating the electrical system and landscaping.

COMPARATIVE ANALYSIS

The Cardwell-Parrish residence is the most distinctive and well preserved Queen Anne Style residence in the original Town of Fulton and the Fulton Park Addition. The residence displays many distinctive characteristic of the Queen Anne Style in its irregular, multi-pitched roof line consisting of hips, gables and polygonal towers, prominent corbelled chimney, decorative patterned wood shingled and shiplap siding, wrap around veranda on the first and second stories, and two and three story towers. Stained glass decorates the second story windows and other multi-pane windows throughout the house. Eastlake and Stick Style elements include large turned porch posts and balustrade, bracket supports with circular cut-outs and diagonal stickwork on the gable end. The Cardwell-Parrish residence's prominent site distinguishes it from other Queen Anne houses in the neighborhood. There are several small cottages in the original plat of Fulton Park which display some characteristics of the Queen Anne Style. There is only one house, located at 7570 Fulton Park Boulevard, that compares in size to the Cardwell-Parrish residence. This residence, however has been compromised by the application of vinyl siding and window alterations.

A large number of residences located in the original plat of Fulton Park were destroyed when Interstate 5 was built and Barber Boulevard widened. The housing types in the plat are a combination of residences from the first decades of 1900s and later residential in fill from the Post WW II period. The Cardwell-Parrish house marks an era of rapid development in Portland and of a period when mail-order architectural catalogues provided a quick and inexpensive means of building substantial residences. The Cardwell-Parrish residence is one of the oldest houses in the plat and is cited in Alfred Staehli's Preservation Options for Portland Neighborhoods as one of the most significant structures architecturally in the Fulton Park area.

- 1 Alfred Staehli, Preservation Options for Portland Neighborhoods, (Portland: NEA, 1974), p. 64.
- 2 Ibid.
- 3 Ibid.
- 4 Abstract of Title, 1903, Neil and Lucy Saling.
- 5 Multnomah County Deed Book 104, p. 455.
- 6 The West Slope, No. 14, August 1888.
- 7 Ibid.
- 8 John Labbe, Fares Please, (Portland), p.72.
- 9 Oregonian, November 16, 1888.
- 10 The West Slope, August 1888.

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- 11 Oregonian, November 16, 1888.
- 12 Ibid.
- 13 Ibid.
- 14 Deed Book A, p. 274.
- 15 Abstract of Title, p. 95.
- 16 Dissertation, Michael Tomlan, Cornell University, p.323.
- 17 Ibid, p. 315.
- 18 Ibid, p.318.
- 19 Ibid, 326.
- 20 Ibid, p.329.
- 21 Shoppell's Modern Houses, editor, Donald Berg, (New York: Antiquity Prints, 1983).
- 22 Ibid, p. 16.

- 23 Richard Marlitt, Nineteenth Street, (Portland, Oregon: Oregon Historical Society, 1978).
- 24 Ibid.
- 25 Abstract of Title, 1903.
- 26 Oregon Historical Society Scrapbook no: 131, p.98.
- 27 Ibid.
- 28 Ibid, no: p. 79.
- 29 Ibid, no. 49, p. 5.
- 30 Ibid, no. 38, p. 95.
- 31 Ibid, no. 126a, p.131.
- 32 Personal records of Neil and Lucy Saling.
- 33 City of Portland Police Department Museum.

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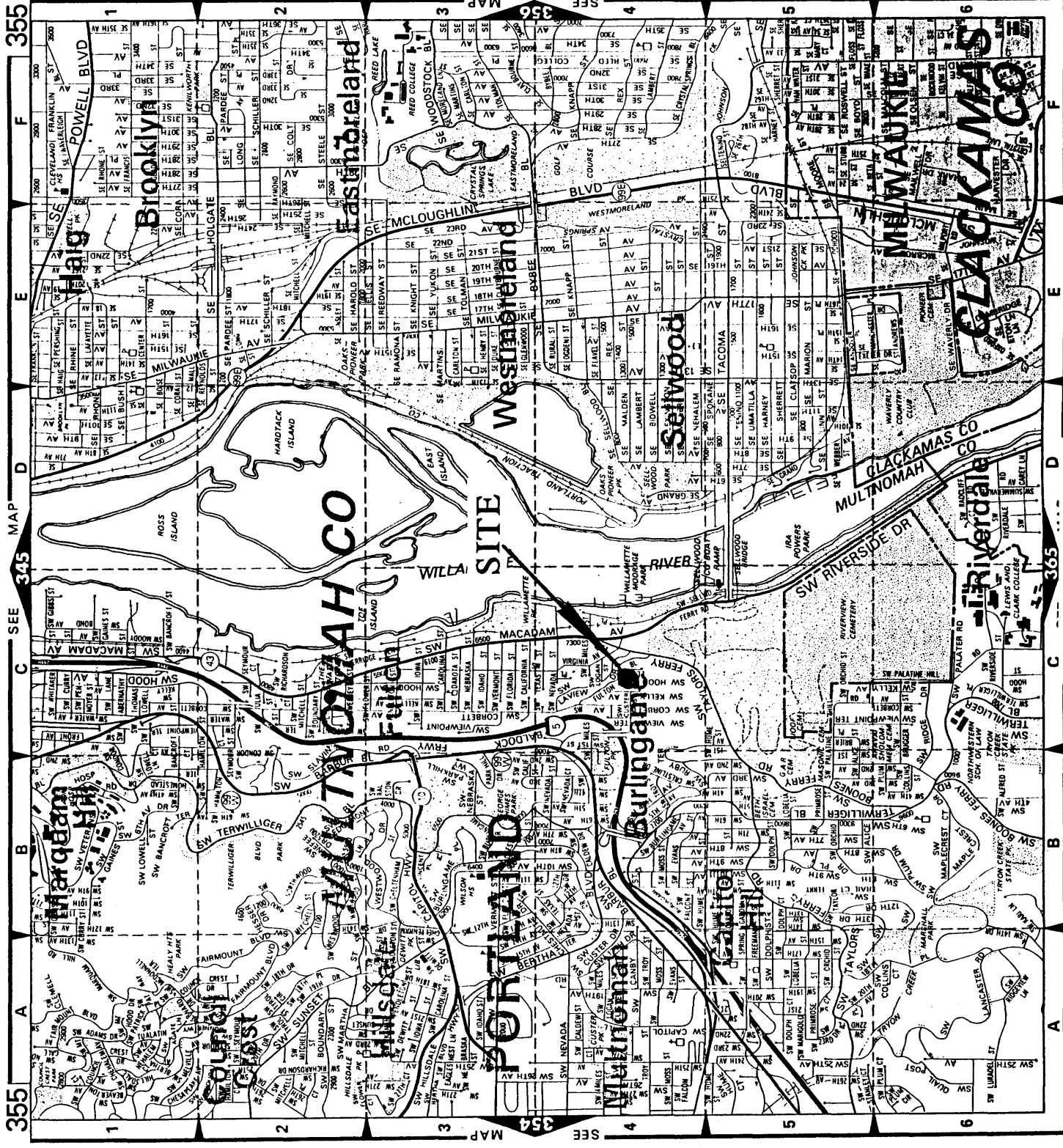
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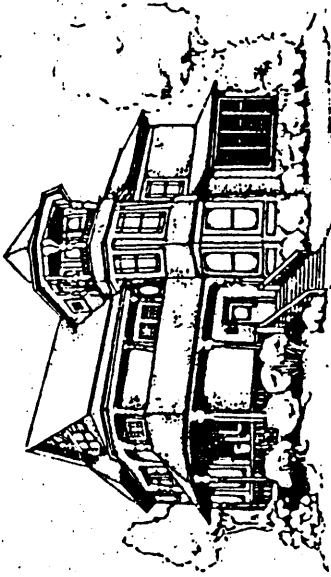
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Tomlan, Michael A. Dissertation, College of Architecture, Art and Planning; Cornell University, Ithaca, New York; section on R.W. Shoppell and Company.

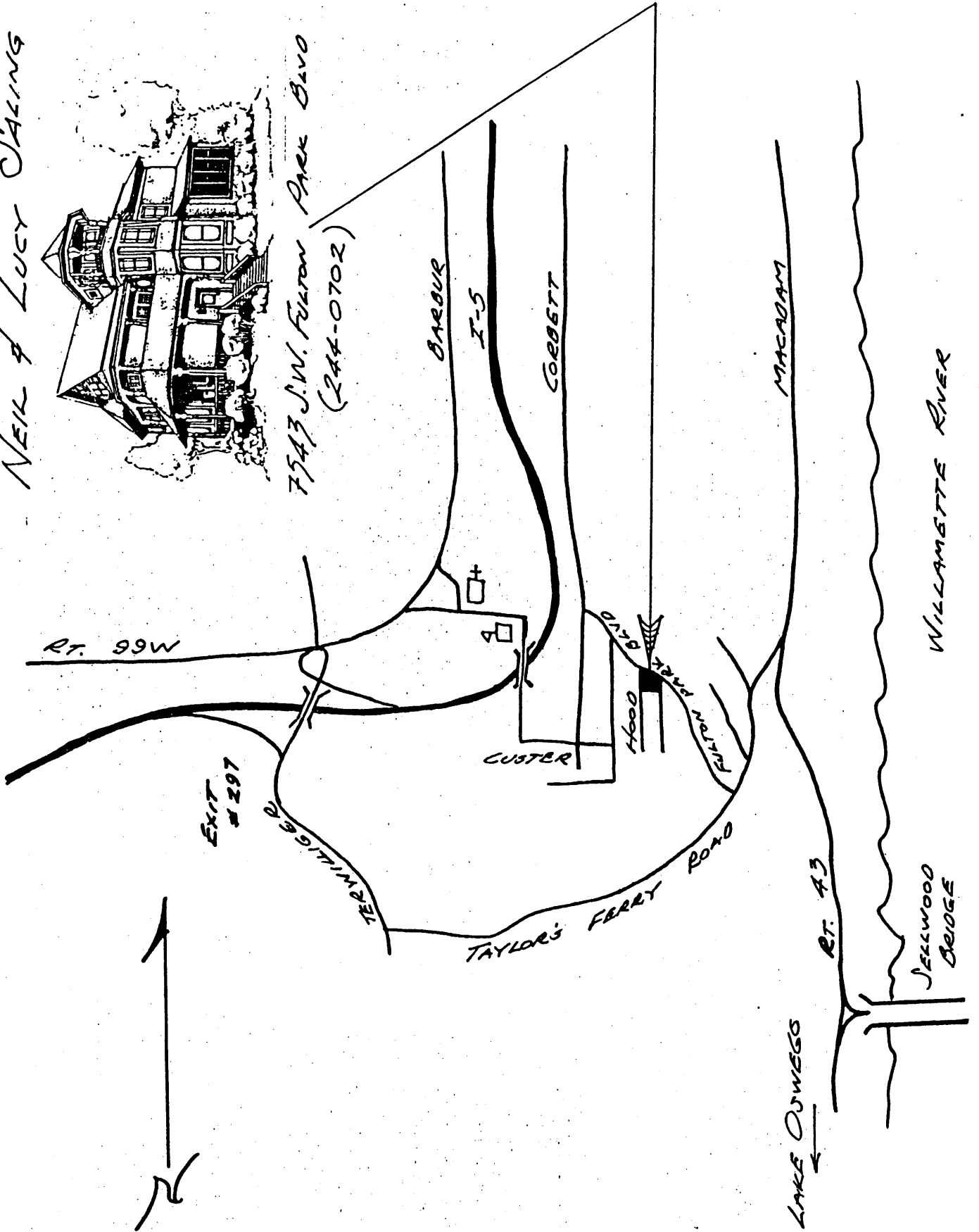


Thomas Guide Map

NEIL & LUCY SALES



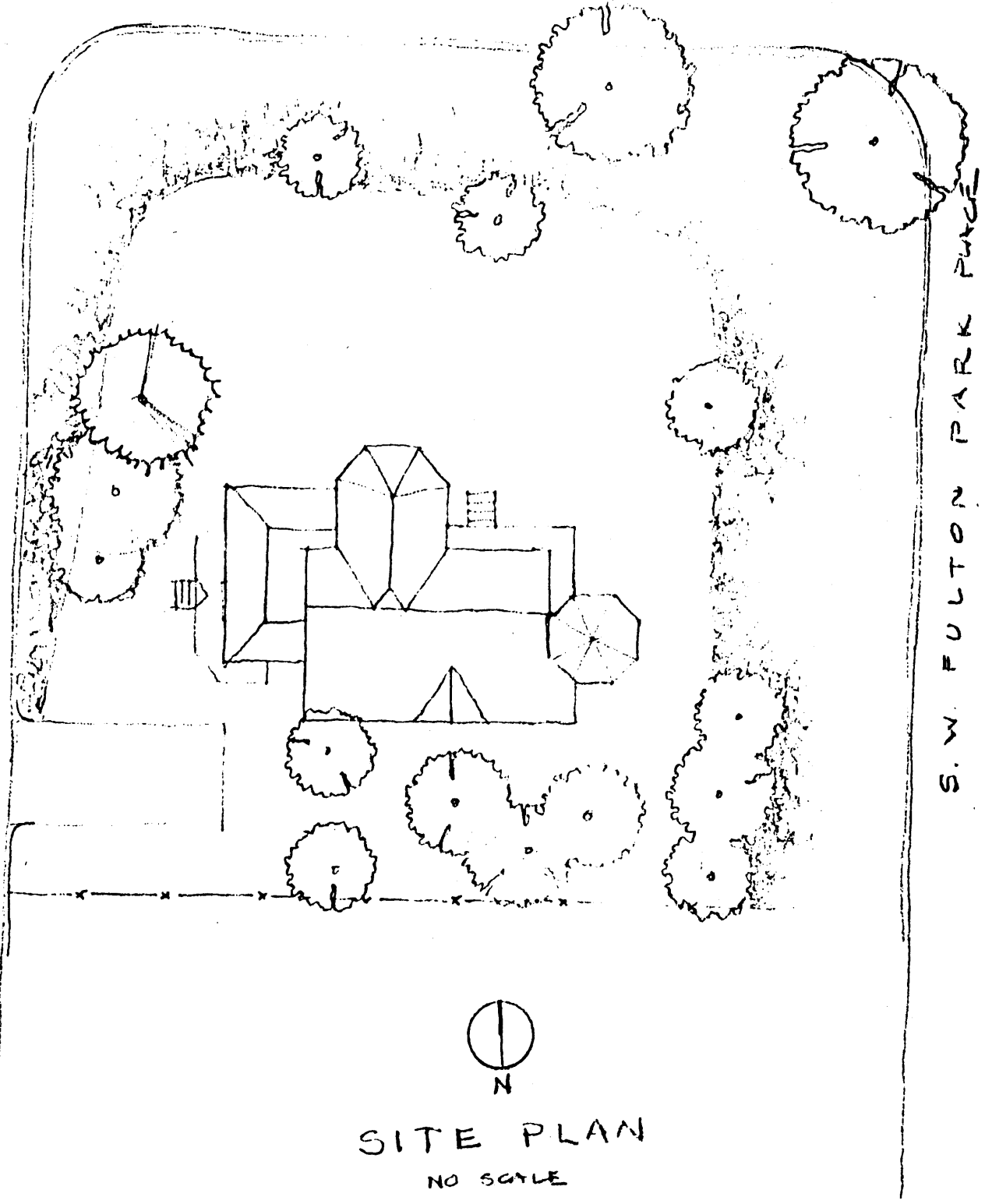
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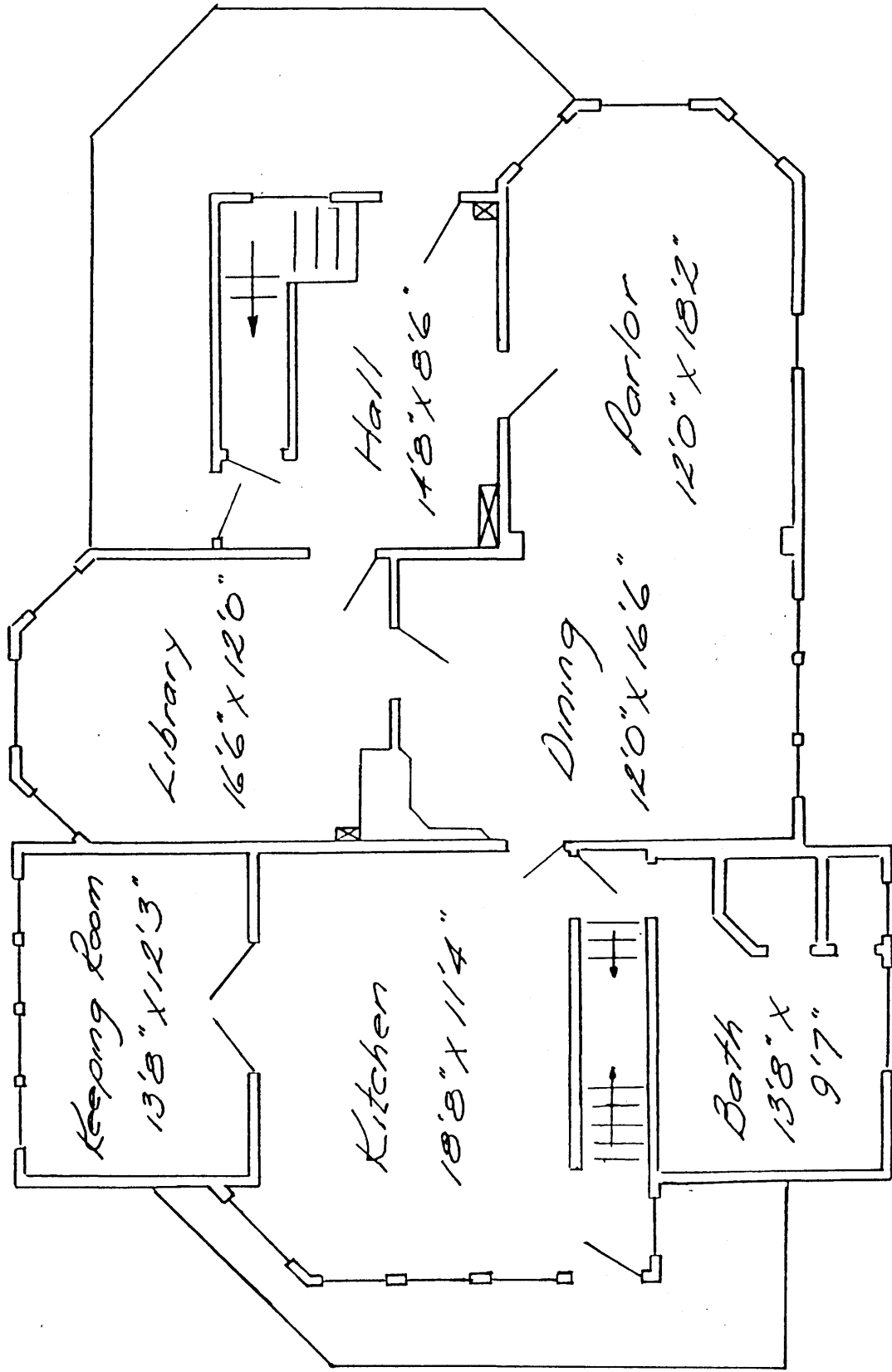
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S. W. HOOP AVE.

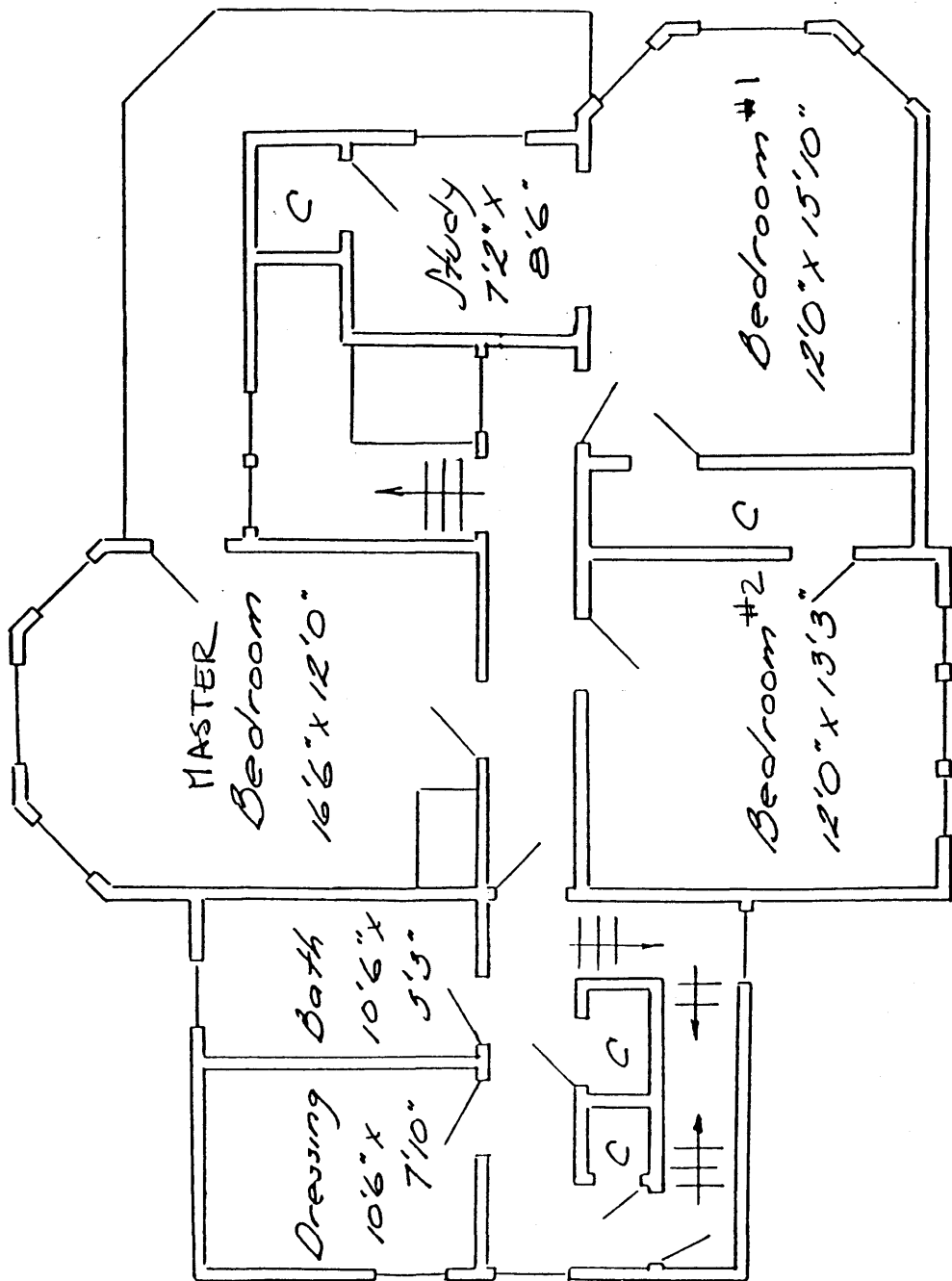
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SITE PLAN
NO SCALE

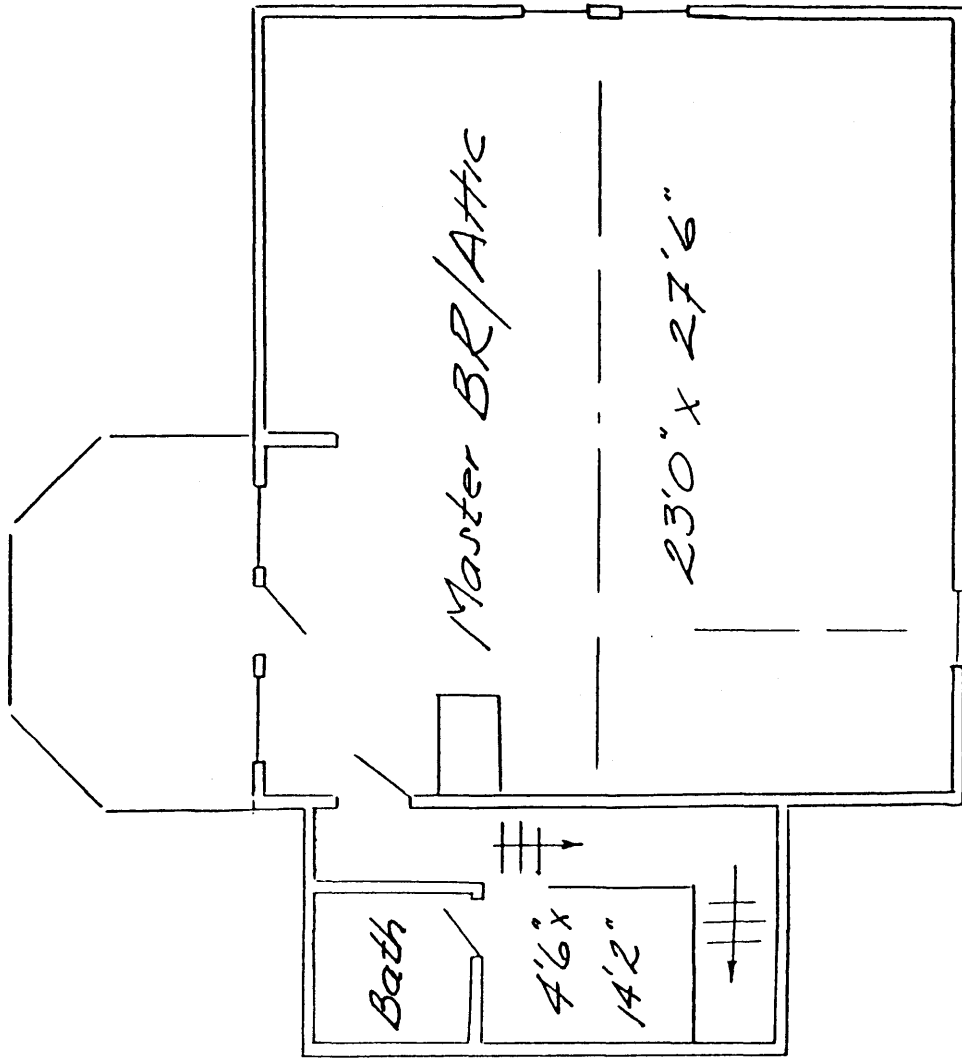


MAIN FLOOR
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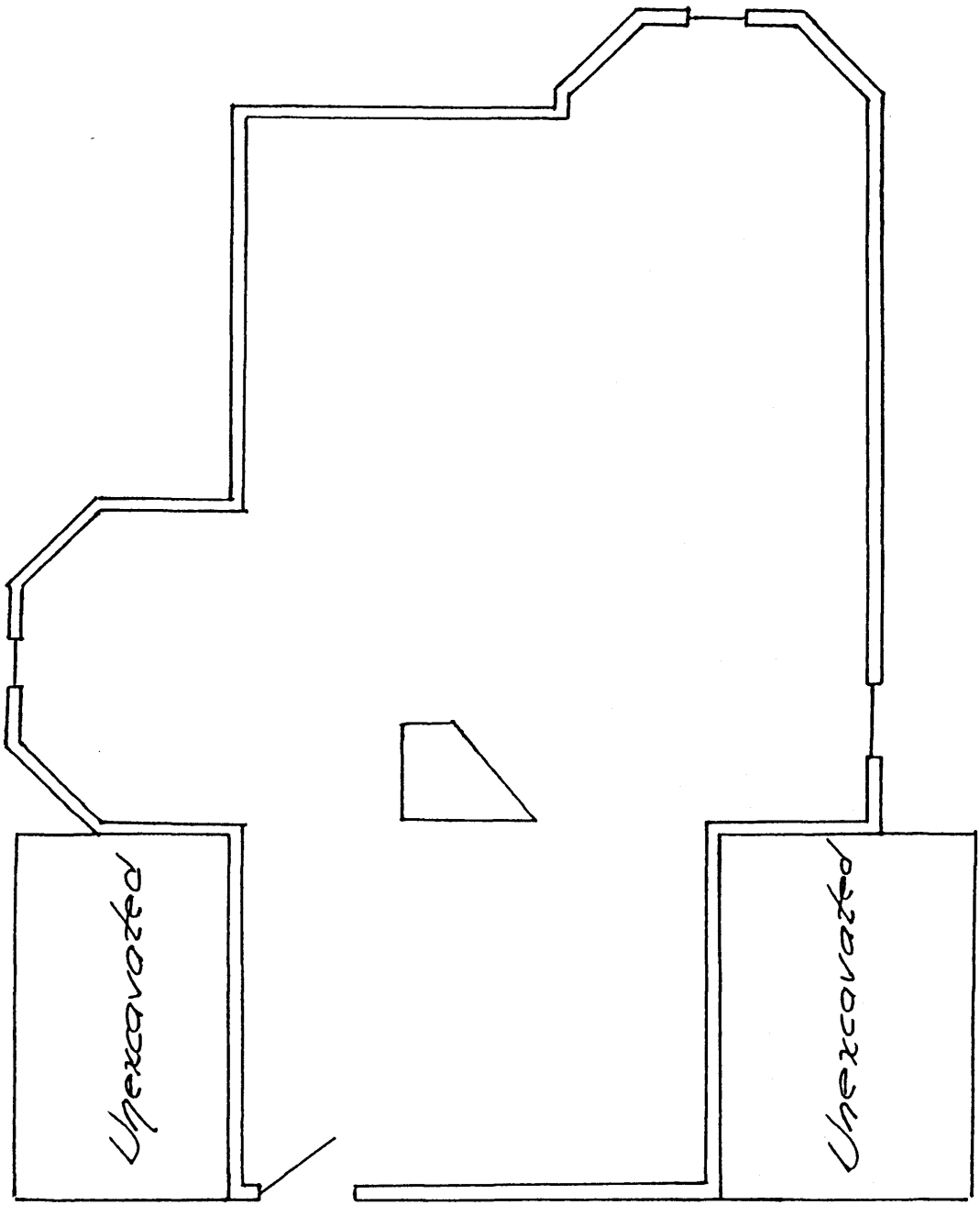


SECOND FLOOR

1015 sq. ft



THIRD FLOOR
696 sq. ft.



BASEMENT
1015 57. ft.

**Historic
Resource
Inventory**
CITY OF PORTLAND, OREGON

0-311-07543

7543 S.W. Fulton Park Boulevard

Fulton Park, Block 1, Lot 8
QUARTER SECTION MAP #: 3729
Corbett-Terwilliger/Lair Hill

ORIGINAL FUNCTION: Residence

DATE BUILT: 1884

STYLE: Queen Anne Vernacular

TAX ASSESSOR'S ACCOUNT #: R-30040-6220

ZONING: R5

Rank II

SPECIAL FEATURES AND MATERIALS:

Gable roof. Two-and-one-half story corner tower with tent roof and one-over-one double-hung windows. Projecting porch with balconies above. Turned porch posts and balusters with knobs, and brackets above posts. Horizontal wood siding on raised basement and first floor, shingles above. Gable end has half-timbering and stucco with bull's eye moldings. Multi-light windows.

AREAS OF SIGNIFICANCE: Architecture



0-311-07543

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Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

OLD ADDRESS: 1671 Fulton

Present owners of May 1980: Gene R. Austin

MAILING ADDRESS: 1500 S.W. First Avenue, Portland 97201

No Preservation Funding

Negative: 645-19

Score - Design/Construction: 11

Score - Historical:

Score - Rarity:

Score - Environment: 8

Score - Integrity: 10

Score - Intrinsic:

Score - Contextual: 18

Score - Total: 56.5