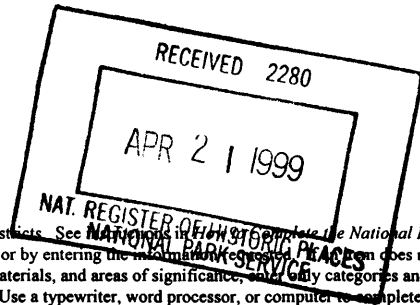


United States Department of the Interior
National Park Service

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 the National Register of Historic Places Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, 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 MILLER, CLAUDE HAYES, HOUSE

other names/site number _____

2. Location

street & number 13051 SE CLAYBOURNE ST N/A not for publication

city or town PORTLAND N/A vicinity

state Oregon code OR county MULTNOMAH code 051 zip code 97236

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (X See continuation sheet for additional comments.)

James M. Hamisch

Deputy SHPO

April 14, 1999

Signature of certifying official/Title

Date

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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

 See continuation sheet.

 determined eligible for the National Register.

 See continuation sheet.

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain:)

Robert H. Beall
Signature of the Keeper

Date of Action

5/20/99

MILLER, CLAUDE HAYES, HOUSE
Name of Property

Portland, Multnomah County, Oregon
City, County, and State

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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		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

n/a

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 NINETEENTH AND EARLY TWENTIETH
CENTURY MOVEMENT: Craftsman Bungalow

Materials
(Enter categories from instructions)

foundation CONCRETE
walls Weatherboard
roof ASPHALT
other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

MILLER, CLAUDE HAYES, HOUSE
Name of Property

Portland, Multnomah County, Oregon
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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.

Criteria Considerations
(Mark "x" on all 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1923

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Miller, Claude

See continuation sheet(s) for Section No. 8

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:

See continuation sheet(s) for Section No. 9

MILLER, CLAUDE HAYES, HOUSE
Name of Property

Portland, Multnomah County, Oregon
City, County, and State

10. Geographical Data

Acreage of property 0.127 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/0 5/3/6/9/2/0 5/0/3/5/6/8/0 B / / / / / / / / / / / /
Zone Easting Northing Zone Easting Northing
C / / / / / / / / / / / / D / / / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

c See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The existing site of the building is within the same block as its original location, and in a like setting.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Alice I. Duff
organization _____ date December 1998
street & number 13051 SE Claybourne St telephone 503-225-0192
city or town Portland state OR zip code 97236-4932

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/or 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 Alice I. Duff
street & number 13051 SE Claybourne St telephone 503-225-0192
city or town Portland state Oregon zip code 97236-4932

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. 470 *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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 3 Page 1

Miller, Claude Hayes, House, Portland, Multnomah County, Oregon

MILLER, CLAUDE HAYES, HOUSE (1923)

13051 SE Claybourne Street
Portland, Multnomah County, OR

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:

The Claude H. Miller House, built in 1923, is one of the best remaining examples of a one-and-one-half story Craftsman style bungalow in the southeast part of Portland. Originally fronting Foster Road, it was relocated in 1983 when it was turn 180 degrees and oriented toward Claybourne Street facing south. The house originally over a basement, is now over a crawl space with a concrete foundation. The relocation of the house did not remove it from its historic association as it is on the original land associated with it during the historic period.

HISTORY:

This area of Portland, known as Pleasant Valley, was rural in nature until the 1960s. Most of the houses in the area were built after the historic period. This area is located just inside Portland's Urban Growth Boundary which is quickly changing from a low-density rural feeling with the introduction of urban-like features, newer housing, and apartment buildings. This house is in the Gilbert neighborhood, so named for the school that used to be at the end of Claybourne Street. The house was built by Claude Miller and he lived here for nearly 45 years. It is representative of southeast Portland during the early part of the century when it was still rural and outside the city limits, an era that saw small, part-time farmers commuting via electric trolleys to downtown Portland to work.

Southeast Portland's development was boosted by interurban streetcars which began in 1903. An Oregon Power & Railroad Co. line ran from Milwaukie/Sellwood to Gresham along what is now the Springwater Corridor Trail. Mr. Miller probably walked to the Ramapo station at 128th and caught the train for the approximately 40 minute ride to downtown and the railyards. Again after World War II, a housing boom occurred along the outskirts with the suburbanization of farmland. Eastern Multnomah County from the city line to the Sandy River was the most popular area at that time with a gain of 50,000 in the 1950s.

Claude Miller moved to Oregon from Indiana in 1888 and began working at the Oregon Cracker Company, marrying Martha Johnson in 1900. Claude worked for 39 years with the Railway Mail Service, sorting mail, and later becoming clerk-in-charge. His second wife, Adia, was a postmistress in the state of Washington. They maintained a miniature farm on the land adjacent to the house where

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 3 Page 2

Miller, Claude Hayes, House, Portland, Multnomah County, Oregon

they kept bees and they grew walnut, apple, pear, and cherry, from which Aida canned the fruit. The family lived on the property in tents for about two years while Mr. Miller, probably with the help of his sons, built the house in his spare time. He lived here 15 years before retiring, and after 1938 was able to devote all his time to the garden, orchard, and house. He and Aida were both involved in the Grange, joining in 1930 with Claude acting as master of Pleasant Valley Grande for four years, of Pomona County for four years, and as county deputy for several years. The Grange is an active organization that works cooperatively with state and federal departments of agriculture to keep up-to-date on modern farming methods, support legislation benefitting agriculture, and provide educational and recreational programs for farm families.

This wood frame house is covered with shiplap siding. There is a full width porch along the front of the house, with boxed porch supports (one of which is missing) and railings, and handcrafted trellises. The gable roof is parallel to the street front and contains a large shed roof dormer with two sets of paired multi-light casement windows. There are exposed roof rafters and brackets. The tripartite windows each consist of a large fixed window with transom, flanked by narrow double hung wood windows, and are located on either side of the original entrance door. The ground hugging quality of this house reflects the Craftsman style as well. The exterior and interior craftsmanship of the woodwork and details further support the trend of the Craftsman bungalow during the first quarter of the 20th century.

The interior walls are lath and plaster. The original floor plan remains, as does the woodwork, stained in the living and dining rooms and painted elsewhere. The front door opens into the living room, typical of smaller bungalows. The dining room, kitchen, one bedroom, and a bath are located on the first floor. Many of the original fixtures and hardware items remain throughout. Picture rails exist throughout the lower level. Three bedrooms and one bath are on the second floor which is accessed through a rear central stairway. There are built-in cupboards throughout.

An attached garage with similar detailing and dormer with an upstairs room was built onto the east side at the rear of the house. The design is compatible with the house and it does not significantly alter or detract from the historic qualities of the house.

The Miller house is one of only a few remaining historic houses of this type in the area known as Pleasant Valley in southeast Portland. A comprehensive survey of the area has not been done because there are few historic properties in this section of southeast Portland. A survey by the preparer of the nomination of 44 historic houses in the vicinity indicates that only ten remain that have had minor changes, with only three demonstrating architectural merit, and only one which has not been altered.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 3 Page 3

Miller, Claude Hayes, House, Portland, Multnomah County, Oregon

There is only one house (from a later era and style) within several miles (at 16211 SE Foster) that is designated as a local historic landmark on the City of Portland's inventory. Robert Winter writes in The California Bungalow that bungalows always provided a "comfortable abode in style for the average person" and are considered important to the history of architecture. The emphasis on craftsmanship, structural honesty, and the use of natural materials, are well displayed in the modest Miller house.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Claude Hayes Miller House

name of property

Narrative Description

Multnomah, Oregon

county and state

=====
Describe the historic and current condition of the property:

Description of House. The house is a 2-story Craftsman bungalow (technically termed story-and-a-half) in very good condition. It was built as a single-family dwelling and has remained so since its completion in 1923. It has a rectangular footprint 27 feet wide by 45 feet deep. It was built by Claude Miller facing north on Foster Road about 350 feet north-northeast of its present location. It was moved by the Rosier family in 1983 from its one-acre lot to a 58' x 95' lot facing south on Claybourne Street in the southwest corner of property owned by the Rosiers. Their parents had sold the original property to Claude Miller, and they were subdividing the farm and wanted to save their parents' farmhouse and the Miller house.

The house originally sat over a basement; it currently sits lower to the ground over a crawl space. The original foundation appears to have been river rock between concrete or stuccoed brick; the current foundation is poured concrete. The wall construction is balloon-frame. The roof now is gray architectural composition shingles; originally, the house was roofed with wood shingles. The one-over-one double-hung sash windows are the original wood ones, and the storm windows (c. 1985) were custom-made with wood frames. There is a front porch under the roof across the width of the house, with a solid balustrade sided with clapboards and topped and a wide wood rail; the porch is supported by three battered columns in the typical massive Craftsman style, made of wood. On each end of the porch is a handmade wooden trellis. There is a wooden string course around the exterior above the first-floor windows and repeated above the second-floor windows, above which the siding changes from horizontal cedar clapboards to split shingles. A gutter has been added to the dormer roof. Originally, only the lower roofline had a gutter. The exposed rafter tails were and are evident. The eaves are wide and finished with deep bargeboards, supported by characteristic knee-brackets. There is a shed-roof dormer on the front with two casement windows of eight lights each. The chimney emerges from the center of the roof at the peak; it has been stuccoed at an unknown date and capped with sheet metal per current City regulations. The Chicago windows on the first floor of the facade are comprised of one large one-over-one double-hung sash window with unequal panes flanked by two narrow one-over-one double-hung sash windows with equal panes. The porch was reached originally by six wooden steps; currently there are only two steps of wood. The original stained wood front door remains; it has four clear beveled-glass panes in the upper portion. The house presently is painted beige with medium blue and mauve trim. Until the 1960's at least, the house was a neutral beige or ivory color with white trim and a dark accent color. This color scheme shows in a contemporary photograph (c. 1920's), as does an aerial antenna for son George's radio, a stack of firewood near the side of the house, and two four-foot-tall bushes flanking the front steps.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

Claude Hayes Miller House

name of property

Narrative Description

Multnomah, Oregon

county and state

=====

There is a side porch on the east with a shed roof. Its windows were at some time pushed out one foot to form a window ledge underneath; this extension is supported by three wooden brackets. The second story of the house on both sides features a pair of one-over-one double-hung sash windows, flanked by small, low, hinged single-pane windows that provide light to closets. The house had a single-car detached garage as of 1955, but after the house was moved to its present location, a car-and-a-half-width attached garage was added behind the side porch, circa 1985. It was designed to blend with the house; it has matching siding, exposed rafter tails, a shed-roof dormer with four wood-frame casement windows, wide eaves and bargeboards, and matching roofing. From the street, it looks like it belongs to and is contemporary with the house, except for the garage door itself, which is modern foam-filled metal, painted to match the siding. The house now has six-foot cedar fencing surrounding the back yard, attached to the side of the garage and the opposite side of the house. In its original site, there was no fence. There is a poured concrete driveway perpendicular to the street, and a walkway from the driveway to the front steps parallel to the street.

Interior Description. The interior walls are lath and plaster. The woodwork in the livingroom and diningroom are still stained; elsewhere the woodwork is painted. The floorplan remains virtually unchanged. The front door opens into the livingroom; on the back wall is a door leading into a small hall that leads into what was the Millers' master bedroom. Part of this room's closet has been partitioned off to provide space for a gas furnace and water heater and ductwork to the second floor. Also off this hall is a door that used to lead to the basement and is now a closet. Circling to the right is a large kitchen that has numerous built-in cabinets, all of which Mr. Miller built; a built-in breakfast nook consisting of table and benches has been removed. From the kitchen one door leads to the side porch; through a swinging door is the diningroom, which connects to the livingroom with a wide cased opening. The three chandelier-type light fixtures in the living and dining rooms are original, with six of the nine glass shades replaced. There is a picture rail in all rooms but kitchen and baths. The interior doors are all original five-paneled wood. The ceilings on the first floor are 9'; on the second floor, 8'. On the side wall of the diningroom there is one high rectangular window flanked by two tall and narrow one-over-one, double-hung sash windows. The arrangement in the livingroom is similar. The flooring is narrow hardwood in the two front rooms; elsewhere it is either vinyl or carpeting on top of what I assume is soft wood. Behind the kitchen, through a door, is the stairway upstairs and a bathroom which used to have a laundry chute to the basement and still has a built-in medicine cabinet. On the second floor, there is a central hallway leading to the small dormer room at the front of the house which has two built-in cabinets. On both sides of the hall are large bedrooms with closets under the eaves, one of which was converted to a bathroom c. 1985.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

Claude Hayes Miller House

name of property

Narrative Description

Multnomah, Oregon

county and state

=====

Site Description. In its original location -- Lot 20 of Lamargent Park No. 2 except for the south 430 feet and west 153 feet -- the house was located east of center of the lot, with a straight walkway from street to front door paralleling a driveway along the east property line that led to a garage southeast of the house. It now sits in the center of its small lot on the south side of Lot 20, Lamargent Park No. 2 (SID #1S 2E 23BA 700). Aerial photos from 1939 and 1955 show approximately two dozen trees (fruit and nut) in the northern half of Mr. Miller's property, of which two apple trees still survive. Lot 20 of Lamargent Park No. 2 in 1939 also shows a cluster of young evergreen trees in the southern portion; two of these douglas firs survive today and one (of 100" circumference -- approximately 90-110 years old) is on the subject property (upon which Mr. Miller's house now sits). The neighborhood when the house was built was rural, consisting of farmhouses on farms and residences on large lots; by 1968, it was called suburban. Today, the entire Pleasant Valley area, located inside Portland's Urban Growth Boundary, is rapidly changing from low-density suburban to high-density urban. The site lies within the Pleasant Valley area; the specific neighborhood name is Gilbert, for the Gilbert School that used to be at the end of Claybourne Street.

The terrain in the immediate vicinity is relatively flat, at approximately 220 feet above sea level, with slight variations and undulations beginning half a mile away. Indeed, half a mile south of the Miller House is a deep ravine in which runs Johnson Creek. Several creeks run through Pleasant Valley, which is bounded on the east and south by Powell Butte and three unnamed hills lying between Powell Butte and Mt. Scott - all extinct volcanoes. The soil in the area tends to be sandy and well-drained, laced with rounded river rock of all sizes.

Alteration Plans. The house will need to be painted again in the next few years, and I plan to do that with the following changes in color: siding to be light greenish blue, trim around doors and windows dark greenish blue, with a pinkish red accent color for window sashes and knee brackets. I also would like to face the smooth concrete foundation -- at least on the front side -- with the river rock common to the area and pictured in a period photograph. If I can find a garage door of a more authentic style, I may replace the current door, or I may have an artist paint a *trompe l'oeil* mural complete with an old car. I have no other plans for changes to the house.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 1

Claude Hayes Miller House

name of property

Narrative Statement of Significance

Multnomah, Oregon

county and state

=====

The Claude Hayes Miller House is an excellent example of a Craftsman bungalow¹, containing many typical characteristics such as wide overhanging eaves supported by knee brackets, wide bargeboards, exposed rafter tails, simple yet decorative woodwork, and built-in cupboards, and constructed of materials common to the region. Thus it meets National Register Criterion C. Both the interior and exterior of the house are in excellent condition. Many facets of the interior retain their historical integrity, especially in the living and dining rooms. The subject property is the house most closely associated with Claude Hayes Miller (he and his brothers were named after U.S. Presidents): he built the house himself, and lived in it for nearly 45 years. It also is representative of outer southeast Portland earlier in this century when it was still rural and outside city limits -- an era of what we might call gentleman farmers, on one-acre lots who had other jobs and commuted via electric trolleys, as well as full-time farmers on 5-acre farms. This is a period of Portland's history of which the traces may soon be lost if not recognized and documented. Of the 44 Craftsman houses in a 1½-mile radius of the Miller House, there are only two other houses of noteworthy style and good condition remaining, and both have lost their exterior integrity.

According to Clay Lancaster, author of The American Bungalow 1880-1930, the bungalow made a significant contribution to 20th-century American residential architecture through "its quick rise to prominence, its nationwide expansion, and its overwhelming numbers, to which may be added its many types and facets, its originality, and its influence on later American architecture."² Robert Winter, in his The California Bungalow, says "...[Bungalows] have rarely been the best architecture, but almost always they have provided a comfortable abode *in style* for the average person. In that sense, they are revolutionary in the history of architecture."³

Claude Miller moved to Oregon from Indiana in about 1888 after a brief stay in Gray's Harbor, Washington. One of his first jobs was at the Oregon Cracker Company, 616 NW Glisan Street. He married Martha (Mattie) Johnson in 1900. Her parents, William and Sadie Johnson, were pioneers to Oregon in the mid-1800's (Johnson Street in northwest Portland is named after the family).

Mr. Miller's 39 years of work with the Railway Mail Service represent a means of communication and transportation of goods nationally and locally that originated in 1864 and survived more than a century. Men who worked on the trains sorting mail had to pass a stringent civil service test and be bonded. It was rapid work for long stretches of time, requiring mental and physical stamina. Claude Miller was accepted into the service in 1898 for a probationary salary of \$800/year on the Portland-Seattle route; he later transferred to the Spokane-Pasco-Portland route. He was promoted seven times, becoming a Clerk-in-Charge in 1913, and earning a salary of \$2,600/year when he retired in 1938.⁴ His second wife, Adia (pronounced Ada), was a postmistress in the state of Washington.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Miller, Claude Hayes, House, Portland, Multnomah County, Oregon

The Miller House is indirectly representative of the Grange Movement. Mr. Miller's leisure was filled with participating in the Pleasant Valley Grange No. 348 and taking care of his miniature farm and rural home. His second wife, Adia, also was involved in the Grange, joining in 1930 and acting as master of Pleasant Valley Grange for four years, master of Pomona County for four years and county deputy for several.⁵ Mr. Miller played violin in a trio that played at the Pleasant Valley and other Grange Halls. He had apple, pear and/or cherry and walnut trees, rose bushes, and kept bees. Mrs. Miller canned the fruits. The Grange Movement is a "historic movement of national scope and meets National Register Criterion A for local significance. The Patrons of Husbandry was organized nationally as a secret society, or fraternal order, in 1867 and evolved as an effective political force to promote agricultural interests at a time of burdensome rail freight rates. The Grange also was instrumental in the institution of rural free delivery of the U.S. Mail. In smaller, remote agricultural communities in the western United States, the Granges were significant for the social outlet they provided. The Grange is still an active organization that works cooperatively with state and federal Departments of Agriculture to keep up-to-date on modern farming methods, to support legislation benefiting agriculture, and to provide educational and recreational programs for farm families."⁶ The first Mrs. Miller, Martha ("Mattie") was actively involved in the Methodist Church.

The Miller family lived on the property in tents for about two years while Mr. Miller (possibly with help from his sons) built the house in his spare time. He lived in the house for 15 years before he retired from the Railway Mail Service; after 1938 he was able to devote all his time to the garden, orchard, house, and his outside interests. In 1923 the address was Rural Route 3 Box 1060.⁷ In 1936 it acquired a street address -- 13106 SE Foster Road, but was to remain outside city limits for decades to come (until the 1970's).

A significant aspect of Portland's development is the change in neighborhood character over the decades. Areas once outside city limits and rural became suburban, then were swallowed up by the city and became urban. Southeast Portland has followed this pattern from the beginning.

The southeast city limits of Portland at Foster Road in 1908 were at 82nd Avenue and Duke Street; in 1912 they were expanded between Holgate and Flavel to 102nd Avenue. These held until the mid-1960's, when a large piece was annexed between Johnson Creek on the north, the County line at Clatsop on the south, and 122nd Avenue on the east. In the late 1970's, an even larger area was added to the east: extending to 162nd and 174th, and north Powell Boulevard to include Powell Butte.⁸

"After the first World War, the trend was to move out of the city to the farm lands of East Multnomah County...."⁹ The Portland streetcar system, which ran largely within the city limits, was complemented by dozens of electric interurban railroads that stimulated the growth of a suburban ring between 5 and 15 miles from the center of town.¹⁰ Southeast Portland's development was boosted by these interurban streetcars which began in 1903.¹¹ An Oregon Power & Railroad Co. line ran from Milwaukie/Sellwood to Gresham along what is now the Springwater Corridor Trail. "The Bellrose streetcar line took 40 minutes to First & Washington downtown, via Oaks Park."¹² Mr. Miller probably walked to the Ramapo station at 128th to catch the train downtown to the railyards.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Miller, Claude Hayes, House, Portland, Multnomah County, Oregon

The automobile continued the development pattern established by streetcars -- continued outward growth and the replacement of farmland with subdivision. World War II brought a flood of workers, causing a 1940's housing building boom. After the war, many couples with young children moved into Outer Southeast, swelling the school-age population and bringing about the formation of the David Douglas School District in 1952.¹³ The construction of freeways in the region encouraged the suburbanization of East Portland in the 1960's. "...More and more residents chose to load their station wagons and head for a house in the suburbs. Clackamas County added 26,000 residents in the 1950's and Washington County added 31,000. Eastern Multnomah County from the city line to the Sandy River was the most popular destination with a gain of 50,000. The total suburban population in the three counties surpassed that of the city of Portland in 1962."¹⁴

The unincorporated area of Pleasant Valley, in outer southeast Portland -- once rural in nature, and still low-density residential for the most part -- is slated to become high-density urban. Metro, the Portland area's regional government, has labeled the area a first-tier Urban Reserve, and has gone through a process this year to plan for its urbanization.¹⁵ "...It will likely be accepted into the urban growth boundary by the end of the year."¹⁶ The Miller House is associated with a historical era in Portland's past that is about to be lost. Many other old farmhouses in the area, sitting on large open lots of increasing value, have been demolished, remodeled beyond recognition, or crowded by apartment complexes. A survey of 44 old houses in the vicinity (attached as Section 12, page 2) indicates only 10 have had minor or reversible changes. Only three have any architectural interest, and two of those have been remodeled somewhat. There is only one house within several miles that is designated a local historic landmark on the City of Portland's inventory (from a later era and style). Although Mr. Miller's house now sits on a much smaller lot than originally, the house itself has retained its architectural integrity. The site, being so close to the original site, is similar in feeling and a compatible setting for the house.

1. "Typically, the Bungalow has widely overhanging gables forming a porch at the front, supported by heavy battered piers. The natural quality of materials is emphasized: stone as cobble or boulder; wood in stained earth tones for its stick quality; shingle or stucco for tactile richness." [There is a] "... suggestion of handcrafting ... as part of the Bungalow aesthetic." Carole Rifkind, Field Guide to American Architecture, (NY, London, & Scarborough, Ontario, 1980), pp. 100, 102.
2. Clay Lancaster, The American Bungalow 1880-1930, (New York, 1985), p. 11.
3. Robert Winter, The California Bungalow, (Los Angeles, 1980), vol. I, p. 11.
4. National Archives and Records Administration, Civilian Personnel Records, data on C.H. Miller's service in Railway Mail Service.
5. Obituary, March 10, 1964.
6. Nat'l Reg. Form for Rogue River Valley Grange No. 469, Section 8, p. 1.
7. Polk City Directory for Portland, 1923, p. 1115.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 4

Miller, Claude Hayes, House, Portland, Multnomah County, Oregon

8. Annexation Map of Portland 1934, 1967 street map, Pittmon map 1978-19, Oregon Historical Society Library
9. Howard and Grace Horner, ed., History and Folklore of the David Douglas Community, (Portland, 1989), p. 56.
10. Carl Abbott, Portland: Gateway to the West, Tarzana, 1997, pp. 83-85. "Prosperity plus new streetcar lines provided the impetus for a residential real estate boom that surpassed even the subdivision mania of the late 1880's and early 1890's. ... With relatively level land suitable for trolleys, the east side continued to monopolize residential growth The [1905 Lewis & Clark] Exposition boom made Portland into an "east-side" city. For a decade, virtually all the new housing was built on the east side, and the population balance between the two parts of the city tipped toward the east as early as 1906. In 1916 the telephone company estimated that there were two east-siders for every west-sider. It was these new property owners, however, who footed the bill for the expanded public services needed because of rapid development. A second water pipeline from Bull Run to a second storage reservoir at Mount Tabor cost taxpayers \$1,720,000 in 1911." Farther out, "Bull Run water came through here in 1921" -- Ulrich Zenger, Foster Road Dairy Farmer. (Horner, p. 300)
11. John Labbe, Fares, Please!, (Caldwell, 1980), p. 108.
12. Horner, p. 11.
13. Horner, p. 56.
14. Abbott, p. 130.
15. McKeever-Morris, Inc., Urban Reserve Planning Goals - Pleasant Valley Urban Reserve, Draft Background Information, July, 1998.
16. Gresham Outlook, October 31, 1998, p. 2A, "Gresham to Serve Pleasant Valley Area."

Much of the information about the Miller family and all the old photographs were obtained from Claude Miller's nephew, Howard Miller, in interviews in 1998.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Miller, Claude Hayes, House, Portland, Multnomah County, Oregon

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- ◆ Lancaster, Clay. The American Bungalow 1880-1930. New York, 1985.
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- ◆ National Archives and Records Administration, Civilian Personnel Records, data on C.H. Miller's service in Railway Mail Service.
- ◆ Obituary, March 10, 1964.
- ◆ Nat'l Reg. Form for Rogue River Valley Grange No. 469.
- ◆ Polk City Directory for Portland, 1923.
- ◆ Annexation Map of Portland, 1934; Street Map of Portland, 1967; Pittmon Map, 1978-79: Oregon Historical Society Library.
- ◆ Horner, Howard and Grace, Ed. History and Folklore of the David Douglas Community. Portland, 1989.
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- ◆ McKeever-Morris, Inc. Urban Reserve Planning Goals - Pleasant Valley Urban Reserve, Draft Background Information. Portland, July, 1998.
- ◆ The Outlook. Gresham, October, 1998.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 1

Claude Hayes Miller House

name of property

Boundary Description/Justification

Multnomah, Oregon

county and state

=====

The boundaries selected for the property are the current legal boundaries, as described below.

A portion of Lot 20, Lamargent Park No. 2 in the City of Portland, County of Multnomah, State of Oregon, as follows:

Beginning at the Southeast corner of Lot 19, of Lamargent Park No. 2, thence North 0° 31' 31" East 30.00 feet to a point on the Northerly right-of-way of SE Claybourne Street; then South 89° 49' 10" West 346.89 feet to the true point of beginning; thence South 89° 49' 10" West continuing along the Northerly right-of-way of SE Claybourne Street, 56.00 feet; thence North 0° 31' 31" East departing from said right-of-way, 95.00 feet; thence North 89° 49' 10" East 56.00 feet; thence South 0° 31' 31" West 95.00 feet to the true point of beginning.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 12 Page 2

Claude Hayes Miller House

name of property

*Comparison of Similar Neighborhood Houses
(Within Two Miles)*

Multnomah, Oregon

county and state

Address	Description	State of Preservation*	Quality of Design
13051 SE Claybourne Street	Craftsman bungalow	Tastefully/authentically added garage and storm windows	Good
12828 SE Claybourne Street	Craftsman bungalow	Re-sided**. Replacement front door and front porch. No Craftsman brackets, but may not have had any originally. Aluminum storm windows. Original setting	Fair
6550 SE 128th Avenue	Craftsman bungalow	Re-sided. Replacement front door. Concrete porch. Original setting.	Fair
12742 SE Claybourne Street	Colonial bungalow	Re-sided. Replacement front windows c. 1940's. Aluminum storm windows. Original setting except for attached garage	Fair
12712 SE Foster Road	Clipped-gable bungalow	Tile-like roofing probably not original. Re-sided. Replacement windows	Fair
12638 SE Foster Road	Craftsman bungalow	Replacement windows. Altered porch. Apartments behind	Fair
12603 SE Foster Road	Craftsman	Original setting except for attached garage	Fair
12410 (?) SE Foster Road	Craftsman bungalow	Camel-back addition with aluminum windows. Original setting except for attached garage	Fair
12327 SE Foster Road	Clipped-gable craftsman bungalow	Re-sided. Replacement windows and front door. Original setting (?) -- barren	Fair
12415 SE Foster Road	Craftsman bungalow	Re-sided. Replacement front door. Original setting. Poor condition	Fair

Address	Description	State of Preservation*	Quality of Design
6137 SE 128th Avenue	Craftsman bungalow	Possible replacement front windows. Replacement windows on sides. Replacement door on detached garage. Original setting	Fair
6128 SE 128th Avenue	Craftsman bungalow	Replacement front door and windows	Fair
6027 SE 128th Avenue	Craftsman	Possible replacement front windows. Replacement windows on side. Original setting	Good; interesting curved roof edge
6007 SE 128th Avenue	Craftsman bungalow	Original setting except for chain-link fence. Not quite poor condition	Good
5919 SE 128th Avenue	Clipped-gable bungalow	Re-sided. Replacement front door and porch. Possible replacement porch pillars. Aluminum storm windows. Original setting except for chain-link fence. No Craftsman brackets, but may not have had any originally	Fair
5831 SE 128th Avenue	Clipped-gable bungalow	Re-sided. Replacement porch pillars and windows. Addition behind. Original setting	Fair
12705 SE Ramona Street	Clipped-gable cottage	Replacement front door. Apartments behind	Fair
5752 SE 128th Avenue	Clipped-gable (?) Craftsman bungalow	Re-sided. Replacement windows and roof (plastic?). Original setting except for detached garage and satellite dish in front yard	Fair
5722 SE 128th Avenue	Craftsman bungalow	Skylights on front roof. Aluminum storm windows. Original setting	Fair
5723 SE 128th Avenue	Clipped-gable bungalow	Re-sided. Replacement front door, front windows and porch	Fair
12855 SE Foster Road	River rock Craftsman bungalow	Mostly hidden by shrubbery. Original setting	Fair
13027 SE Foster Road	River rock Craftsman	Replacement windows upstairs. Porch enclosed and remodeled. Original setting	Fair; interesting
13049 SE Foster Road	Craftsman bungalow	Re-sided. Replacement windows and front porch. Original setting	Fair
13147 SE Foster Road	Craftsman bungalow	Replacement front door. Modern house behind	Fair

Address	Description	State of Preservation*	Quality of Design
6481 SE 134th Avenue	Craftsman bungalow	Replacement windows. Original setting. Poor condition	Pergola
13253 SE Foster Road	Craftsman bungalow	Some replacement windows. Some changes. Not quite poor condition	Fair
13431 SE Foster Road	Craftsman bungalow	Re-sided. Replacement windows. Remodeled side porch	Fair
13463 SE Foster Road	Stucco Craftsman bungalow	Replacement front door and side windows. Attached modern garage. Poor condition	Fair
6235 SE 136th Avenue	Craftsman bungalow	Re-sided. Porch remodeled. Sliding aluminum door on front of house. Original setting	Fair
6203 SE 136th Avenue	Craftsman cottage	Re-sided. Porch enclosed and remodeled. Replacement front door and windows	Fair
6003(?) SE 136th Avenue	Clipped gable bungalow	Re-sided. Replacement windows. Remodeled porch. Addition. Surrounded by retirement home	Fair
5727 SE 136th Avenue	Craftsman bungalow	Boarded up. Poor condition. Original setting	Fair
13333 SE Ramona	Craftsman bungalow	Original setting except for chain-link fence	Fair
13617 (?) SE Ramona Street	Craftsman cottage	Re-sided. Replacement front door and windows. Attached carport	Fair
13645 SE Ramona Street	Craftsman bungalow	Remodeled. Poor condition. Original setting	Fair
13711 SE Ramona Street	Craftsman bungalow	Remodeled front porch. Added dormer on side. Original setting	Fair
13716 SE Ramona Street	Craftsman	Replacement windows, front door. Addition to rear. Original setting except for fence	Fair
13811 SE Knight Street	Craftsman bungalow	Re-sided. Replacement aluminum windows. Porch enclosed. Detached 1940's garage. Original setting except for chain-link fence	Fair
5928 SE 136th Avenue	Craftsman bungalow	Brick applied to lower exterior walls. Replacement windows. Remodeled porch. Sunroom added to front	Fair
6320 SE 136th Avenue	Craftsman bungalow	Replacement front door, windows. Porch remodeled	Fair

Address	Description	State of Preservation*	Quality of Design
13705 SE Foster Road	Craftsman/ Colonial bungalow combination	Re-sided. Remodeled porch on side. Original setting	Fair
13733 SE Foster Road	Craftsman bungalow	Replacement windows and front door. Re-sided. Remodeled porch and carport attached. Side porch added. Original setting	Fair
13811 SE Foster Road	Craftsman bungalow	Replacement front door and windows. Original setting	Fair
13464 SE Foster Road	Craftsman bungalow	Fiberglas roof in place of what was probably wooden pergola. Original setting except for chain-link fence. Not quite poor condition	Fair
6905 SE 134th Avenue	Craftsman bungalow	Original setting but probably construction behind and beside	Fair

All are in fair to good condition unless specified otherwise.

* Only unshaded properties are in a good state of preservation.

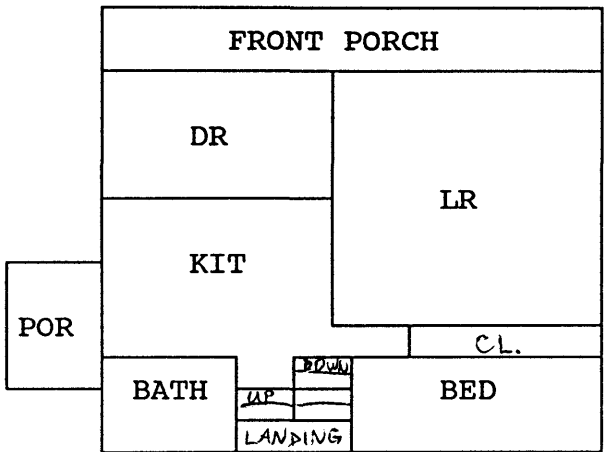
** Re-sided with either aluminum or vinyl.

Claude Hayes Miller

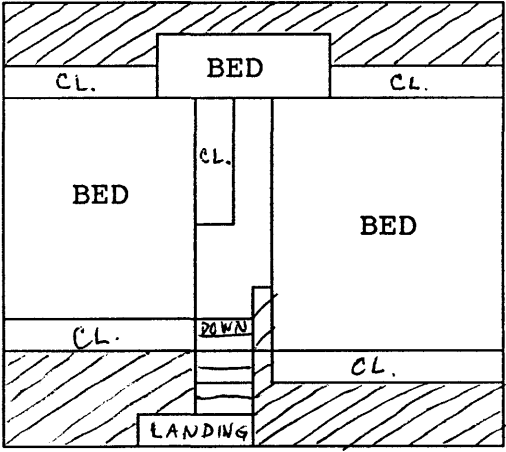
Multnomah, Oregon

ORIGINAL FLOORPLAN OF CLAUDE H. MILLER HOUSE*

1st floor



2nd floor



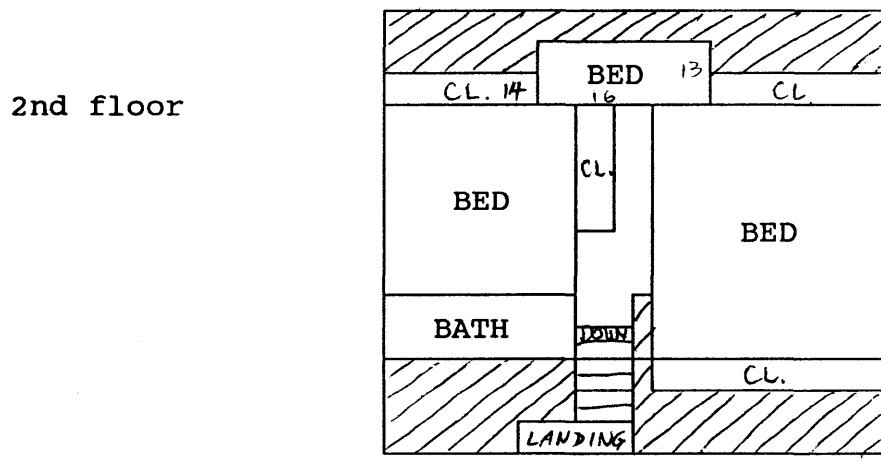
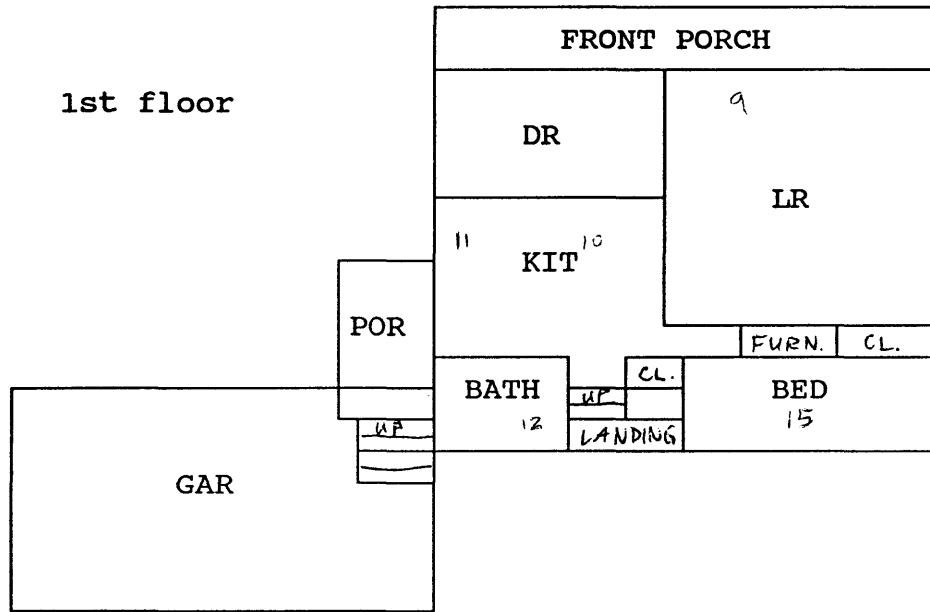
* Not to scale

alice\milfloor

Claude Hayes Miller

Multnomah, Oregon

CURRENT FLOORPLAN OF CLAUDE H. MILLER HOUSE*



* Not to scale

alice\milfloor

Claude H. Miller

Multnomah, Oregon

1955

128th

134th

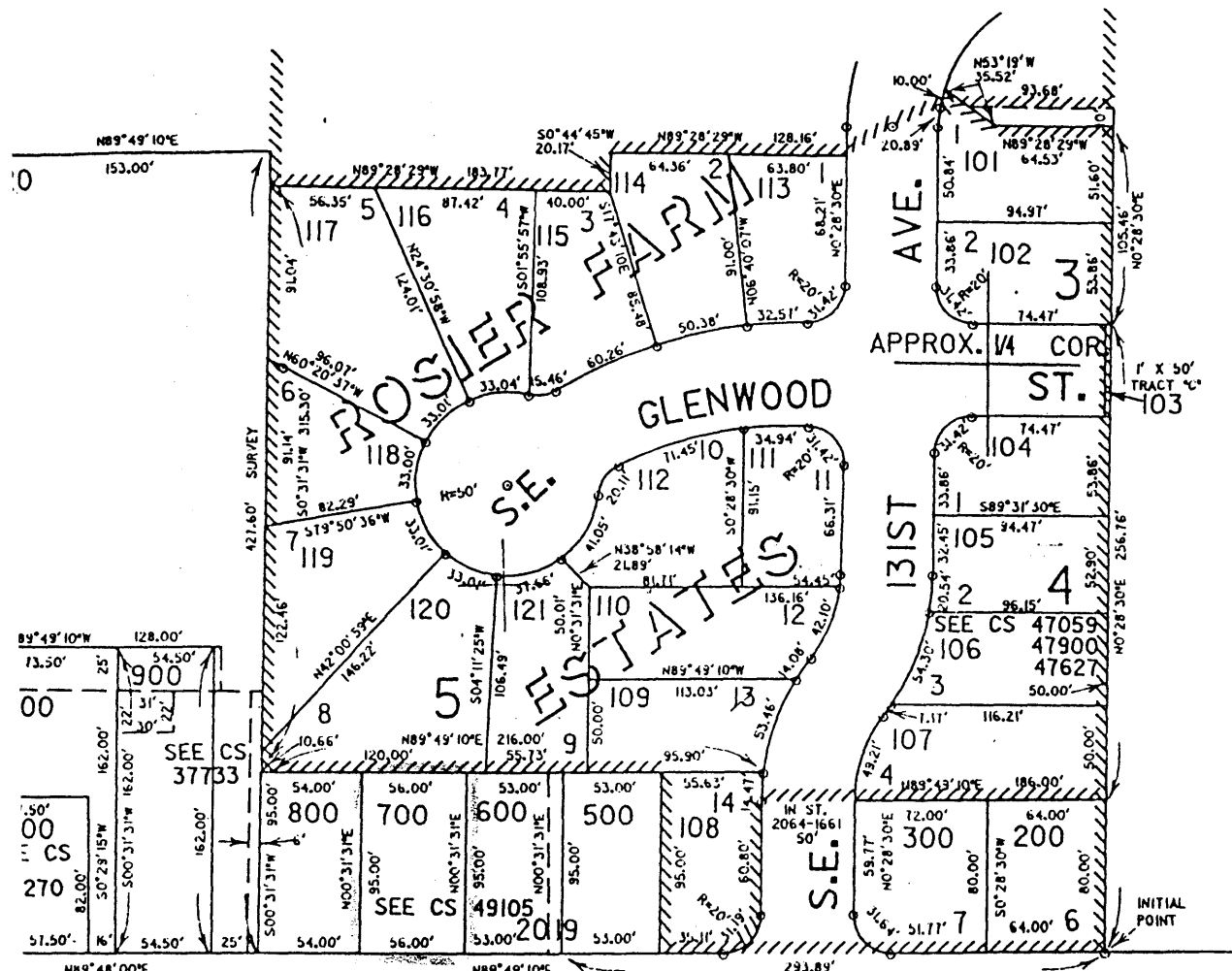
Miller House Rosier

Foster Road

↑
current
site of
Miller
House

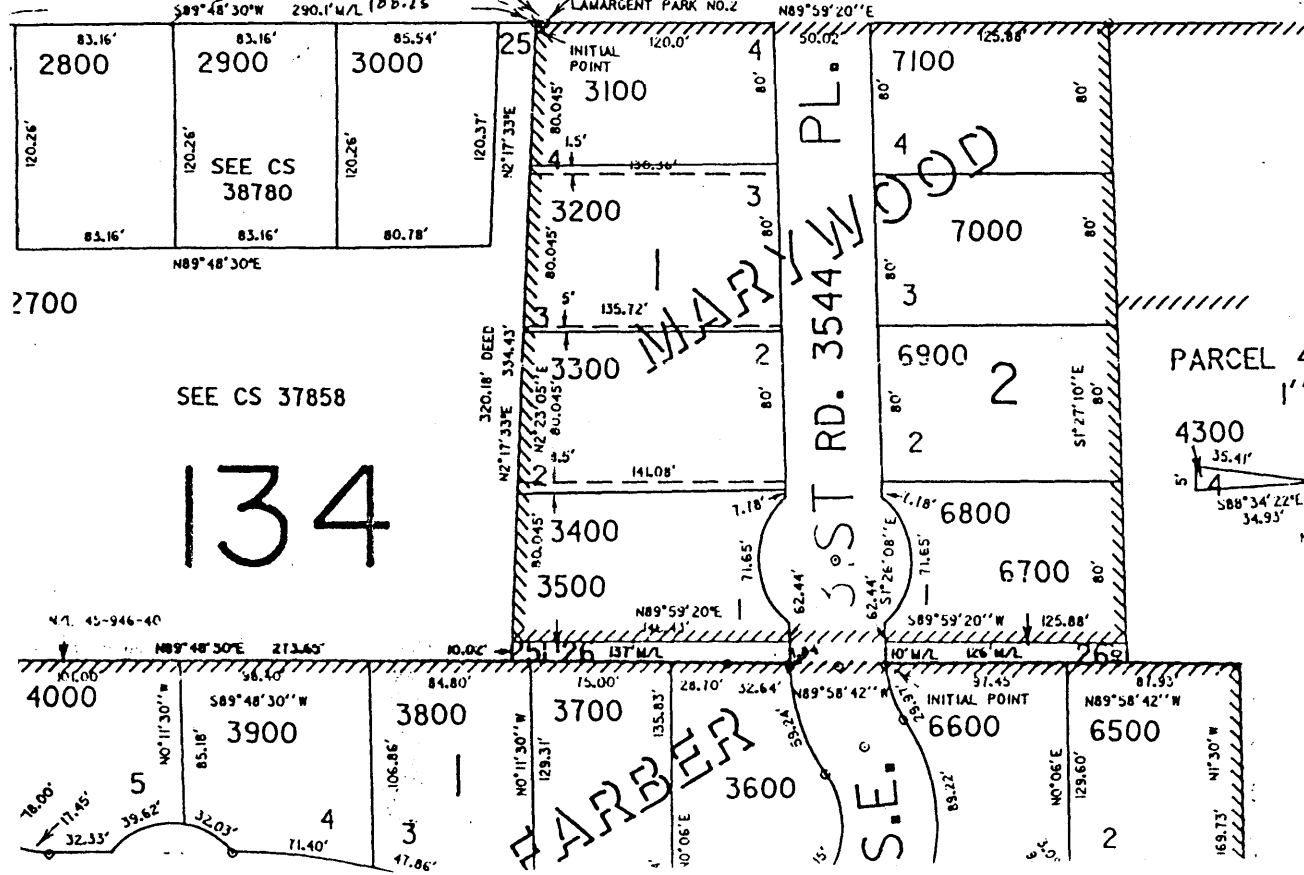
Claybourne
Street



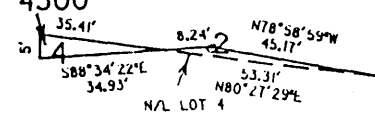


- CANCELLED NO.
 100
 400
 1000
 2200
 2300
 2301
 5500

CLAYBOURNE ST. S.E. COR. LOT 19 BY DEED



PARCEL 4200 & 4300
 1" = 50'



SEE MAP IS 2E 23AB