

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000134

Date Listed: 2/28/91

Swigert, Ernest G., House  
Property Name

Multnomah  
County

OREGON  
State

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*For* Patrick Andrus  
Signature of the Keeper

3/1/91  
Date of Action

=====  
Amended Items in Nomination:

Section No. 8

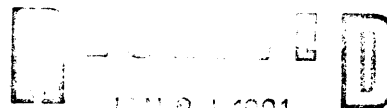
This nomination was amended to include Criteria Consideration G.

The amendment was confirmed by phone with the Oregon SHPO (3/1/91).

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DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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 Swigert, Ernest G., House  
other names/site number \_\_\_\_\_

2. Location

street & number 720 NW Warrenton Terrace  N/A not for publication  
city, town Portland  N/A vicinity  
state Oregon code OR county Multnomah code 051 zip code 97210

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. Hamrick 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. Coral D Shull 2-28-91  
 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:) \_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: single dwelling

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Current Functions (enter categories from instructions)

Domestic: single dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th Century and Early 20th CenturyRevivals: Colonial

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Materials (enter categories from instructions)

foundation concretewalls wood: weatherboardsroof asphalt: composition shinglesother 

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Describe present and historic physical appearance.

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The Swigert Residence, designed in the Historic Period Colonial Style, is located on the corner of N.W. Warrenton Terrace and N.W. Powhatan Terrace in Portland, Oregon. The residence was designed in 1929-30 for the Ernest Swigert family by Portland architect Folger Johnson. The building exhibits many characteristics of the Colonial Style in its bilateral symmetry, gable roof with gable dormers, fanlights, brick chimneys, multi-pane double hung windows with wooden shutters, weatherboard siding, prominent central entrance portico and sidelights surrounding the front door. A garage wing is located on the south end of the building. The interior is symmetrical in plan arranged around a central hall. The kitchen and dining room are on the south half of the residence and the living room on the north. A study projects slightly from the main volume of the residence on the rear (east) elevation. The residence is in good condition; the present owners are in the process of restoration and rehabilitation.

**SITE**

The Swigert Residence is located at the intersection of N.W. Warrenton Terrace and N.W. Powhatan Terrace in the Westover Terraces Addition to Portland, Oregon. Sited on a prominent lot overlooking Westover Terrace neighborhood, the residence faces west on N.W. Warrenton Terrace. The building is set back approximately 10 feet from N.W. Warrenton Terrace and 25 feet from N.W. Powhatan Terrace and sits on an approximately 100 feet by 100 feet lot. The front (west) portion of the lot is flat while the rear (east) of the property drops dramatically down towards the east. The driveway is located on the south side of the front (west) elevation and a concrete sidewalk leads to the entrance portico. Two wood patios are on the rear (east) elevation; the north patio is partially enclosed with a wooden fence. A rock pathway extends across the back yard.

A variety of plantings surround the Swigert Residence. The front yard is sparsely planted with mature rhododendrons and azaleas. An extremely tall, cylindrical spruce tree, listed as an unusual tree in the book "Beautiful Trees of Portland, is in the northwest corner of the lot. The north yard is an open lawn with a mature rhododendron against side of the residence. The rear of the property, which slopes down dramatically, is densely planted with an array of shrub and trees including rhododendrons, azaleas, camelias, dogwood, ash, elm, mature maple trees, birch, apple. The south elevation is densely wooded, covered with mature firs and maples, a hawthorne and rhododendrons.

**EXTERIOR ELEVATION**

The Colonial Style Swigert Residence is two and one half stories with an one and one half story garage wing and a full daylight basement. T-shaped in plan, the building measures approximately

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69' 6" north-south (including the garage wing) and 27' east-west. The rear (east) bay projects from the main building mass and measures 15' north-south and 15'6" east-west. The residence is covered with a gable roof with prominent stuccoed end chimneys. Three gabled dormer windows are located on the front (west) elevation. The multi-pane double hung dormer windows are capped with recessed arched panels. Two large quarter-circle fanlight windows divided by muntin bars punctuate the gable ends. All the windows are a combination of six over six and six over nine double hung windows. Fenestration is asymmetrical. Weatherboard covers the exterior of the building which is supported on a concrete foundation.

The prominent centrally located entrance portico is covered with a gable roof on the front (west) facade. The portico's pedimented gable is embellished with a sunburst design. Six slender square posts with capitals and brick bases support the portico. The wood panelled entrance door is flanked by multi-pane sidelight. An original light fixture illuminates the portico.

A porch, with a balcony above, is located on the north half of the rear (east) elevation. The porch roof is supported by slender square posts. A railing embellished with a diagonal wood bracing encloses the second story balcony above the porch. A one story bay window projects from the center of the rear (east) elevation which contains the study. On the south side of the bay is another smaller bay which has a door leading to the kitchen. A small one story shed addition is on the south end of the east elevation. The garage wing is on the south end of the main body of the residence and is set back approximately seven feet from the front facade. Concrete stairs on the north side of the garage descend to a service entrance door. Concrete stairs in the center of the rear (east) elevation descend to the basement.

### INTERIOR

The interior of the Swigert residence is formal in plan with the first floor rooms surrounding the central stair hall. The dining room and the kitchen are on the south side of the hall and the living room is on the north side. The study is in the center of the rear elevation. A garage wing and service entrance vestibule are attached to the south end of the residence. The upstairs is divided into three bedrooms, three bathrooms and a finished room above the garage. The residence has a full attic and basement.

#### ENTRANCE HALL

Sidelights flanking the panelled front door illuminates the entrance hall. The staircase ascends to the second floor along the north side of the hall. A curvilinear oak balustrade terminates at a simple turned newel post. The treads are made from mahogany. A small door with an arched head at the middle stair landing leads to the back service hall. Another door with a rounded head underneath the stairs opens to a large closet. The floors are oak. Double four panel doors on the south side of the hall lead to the dining room.

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### DINING ROOM AND LIVING ROOM

The dining room is rectangular in plan and measures approximately 14' east-west and 16' north-south. A wide painted wood cornice which abuts the tops of the windows, extends around the perimeter of room. Two multi-pane double hung windows are along the west elevation of the room. A swinging door on the east elevation leads to the kitchen.

The living room is located directly north of the dining room through the entrance hall. Rectangular in plan, the living room extends the full length of the residence measuring approximately 26' east-west and 16' north-south. A deep, wide cornice molding extends around the room which is covered with oak floors. Double hung casement windows punctuate the west, north and east elevations. The fireplace is located in the center of the north wall and projects out slightly from the wall surface to accommodate the chimney. The simple Colonial detailed wood mantel is embellished with dentils and the firebox is surrounded by black marble with gold graining. French doors, flanked by double hung windows, on the east elevation lead to the back covered terrace. A door on the east end of the south wall leads to the back hall.

### BACK HALL/STUDY

The back hall extends east-west and has doors leading to the closet, main staircase, back terrace, study, basement, first floor lavatory, pantry, and the kitchen. An arched doorway, on the west wall, leads to a back staircase passageway to the main staircase. Two doors adjacent to the back hall staircase access a closet and the basement, respectively. A small lavatory is on the south end of the hall on the east side. Another small closet and laundry chute are located at the south end of the hall along the north wall.

A smaller hallway, extending east-west, branches off of the main back hall and terminates at the study. The study is an open room with a wide cornice molding extending around the perimeter. Beautiful built-in bookcases and shelving, with panelled drawers below, line the south elevation of the room. The bookshelves have arched heads and flank two central narrow cabinets with glass doors. The back of the bookshelves are constructed of painted vertical pine boards. A bay window with three multi-pane double hung windows on the east wall illuminates the room. Panelled wainscotting extends around the bottom portion of the room and the upper portion is covered with recessed vertical rectangular panels. The floors are oak.

### KITCHEN

The kitchen is at the south end of the back hall. At the present time the kitchen being rehabilitated and restored. A door leading to the patio is on the east elevation of the room. Multi-pane casement windows flank the patio door and transom. Sliding aluminum frame windows have been installed on the east wall over the sink; the current owners plan to replace the aluminum windows with multi-pane windows. Doors on the west elevation lead to the dining room and the service entrance. The small service entrance room has a door to the front (west) yard on the west elevation

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and a door to the garage on the south elevation. The interior walls and ceiling of the double car garage are covered with beaded boards and the garage doors are made of wood panels.

### SECOND FLOOR

The second floor is comprised of the main stair hall, a master suite and bath, two bedrooms, two smaller bathroom and a finished room located above the garage. Originally there were five bedrooms on the second floor; the current owners have joined two smaller bedrooms to make a master suite and converted one bedroom into a master bathroom.

The upstairs hall extends north-south and terminates on the south end at a finished room above the garage and on the north at the master suite. There are two bedrooms, a linen storage room and a bathroom along the south portion of the hall. The finished room above the garage at the south end of the hall is two steps above the hall floor level. A fanlight and two skylights illuminate the room.

A bathroom is located opposite the main staircase on the west elevation of the hall. The master suite is adjacent to the bathroom to the north. The master suite extends the entire length of the residence. Originally this room was divided into two smaller bedrooms. Window seats and closets have been built along the north wall and are flanked by double hung windows. A French door, with multi-pane double hung windows on either side, on the east elevation leads to the balcony. The master bathroom and dressing room, originally a bedroom, is accessed through a door on the south elevation of the master suite.

### ATTIC

The attic door is adjacent the stair landing in the second floor hall. The attic stairs have a simple square balustrade and newel post. The attic (above the main portion of the house) is divided into two areas; the north room is illuminated by a dormer window and the gable fanlight. To the south is a larger room lit by an original skylight and two dormers. The floors are unpainted fir.

### BASEMENT

The basement stairs descend from the back hall and are lined with square balusters which terminate at a square newel post. The basement is a large open room supported by wood posts. A fruit room is located on the south wall as well as a door to the back yard. The floors are concrete.

### ALTERATIONS

New windows have been installed in the living room which flank the french doors leading to the patio. The windows, multi-pane double hung, are duplicates of the other historic windows in the residence. The master suite on the second floor was originally two rooms; the wall between the rooms has been removed. The French doors in the center of the east wall of the master suite were

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originally on the north wall of the adjacent room to the south. They were moved to there current location by the present owners during rehabilitation. A passageway between the master bedroom and hall has been enclosed. Two skylights have been added to the back slope of the rear elevation on the garage wing. Neither of the skylights are visible from the street. The current owners have accurately restored the original bay in the study on the first floor.



**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)  
Industry

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1929-1944

\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1934-1944

\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation  
N/A

\_\_\_\_\_  
\_\_\_\_\_

Significant Person  
Ernest G. Swigert (1892-1986)

Architect/Builder  
Folger Johnson, architect

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**

Acreeage of property 0.23 acres Portland, Oregon-Washington 1:24000

UTM References

A 110 522470 5041470  
Zone Easting Northing

B           
Zone Easting Northing

C         

D         

See continuation sheet

**Verbal Boundary Description**

The nominated property is located in SW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 32, Township 1N, Range 1E, Willamette Meridian, in Portland, Multnomah County, Oregon, and is legally described as Lots 30 and 31, Block 17, Westover Terraces Addition to the City of Portland.

See continuation sheet

**Boundary Justification**

The nominated property encompasses 10,000 square feet and follows the legally recorded lot lines of the parcel occupied by the Ernest G. Swigert House built in 1930.

See continuation sheet

**11. Form Prepared By**

name/title Sally Donovan & Sharr Prohaska, Joint Venture  
organization Donovan & Assocs., Prohaska & Associates date July 26, 1990  
street & number PO Box 1671 telephone (503) 227-3307  
city or town Portland state Oregon zip code 97207

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**SUMMARY**

The Colonial-style house located at the intersection of Warrenton and Powhatan terraces in the Westover Terraces/Kings Heights neighborhood of northwest Portland, Oregon that was built for Willamette Hyster Company founder Ernest Swigert was designed by Folger Johnson and constructed in 1929-1930. Plans and elevation drawings dated 1929 are held on the premises by the property owners and carry the title block of Johnson's office.

Folger Johnson formed the firm of Johnson, Parker and Wallwork with Jamieson Parker and the engineer Carl Wallwork in 1919. Parker had left the firm by the time of this commission, but Johnson and Wallwork continued their association. Educated in his native Georgia and trained in architecture at Columbia University and at the Ecole des Beaux Arts in Paris, Folger Johnson was a traditionalist whose better-known works included the Georgian-style Albertina Kerr Nursery of 1921 and the Mediterranean-style Town Club of 1931.

Carried out at the beginning of the Depression era, the Swigert House is modest in scale; a brisk, two-story, T-shaped volume with a garage wing continuing the main axis at the south end. The ridge of its gable roof is parallel with the facade, which faces east onto Warrenton Terrace. The weatherboard-clad house is a somewhat formulaic southern Colonial design with handsome finish details. It is symmetrically composed with inside end chimneys and three regularly-spaced gabled dormers on the front roof slope. Typically, windows are double-hung with multi-light sash. The salient feature of the facade is a delicately-proportioned, pedimented portico modeled on the Doric order employing slender, squared Tuscan columns and shadow pilasters and sunburst relief ornament in the tympanum. The private, garden elevation is distinguished by a polygonal dining room bay fronting the ell and a colonnaded porch with balustraded upper deck that fills the angle of the northeast corner. The interior is traditional, well-crafted and intact. It is noteworthy for a fully-paneled dining room, a geometric staircase, and paneled, round-headed doors and door frames.

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The house locally is significant under National Register Criterion B as the property most importantly associated with Ernest G. Swigert (1892-1986), whose watershed career initiative precisely corresponded with the commissioning of the house he was to occupy with his family for over twenty years.

Swigert, son of Portland industrialist and bridge builder Charles Swigert, commenced his career as an officer and director of the Electric Steel Foundry Company formed by his father. In 1929 Swigert founded Willamette Hyster Company, a small machine equipment firm that produced innovative hoisting mechanisms and other materials-handling equipment that aided the forest products industry. When the Hyster Company's lift trucks were introduced to a worldwide market with legendary success between 1934 and 1944, Hyster contributed significantly to Portland's base economy.

Ernest Swigert continued as president of Willamette Hyster Company to his retirement in 1971, and was much honored for his leadership in industry after the historic period of significance. In 1956 he rose to become president of the National Association of Manufacturers, from which platform he outspokenly opposed organized labor.

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The Ernest G. Swigert Residence, constructed in 1929-30 at the pinnacle of Westover Terraces Addition, to Portland is significant under criterion "b" for its association with Ernest Goodnough Swigert. Swigert was the founder of the Willamette Hyster Company (HYSTER) and a former officer and director of the Electric Steel Foundry Company (ESCO). He directed the business of Willamette Hyster Company for 42 years, serving as its president, director, and chair of the board from the time it was founded in 1929 until he retired from the company in 1971. He was responsible for the company's development from a small Oregon firm to a worldwide manufacturing and marketing company with an international reputation. The Swigert Residence was designed by Portland architect Folger Johnson in the Colonial Style. It is located on a prominent hilltop site in the Westover Terraces Addition of Portland. The two and one half story residence displays many characteristics of the Colonial Style in its bilateral symmetry, gable roof form with end chimneys, weatherboard siding, fanlights, and multi-pane one over one double hung windows with wooden shutters.

**ERNEST SWIGERT (1892-1986)**

Ernest G. Swigert was the founder and first president of Willamette Hyster Company of Portland, Oregon and a former officer and director of the Electric Steel Foundry Company (ESCO). He was responsible for the growth and development of the Willamette Hyster Company.(HYSTER). Swigert directed the business of Willamette Hyster Company for 42 years, serving as its president, director, and chair of the board from the time it was founded in 1929 until he retired from the company in 1971. Ernest Swigert developed the small machine equipment company into a worldwide manufacturing and marketing company of international reputation.

Ernest Swigert was born in Portland, Oregon to Charles F. and Rena Goodnough Swigert. Charles Swigert Sr. was a Portland industrialist and bridge builder who founded the Electric Steel Foundry Co when he purchased an electric furnace in France, shipped it to Portland and established ESCO in 1905. The furnace was the first of its type west of the Rockies (Oregonian, July 31, 1955). He was a self-educated construction engineer. At the age of 25, Charles helped design and build the Morrison Street Bridge in Portland, the first bridge across the Willamette River (MacColl, pg. 25). Swigert Sr. died while directing the construction of the Golden Gate Bridge in San Francisco.

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Ernest Swigert attended school at the Portland Academy and Milton Academy. He received his bachelor's degree in metallurgy from Harvard University in 1915. Upon graduation he went to work for his father's firm, ESCO, as a molder's apprentice. He was instrumental in the development of the logging arch and the Bardon hook which was designed for use in logging operations. After learning the ESCO manufacturing process, young Ernest turned his attention to marketing and developing the company's products. In 1929, Swigert was named president of the newly formed Willamette-Ersted Co., a business specializing in the manufacturing of materials-handling equipment. One of the Willamette-Ersted Co. original products was a hoisting mechanism attached to the front of tractors which could be used in the forest products industry to hoist heavy timber loads.

Swigert borrowed a term from the forest industry, which already had colloquialized the phrase "hoist-er up" into "hyst'er", and he changed the name of Willamette-Ersted Company to Willamette Hyster Company (HYSTER). HYSTER was initially a sideline business for Swigert when he organized the equipment manufacturing firm with only 29 employers in 1929. Although Ernest Swigert retained his business ties with ESCO, HYSTER quickly became his main business occupation.

In addition to serving as President of HYSTER, Swigert also served as President of the National Association of Manufacturers (NAM). In 1956, he became the first person from the Pacific Northwest elected president of the NAM organization at the annual Congress of American Industry in New York City. As president, he served as spokesperson for the nation's largest business organization. Later in his life he was bestowed the title of life honorary president. More than an outspoken champion of the free enterprise system, Swigert was also responsible for implementation of the Junior Achievement program for young adults in Oregon.

When Swigert was interviewed as President of the National Association of Manufacturers (NAM) in 1957 by a Washington D.C. newspaper, he spoke openly about his strong feelings against organized business unions. In the interview, Swigert stated that "the racketeering or corruption in unions is small potatoes compared to the dangers that lie in having unions enjoy what he called monopoly powers" (Oregonian, March 14, 1957). Under questioning he admitted that NAM was strengthening their campaign against the large increase in the number of unions and the way that unions used their power to suppress the people. He angered the auto, steel, mine, and machinery workers because he stated that their unions were "dangerous and oppressive." Swigert added that "the teamsters are so obvious, they don't even bother to talk about it." and he also asserted that "the labor leadership of these national unions go after their demands with a gun in the ribs of the employers." These comments alluded to what Swigert had considered unjustified union wage increases in the last ten years (Oregonian, March 14, 1957).

Swigert's recommendations for curbing union power were:

1. "Real bargaining at the local level and an end to the domination of bargaining by international unions.
2. An end to compulsory union membership in any form.

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3. An end to organizational picketing to force people into unions.
4. A ban on boycotts and on clauses in contracts which provide for boycotts against other employers.
5. A ban on economic waste in the form of featherbedding, restrictions in output, unneeded employees, and refusal to allow new machines or processes to be used.
6. A modification of the doctrine of federal preemption so that state and local authorities can resume their responsibilities in labor management matters.
7. A prohibition against the use of union funds and union staff employees for partisan purposes. (Oregonian, March 14, 1957)

Although Swigert was usually a soft-spoken man who liked to smoke cigars, his words were often very bold, opinionated, and decisive. He believed strongly in the American way of life. His office displayed a 48 star American flag and the walls were lined with prints of sailing ships. He preferred to think of himself as "Mr. Small Business, USA."

Swigert's colorful personality surfaced in 1960 when he wrote the following script for a HYSTER advertisement which appeared in a national magazine. The advertisement read: "One hundred years ago Karl Marx spelled out in just 13 words the formula for the destruction of capitalism; Paragraph 2 of the Communist Manifesto has 7 words: "A heavy progressive or graduated tax", Paragraph 3 is even shorter--6 words, "Abolition of all right of inheritance." Thirteen words--all that is needed to turn a free people into slaves of a tyrannical state." (Oregonian, December 4, 1960)

Two years later Swigert addressed the opening meeting of the Professional Engineers of Oregon. He commented that the federal government was committing "naked aggression in forcing the desegregation of the University of Mississippi. He said that the pouring of troops into the state was an infringement of Mississippi's sovereignty. He also stated that the "Supreme Court was nothing more than an instrument of social change." (Oregon Journal, Nov. 17, 1962)

In 1963 Swigert accepted the National Management Association's Golden Knight of Management award. In 1972 he was bestowed the Freedom Foundation award for an editorial titled "Where Are We?" which appeared in the ESCO employees publication. At the time of his award presentation, Swigert said, "We are free men working for ourselves, but drifting to become robots of the American welfare state. I do not believe that our state is inevitable nor do I believe our strength lies in our natural resources. It is the opportunity for a man to work for himself that has made this country great."

In spite of his definite personal opinions on almost every subject, Swigert was a respected member of the Portland community. He was a member of the first board of directors of the Western Forestry Center. In 1978 he was inducted into the Oregon Business Executives Hall of Fame. He was honored again in 1980 with the first Oregon Pioneer Award in recognition of his more than 50 years as a leading industrial leader reminiscent of the state's early settlers. The award was presented to him by the Associated Oregon Industries. Swigert was recognized by the AOI

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organization for his "entrepreneurial style and his individual foresight as a leading industrial leader in the state." Swigert was presented with a bronze sculpted replica of the famed golden pioneer atop the capitol building in Salem. Swigert also served on the boards of the University of Portland, Harbor Plywood Company, and as a trustee of Milton Academy in Milton, Massachusetts. Swigert remained an officer and director of ESCO until 1984.

Swigert and his wife, Frances T. had two sons, Ernest C. and Henry II, and two daughters, Nani S. Warren and Elizabeth S. Snow. He was active in tennis, skiing, motor boating, and sailing and raced his sailboat for the Portland Yacht Club. Ernest Swigert died at age ninety-four on November 23, 1986.

### WILLAMETTE HYSTER COMPANY

Willamette Hyster Company (HYSTER) was founded in February of 1929 in Portland, Oregon. The company was an outgrowth of two successful parent industrial organizations that started in business fifteen years previously: the Willamette Iron and Steel Corporation and the Electric Steel Foundry Company (ESCO). Willamette Hyster Company was organized for a specific purpose which set it apart from the two parent companies.

Prior to the formation of HYSTER, the Electric Steel Foundry Company (ESCO) had been the first Oregon company to manufacture a logging arch, specifically designed for use in pine tree forests. The company also designed a reversible winch for use with the "Caterpillar" 60. At the same time that ESCO was manufacturing the logging arch, Willamette Ersted Company was manufacturing a winch that could be used on the Fordson tractor. The Fordson tractor was very popular at the time and in high demand because it could be combined with several types of truck cranes and stationary hoists.

Willamette Iron and Steel Company was also producing several models of winches and hoists for "Caterpillar" track-type tractors in addition to a variety of styles of lumber straddle trucks. It was the combination of these complimentary models of hoists, winches, and cranes produced by the two parent companies that became the first products to be manufactured and marketed by the new company, Willamette Hyster Company (HYSTER).

HYSTER was located at 2902 N.E. Clackamas in Portland in industrial buildings formerly occupied by Ersted Machinery Manufacturing Company. The first commercial products of the newly formed HYSTER company were logging arches and tractor winches. The combination of the two mechanisms permitted easier tractor loading assembly. This technique led to an entirely new process of logging conservation known as selective logging. HYSTER also pioneered the development of industrial trucks while continuing to address the changing needs of logging industries. For example previously, lumber carriers had been equipped with only solid rubber tires. HYSTER responded to the need and designed the first pneumatic tire carriers which dominated the market after that time.



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HYSTER was formed by nine business people. Ernest G. Swigert was elected the first President of HYSTER. He served as executive director of the company until his retirement in 1971. Swigert assumed his position with a strong educational background in industrial work. He was responsible for directing the company through the great depression and into the productive prewar period. He then directed his business efforts towards their wartime production program.

Some of the original board members of HYSTER during the formative years were: C.F. Swigert, Jr., brother of Ernest G. Swigert, who served as vice-president of Willamette Hyster Company and president of Electric Steel Foundry Company; Harvey Black, Portland lawyer and economist was the first secretary and treasurer, as well as a director in the Electric Steel Foundry Company; Newman Ward, vice-president, also vice-president of the Electric Steel Foundry Company; Austin Flegel, Jr., member of the board and also a vice-president with Willamette Iron and Steel Company; E.C.Pape', first executive vice-president who left two years later to establish his own business; and Herman Cohn, vice-president who was killed in an airplane crash in 1933. Cohn also served as a director of the Electric Steel Foundry Company.

At the time HYSTER was organized, the Pacific Northwest was the logging center of the world. Throughout the woods the "Caterpillar" track-type tractor was used almost exclusively in the logging camps. HYSTER designed the winch and hoist that was used on the "Caterpillar" equipment. The specialized hoist and winch was the most important product that led to the success of the company. A "Caterpillar" tractor equipped with a bulldozer and a HYSTER winch soon set the standard in equipment for high speed, rough and ready work in the logging industry. Another important product that helped HYSTER establish their reputation was the lumber carrier truck. Originally designed by Willamette Iron and Steel Company, the responsibility for development of the truck was taken over by HYSTER when it was organized. The straddle truck was a leader in its field for many years. Within a short time, HYSTER branched out into other heavy-duty production and construction projects.

In 1934 Collis Johnson, a director of the Interstate Tractor and Equipment Company of Portland, was hired as general manager of HYSTER. Johnson was responsible for marketing the company at a time when the HYSTER lift trucks were first introduced to the world market. He seized the opportunity to promote HYSTER. By 1937 the demand for HYSTER products was very high with sales doubling each year. HYSTER became the largest manufacturer in the United States of tractor winches and hoists. In 1944 HYSTER set an all-time high for production. Shortly thereafter, Johnson left the company to form the Interstate Tractor and Equipment Company.

In 1936, Willamette Hyster Company opened a branch office in Peoria, Illinois. The reason for opening the midwest office was that Caterpillar Tractor Co had an office in Peoria, which produced the most efficient track-type tractors in the world and employed over 22,000 men and women. To fulfill the need of the Caterpillar Tractor Co., HYSTER supplied the company with winches, hoists, and parts to compliment their tractors. Initially, HYSTER opened a parts department in Peoria, but as demand increased, an entire manufacturing plant was built to serve the needs of the Eastern states and the Middle West.

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During the Second World War, the HYSTER winches on "Caterpillar" tractors were used to construct landing fields, roads, bridges, buildings, demolition work, the winching of heavy equipment from landing barges to the shore, the pulling out of mired down heavy weapons and war supplies, the rescuing of disabled tanks, and even the tearing apart of Japanese fortifications of the South Pacific islands. Equipment originally designed for logging, mining and other peacetime industrial work was now in great demand during the war.

HYSTER promoted the location of Portland throughout the world, especially after the war. Literature promoted "Portland as the only water-level grade traversing the lofty Cascade mountain range. Portland has become a most important shipping center and seaport. Sixty steamship lines are represented in Portland and 48 of them make Portland a regular port of call. Four great transcontinental railroad systems converge to make the city the chief railroad center of the Pacific Northwest. The location of the HYSTER Portland plant along with the main line of the Union Pacific completely tied in the shipping facilities with the entire world-wide transportation system.

Following the war Portland's seaport facilities were considered a business asset for postwar planning purposes. By the same token the Peoria plant in the Eastern Division was geographically located in almost the exact center of the United States from an industrial standpoint. The combination of the two facilities gave the company all of the advantages needed to take advantage of the postwar business (Peterson, pg. 25).

Products developed by HYSTER that set them apart from the competition were the logging arches and sulkies which made selective logging practices possible instead of using the clear-cut method in the forests. The logging sulkies were basically a smaller model of the logging arch and that were used in logging smaller timber, particularly in the Southeast. The tractor crane, designed only for "Caterpillar" tractors was inexpensive and resulted in more job flexibility as well as the folding-type crane that was originally designed for Barnum and Bailey circus. Other important industrial equipment designed by HYSTER were the Karry Krane and the Fork-type lift truck. By 1950 Hyster was famous for their machinery, especially those that had been used during the war for the purpose of pulling, hauling, and lifting heavy loads. HYSTER's postwar machinery was sold all over the world.

In 1957 HYSTER purchased the Nelson Equipment Company on SE McLoughlin Boulevard and converted the 34,000 square feet building into one of the largest industrial truck sales and service stores in the Northwest. In 1959 HYSTER introduced the largest industrial truck ever made by any company in the world. The giant straddle truck stood more than 20 feet high, 12 feet wide and 24 feet long. Designed for the Oahu Railway and Land Company, the carrier was capable of lifting 20 ton loaded aluminum cargo boxes five feet off the ground.

HYSTER continued to expand and by 1968 had achieved the status as one of the Fortune "500" largest United States industrial corporations. Out of the businesses listed in the Fortune "500" Hyster was ranked 471 with a sales volume of \$144,500,000. HYSTER was chosen because the

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company had grown 21.03 percent per year (average) during the previous 10 years from 1957 (Oregonian June 19, 1968.).

HYSTER headquarters in Portland continued to expand until HYSTER had 16 plants in the United States and overseas. In 1969 the company had sales of \$214.4 million and net income of \$9.8 million. The profit level was 4.6 percent. However, sales and income began to slip in 1970. During the first three quarters of 1971 profits showed further slippage. Sales were down \$3.5 million and the net income of \$7.3 million was \$1 million less than 1970. Worldwide HYSTER plants were running at only 60 percent of their capacity.

Ernest Swigert retired as president of HYSTER in 1961 but remained chair of the board of directors at HYSTER until 1971. At the time of his retirement, HYSTER employed 8,400 workers throughout the world. Following his retirement the company began to decline.

Sales continued to decline during the recession of the late 1970's and early 1980's. HYSTER decided to undertake a "massive restructuring" of its worldwide operations in 1982. This was the result of a slump in the industrial lift truck industry. HYSTER sales were at their worst in a decade. The company slashed its annual dividend in half, from \$ 2 a share to \$1 a share. HYSTER operated at about 20 percent capacity and laid off or furloughed about 1,800 employees beginning in 1982. This brought their total worldwide employment down to 4,900 (Oregonian, November 29, 1982).

HYSTER began seeking financial assistance through grants for training workers and research, tax abatements, and sales and lease back privileges and taxes. This approach was considered part of their long term goal of making HYSTER cost efficient and an effort to overcome the threat of the Japanese taking over the domestic lift truck industry. Japanese manufacturers had focused on developing the less expensive version of the lift truck market and had successfully captured 23.2 per cent of the U.S. lift truck market by 1981. Toyota had become the world's No. 1 producer of a less expensive lift trucks in terms of output at a time HYSTER was still concentrating on more expensive models. HYSTER continued to predict a strong future for the company but sales declined during the next year.

In January of 1983 HYSTER employees learned that their company was threatened with closure. In an effort to save their jobs at the Portland lift truck plant, HYSTER employees agreed to give \$7 million in contract concessions over the next 40 month period. It was estimated that such a move would save the company up to \$7 million in operating expenses through 1986. Hyster officials appealed to the city and state for up to \$6 million in subsidies to keep the lift truck operations plant open. After several months of negotiating with state and local officials, the subsidy was not granted. In February 1983, HYSTER announced that it would close its Portland manufacturing plant and move the corporate marketing activities out of Oregon. This decision terminated employment for 218 hourly workers and 90 salaried personnel. The decision was made after six months of consideration. The reasons given for closing the plant were: the effects of the long recession and greater competition from the Japanese manufacturers. Within two months 200

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unionized HYSTER workers agreed to a shutdown settlement which cost HYSTER about \$1.5 million in close-down benefits. The Portland based company began shifting heavy lift-truck manufacturing operations to the midwest. At the time of closure HYSTER's sales and earnings had plummeting to \$422.2 million, with \$7.3 million reported in net income compared with \$583.7 million in sales and \$34.1 million in income during 1981.

The buyout of Portland HYSTER by ESCO Corporation, a privately held Portland steel parts manufacturing company, for \$421 million was approved by the board of directors on December 5, 1983. At the time of its demise, ESCO owned about 10 percent of HYSTER outstanding shares. ESCO's relationship with HYSTER went back to company's founding in 1929 by the founders of ESCO. Henry T. Swigert, ESCO's chairman, was the grandson of ESCO's founder, and son of HYSTER's founder and longtime chairman, Ernest G. Swigert. Under the buyout agreement, HYSTER retained a separate board of directors. The company moved its offices to the Montgomery Park Building. On September 12, 1987, the HYSTER's 17 acre property in northeast Portland was sold to Fred Meyer Inc.

## FOLGER JOHNSON

Folger Johnson was born on July 4, 1882 in Columbus, Ga. to Walter and Florence Johnson. After completing high school he went on to college and received his Bachelor of Science degree from Georgia Institute of Technology. He then pursued a bachelor's degree in architecture from Columbia University in New York. In 1908 he went abroad and studied architecture at the L'Ecole des Beaux Arts in France (Carey, p. 509). Johnson returned to the United States in 1910 and practiced on the east coast in New York and Florida. In 1911, he moved to Portland to set up practice and established the firm of Johnson, Parker and Wallwork. He was granted his Oregon Architectural License in 1919.

Johnson was very active in civic affairs, serving on the Portland Planning Commission, the Chamber of Commerce and the Portland Art Commission. He was appointed State Director of the Federal Housing Administration in January 1940, replacing Jamieson Parker and served as the director until he retired in 1950 (Oregon Journal, Jan. 21, 1940). On July 1, 1965, Johnson was suspended in good standing by the State Architectural Licensing Board upon his retirement. He was in practice with Johnson and Parker prior to his retirement.

He was a member of the University and Multnomah clubs, a life time member of the Portland Golf Club and a member of the American Institution of Architects. Johnson married Edith Waldo in 1915 and had one son Folger Johnson Jr. Edith Johnson died in 1939. Johnson remarried Shelby Payne and the couple had one son, Folger Johnson Jr. Folger Johnson died in November 1970 at the age of 88.

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The only buildings attributed to Folger Johnson in the Portland Historic Resource Inventory are: 2115 SW Salmon Street; 2633 SW Vista Ave.; 2440 Powell; and 4420 SE 64th Street. According to his son he also designed the Portland Golf Club clubhouse.

**SUBSEQUENT OWNERS**

The Swigerts owned the residence from 1929 until the early 1950s. Swigert built the residence in 1929-30 which corresponds to the founding of HYSTER. The residence was purchased by Mr. and Mrs. Henry Mangan in about 1964. They resided in the house until it was sold to the current owners, Carl and Sally Goebel in 1989.

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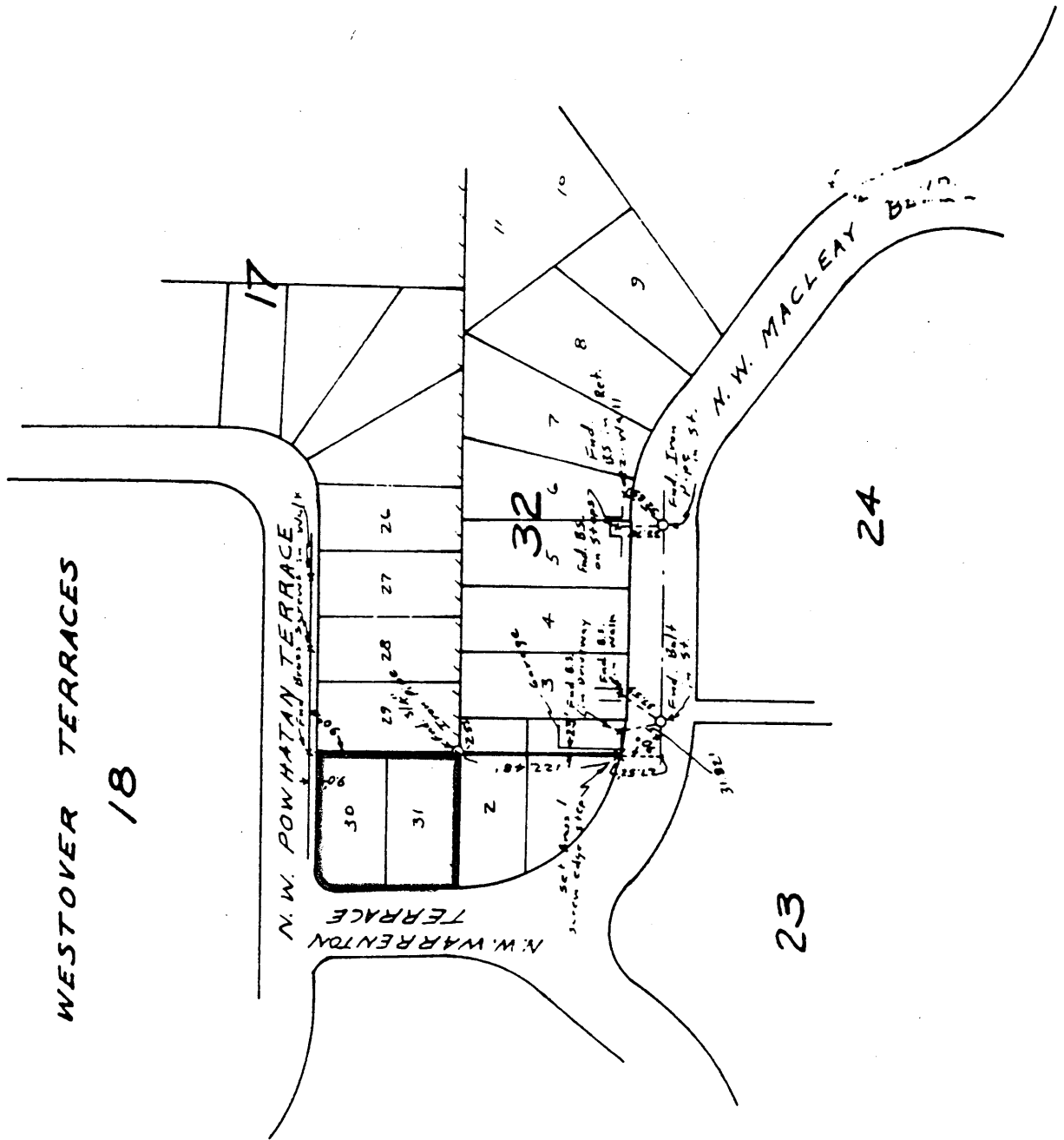
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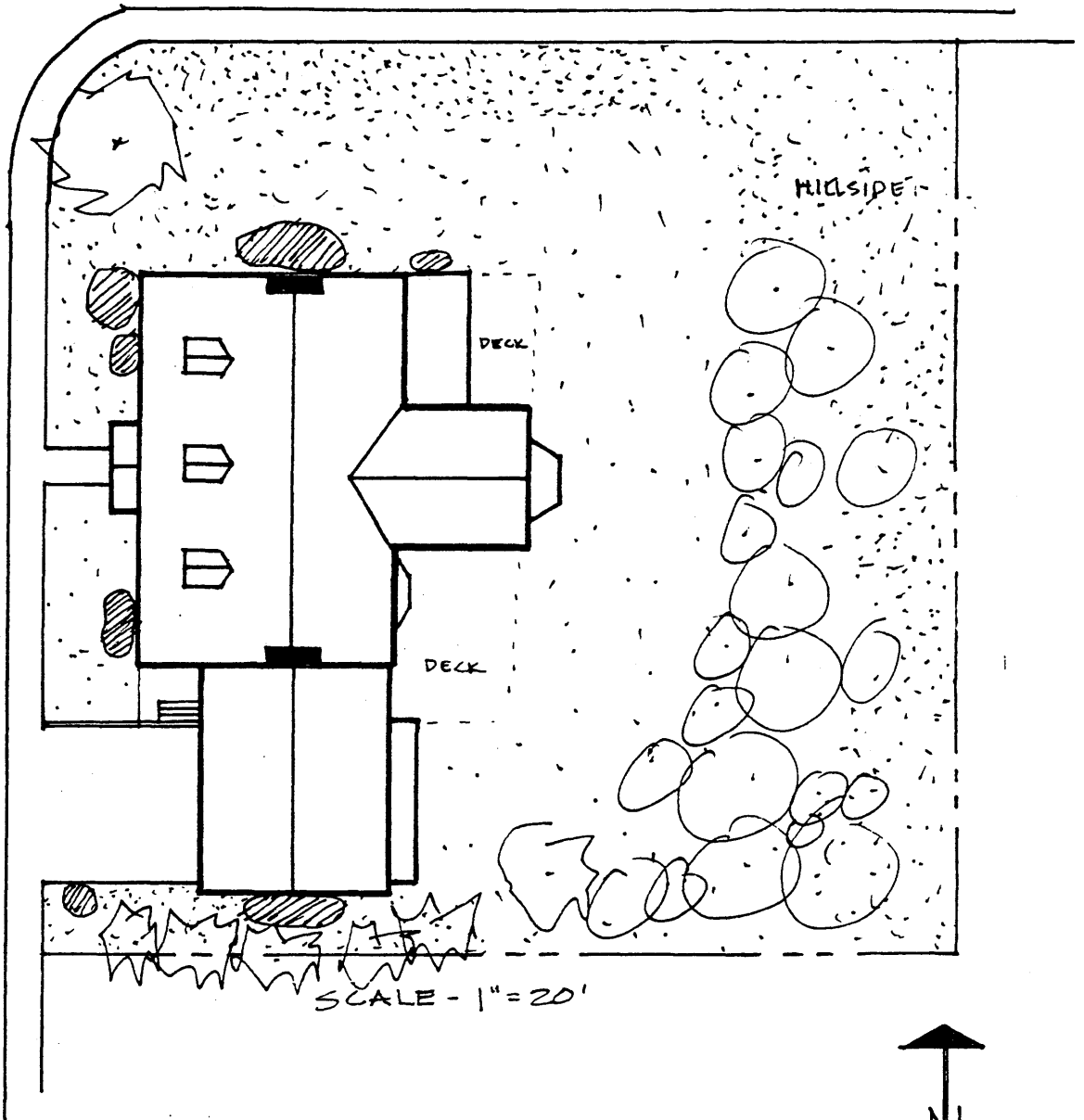


REGISTERED  
 SURVEYOR  
*Thomas B. Weston*  
 THOMAS B. WESTON  
 1907

Survey of East 25 Feet  
 Lots 1 and 2, Block 32  
 Kings Heights  
 N.E. 1/4 Sec. 32, T14 R1E, W.M.  
 Multnomah County, Oregon  
 Surveyed: July 8, 1965  
 By: Thomas B. Weston  
 Scale 1" = 100'

N.W. POWHATAN TERRACE

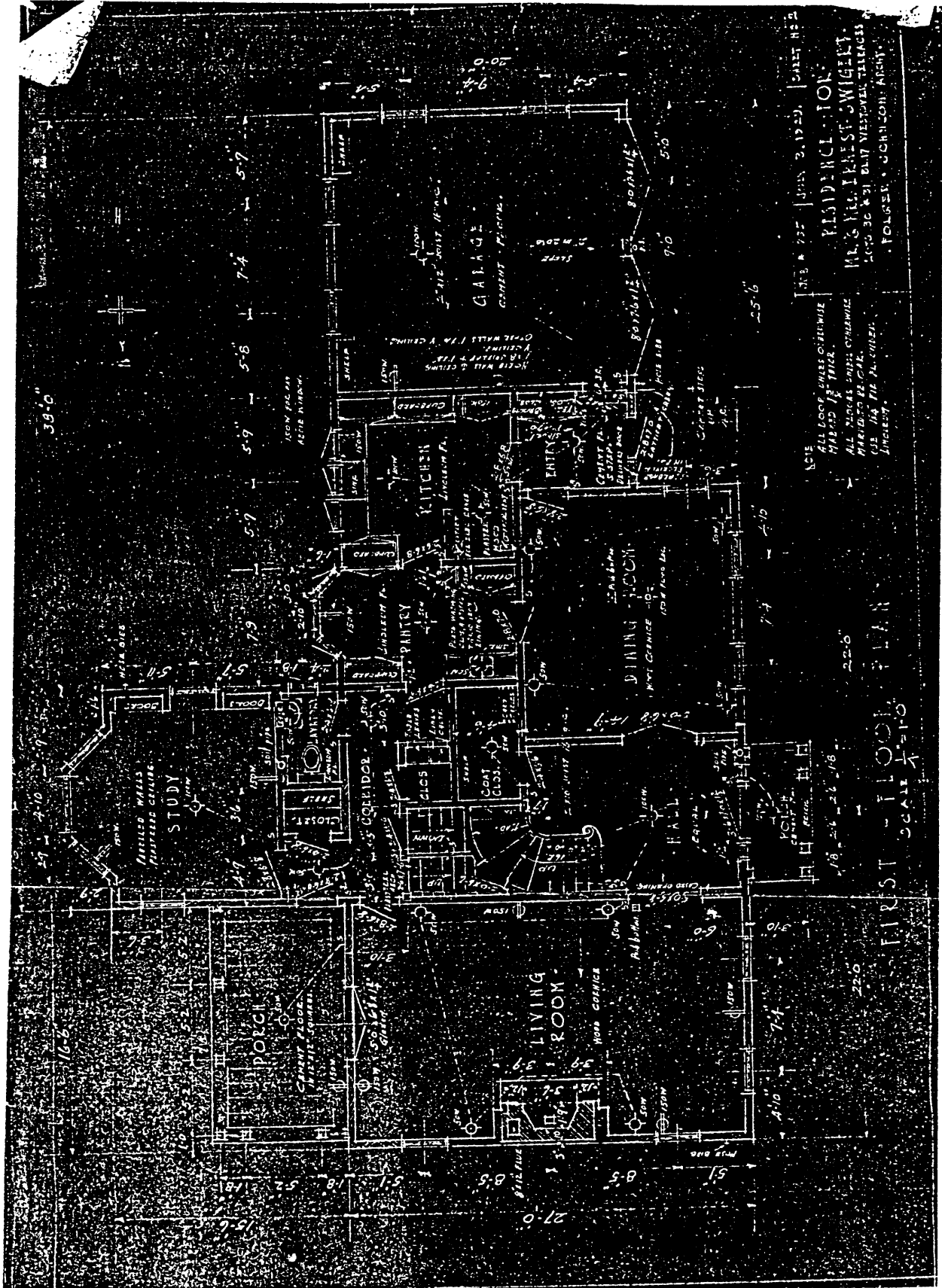
N.W. WARRENTON TERRACE



SCALE - 1" = 20'



SITE PLAN



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"