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United States Department of the Interior National Park Service

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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 Young, John Eben, House

other names/site number N/A

2. Location

street & number 916 SW King Street N/A not for publication

city, town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97205

3. Classification

Ownership of Property

- private public-local public-State public-Federal

Category of Property

- building(s) district site structure object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, 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. Signature of certifying official Deputy State Historic Preservation Officer State or Federal agency and bureau Date July 18, 1988

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. 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:)

Entered in the National Register 8/25/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic/Single dwelling

Current Functions (enter categories from instructions)
Domestic/Single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th Century Revival/Colonial Revival

Materials (enter categories from instructions)

foundation Concrete

walls Wood/weatherboard

roof Asphalt/shingle

other _____

Describe present and historic physical appearance.

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This two-and-one-half story building was constructed c. 1896 in the Colonial Revival Style. The builder and architect are unknown. It is in good condition retaining integrity of design, materials, and workmanship. The building was constructed as a single family residence and has continued as such to the present.

The building is located on Tax Lot #16, Block 2316 of Amos N. King's Addition, the City of Portland, Multnomah County, Oregon. Sited on the southeast corner of the intersection of S. W. Taylor and King Streets, the house acts as an important visual element anchoring the north side of the historic King's Hill neighborhood. This neighborhood is characterized by a high concentration of historically and architecturally significant houses, many of which were built by Portlanders who were instrumental in shaping local and regional history. The majority of residences were constructed in the period 1890 to 1930 and reflect a wide range of architectural tastes. There are approximately eleven designated city landmarks in the neighborhood, one of the densest collections in the city outside of the downtown. Plans are currently underway to seek city landmark status for the subject house.

The Young House is located on the northern periphery of the neighborhood, in a transitional area between large, multi-family apartment complexes and commercial buildings to the north and the residential area--consisting of houses as opposed to apartment complexes--to the south. Adjacent to the south of the Young House is the Mediterrean Style Town Club building constructed in 1931. To the east is a handsome, 20's-era apartment building also in the Mediterranean Style tradition. Across Taylor Street to the north is a two-story masonry motel with large parking area; across King Street to the west is the King Tower, a highrise apartment complex.

Exterior

The John Eben Young House is a two-and-one-half story building, approximately 40'X 34', of frame construction. It is rectangular in plan with a large deck extending across the rear

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(east) elevation. This deck replaced a small porch sometime after 1932. The house has an intersecting hip roof covered with composition shingles which is pierced by four dormers: those on the north, south, and east elevations have pedimented gable roofs and a single six-over-one double-hung sash window; the dormer on the west (facade) elevation has a gambrel roof and two, one-over-one, double-hung sash windows. The ridgeline is accentuated by two large interior brick chimneys each with handsome corbelled cap.

The entire building is sheathed in lap siding exposed 4" to the weather. Wide corner pilasters are adorned with recessed panels and capped with a simple board with applied garland motif. Attention is drawn to the wide frieze board by the decorative, geometric pattern of applied wood which is painted in a contrasting color.

There is a full, daylight basement. The stuccoed brick foundation is exposed on the north and east elevation. The basement may be accessed through a door on the north (side) elevation. This door as well as several small casement windows in the basement have segmentally arched heads with decorative brick "voussoirs". The door, a type common to the 1890's, consists of a single light with two, horizontal panels.

The facade consists of a recessed, corner entrance fitted with a wide single-leaf, five-panel door with fixed transom. The door is flanked by two small square windows. The porch deck is wood as are the three steps which rise from the sidewalk. Windows are primarily one-over-one double-hung sash with architrave molding. There are four on the second story facade and two--paired--on the first floor. The east (rear) elevation of the house has three windows and a large polygonal bay. There are four windows on the south (side) elevation as well as two additional windows in the one-story rectangular bay on the first floor. The north elevation has three of the standard windows, two smaller double-hung sash in the second story, three small casement windows and a small fixed-sash window. Both the bay windows and the paired windows on the facade have a dentil course at the window head. The garland motif, noted above, is also repeated in the paired windows on the facade.

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Alterations to the building include: the enclosure of a small porch on the north elevation (c. 1923); a small addition on the south elevation to accommodate an elevator for a handicapped resident (c. 1935); the replacement of a small deck on the east elevation by a much larger one (some time after 1935); and, the addition of a room above the corner porch (1923).

Interior

The first floor of the building consists of six rooms: a large foyer; den; kitchen; pantry; living room/dining room and half bath. An enclosed stairway at the center of the house provides access to the second story which consists of five rooms: four bedrooms, dressing room, large linen closet, and large bath. The attic story is unfinished with the exception of the front dormer which has been partitioned to form a small room which has been wallpapered and appears to have, at one time, served as a bedroom. The enclosed stairway to the attic has a simple balustrade. The basement, which is also unfinished, consists of a half bath, storage room, and a coal chute.

Floors throughout the building appear to be 4" fir boards; however, those on the first and second story have been carpeted or covered with linoleum. Window and door trim is somewhat unusual: the corners of the otherwise simple surrounds have been decoratively etched with lines to form pleasing geometric patterns. Baseboards are a plain board capped with a simple crown molding. Walls throughout the house are lathe and plaster over which wallpaper has been applied. There are two fireplaces on the first floor--one in the den and one in the living room. Both have ceramic tile hearths. The fireplace in the living room appears to have been extensively altered. It consists of a brick chimney with an unusual cornice with sphere-like projections. The mantel consists of a narrow wooden shelf with a recessed panel in the brick above. The fireplace in the den appears to be original and has a simple wooden mantel. Doors throughout the house are the five-panel type common to the period.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture
Industry

Period of Significance

C. 1896
1889-1916

Significant Dates

C. 1896
1889

Cultural Affiliation

N/A

Significant Person

Young, John Eben (1865-1924)

Architect/Builder

Unknown

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

The John Eben Young House occupies a sloping lot on King's Hill, an historically fashionable residential neighborhood on the west edge of the central business district in Portland, Oregon. On the basis of title records, the house is thought to have been built in 1896, and therefore it ranks with the Milton W. Smith House of 1892, previously listed in the National Register, among the state's earliest examples of Colonial Revival architecture. The architect has not been identified to date, but tentative attribution to Whidden and Lewis may be appropriate.

The property is proposed for nomination under Criterion B as the residence most importantly associated with John Eben Young (1865-1924), who founded in 1909 the Multnomah Mohair Mills, first mill on the West Coast to manufacture finished goods of mohair. Mohair is the natural fiber derived from Angora goats. Young arrived in Portland in 1892 and entered the wool brokerage business. He occupied the subject house from 1899 to 1916. The Mohair Mills closed in 1913, having been in operation for a relatively short span of four years. Young's pioneering venture in manufacturing came at a high point in the market for woolen goods and was an elaboration of that market, but it was not continued. While he held title to the King's Hill property for the balance of his life, Young returned to his native Connecticut and remained there until his death in 1924.

The house is equally significant under Criterion C as one of the city's earliest manifestations of the arrival on the West Coast of a new architectural fashion, one which was introduced locally by the prominent Portland firm, Whidden and Lewis. In 1882-1883, William M. Whidden was briefly associated with McKim, Mead and White, foremost exponents of America's Colonial Revival. Like the recently listed Samuel King House (c. 1898), also located on King's Hill, the Young House is a clapboarded and essentially symmetrically-composed volume having a hipped roof and pedimented dormers on each elevation. But in the more complex plan and steeper pitch of its roof, the corner porch, polygonal window bay on the east elevation, the novel pairing of windows with a central mullion decorated with square inset panels, and in the variegation of pedimented dormers, the house is

See continuation sheet

year (U.S. Census of Agriculture 1910). Portland was headquarters for the Northwest Angora Goat Breeders Association and Angora Journal, the national organ of the mohair industry. Though a large and growing industry it was still to a great

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 0.14 acres Portland, Oregon-Washington 1:24000

UTM References

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5	2	3	9	0	0
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5	0	4	0	7	8	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated area is located in SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 33, Township 1N, Range 1E, Willamette Meridian, in Portland, Multnomah County, Oregon. It is legally described as Tax Lot 16 of Block 2316, Amos N. King's Addition to the City of Portland at said location.

See continuation sheet

Boundary Justification

The nominated area is comprised of that 0.14-acre tax lot on which stands the Colonial Revival house occupied by John Eben Young, founder of the Multnomah Mohair Mills, from 1899 to 1916.

See continuation sheet

11. Form Prepared By

name/title Julie Koler and Jane Morrison
organization Koler-Morrison Consultants date December 15, 1987
street & number 1133 NW 25th telephone (503) 227-2680
city or town Portland state Oregon zip code 97210

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closer in spirit to the Milton Smith House, the oldest standing Colonial Revival house of documented date in Portland. Built in 1892, it was designed by Whidden and Lewis.

The Samuel King House, built about 1898, has a classical entablature enriched with an astragal (bead and reel) molding similar to that of the Smith House. Tentative attribution of the King House to Whidden and Lewis has not been substantiated by documentary evidence to date. The tentative attribution is based on stylistic analysis alone. Nor do the names of J. E. Young or Fannie King, the original owner of the nominated property, appear on the Whidden and Lewis job list. Nevertheless, the distinctive astragal molding is used in the Young House to outline an inset overmantel panel of the living room chimney, and ovolo molding is used elsewhere on the chimneypiece. The deft handling of classical detail is a hallmark common to each of the city's earliest Colonial Revival houses. The Young House exterior is distinguished by delicate cornerboard pilasters with continuous, two-story inset panels, by well-proportioned architrave moldings at window heads and by dentil courses used at the cornice and on the entablature framing a principal, ground story window bay. The garland motifs which decorate impost spacers between corner pilasters and the building's entablature are unusual.

Over the years the Young House exterior has remained little altered except for addition of a non-historic ground story deck on the east elevation, addition of a room at the second story which fills the space above the front corner porch, and replacement of original multi-paned window sash with double-hung sash having one-over-one lights.

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The John Eben Young House may be evaluated under criterion "b" for its association with Young who lived there from 1899 to 1916. Young's early experience and associations in Oregon's wool and garment industry led to the establishment of the Multnomah Mohair Mills, the first mohair mill in the west to manufacture finished goods. As founder and president of this Sellwood-based mill Young played a significant role in the development of the early mohair industry in Oregon.

The first reference to J.E. Young is found in Polk's business directory of 1892 where he is listed as secretary-treasurer for the J.M. Russell marble, wool, hop and lumber brokerage. J.M. Russell had learned the wool business as a young man in San Francisco. "From there he went into the heart of the Rocky mountain sheep country at Ogden, Utah, thence to Portland in 1889 where he opened an office in the Sherlock Building to conduct his wool, hide and hops business. Here he represented Brown, Steese and Clark, Boston wool merchants (Lomax, "Wool-Scouring Plants", OHSQ p.45). With the exception of the few Willamette valley woolen mills, the major buyers of the Oregon woolen clip were Eastern and California mills--the largest interests were those in Hartford, Connecticut and Boston--these mills sent their representatives to Oregon or were represented by Portland brokers.

J.E. Young was born in Connecticut in September of 1865. Nothing has been found of his early years prior to his appearance in Portland as J.M. Russell's secretary-treasurer. His wife Elsie H. Young was also a Connecticut native, born in Danielson, August 1867.

Young remained as secretary-treasurer of the J.M. Russel Co. from 1893-1895. In 1896 he joined in partnership with Edward C. Garratt (commissioned traveler 1893; manager 1893-1895 of the

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Bowers Rubber Co.), forming the firm of Garratt & Young: Purchasing & Manufacturing Agents. Alfred Lomax notes that the Eastern mills representatives were supplemented by Portland agents "who had their own accounts with numerous eastern buyers." Garratt & Young are listed under both Manufacturing agents and specifically under woolen goods and linings. Between 1896-1914 their firm is one of only a few listed in Polks directory, the only firm dealing exclusively with woolen goods and linings for a number of years. Young's Connecticut connection and his experience with the J.M. Russell Co., along with an eighteen year business association with Edward Garratt, suggest that he was one of the more influential Portland woolen brokers at the turn-of-the-century. Young's experience in the Oregon wool market put him in an excellent position to evaluate and significantly influence Oregon's growing mohair industry.

Angora goats, from which mohair is derived, were first brought into the United States in 1849 from Turkey. Fred Lockley, in his Oregon Journal column "In Earlier Days" (6-7-13, p. 5), relates the story of Dr. Davis, U.S. representative to Turkey, after having shared cotton growing information with the Sultan of Turkey, being presented with the gift of nine royal angora goats which he shipped back to his home state of Texas, thus initiating the mohair industry in the United States. Importation of angoras from Turkey continued on a small scale until a royal edict in the 1890s banned the exportation of angoras.

Angora goats were first introduced into Oregon from California in 1867. From this first introduction until the founding of the Multnomah Mohair Mills in 1909 the mohair industry had a slow but steady growth. J.B. Stump of Monmouth, an early pioneer and angora breeder, pointed to two key factors for this slow growth: the lack of general knowledge on the care and raising of this new breed, and little initial advertising. As late as 1880 angora goats were considered oddities by many of the viewers at the Oregon State Fair. Although the benefits of raising angora goats spread widely throughout the state by the turn-of-the-century the problem of breeding remained an issue for many years; an issue that J.E. Young influenced greatly.

By 1909 there were 3,075 angora breeders (mohair producers) in the State of Oregon producing 523,435 pounds of mohair for that year (U.S. Census of Agriculture 1910). Portland was headquarters for the Northwest Angora Goat Breeders Association and Angora Journal, the national organ of the mohair industry. Though a large and growing industry it was still to a great

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extent unorganized. The growth of the industry was a direct result of the utilitarian benefits the Oregon settlers saw in the breeding of angoras. As the Oregon Journal stated in an article on January 1, 1912: "Angora goats on a farm are unique in this, that they not only raise a cash crop of mohair that represents a good portion of their first cost, but they are such good land cleaners that they would be worth keeping for the good they do. To those intending to clear land this winter it is suggested that a flock of goats, even a small one, will make their brush cutting into permanent clearing." As late as October 20, 1929 The Oregonian ran an article extolling the virtues of the angora as a potential cash crop that will even "thrive on the rank growth of Columbia County." Though the benefits derived from the angoras land clearing abilities coupled with its cash crop potential resulted in a wide growth in its raising; a concurrent lack of concern to breeding resulted in wide discrepancies in the quality of mohair harvested in Oregon.

While Oregon wool was graded to three standards, there were numerous small pools (warehouse for storing and brokering of product) of Oregon mohair and as many as twelve different grades. Buyers who had to first travel to the many different pools across the state (Dalles, Junction City, Eddysville, Cottage Grove) were then often confronted with products of varying degrees of quality. This discouraged the breeders who bred quality stock to enter the pools.

John Eben Young opened the Multnomah Mohair Mills in 1909. This was the first mill in the west to manufacture finished goods out of mohair. Where before the Northwest crop was shipped to the eastern textile centers, it was now finished at home. By 1911 the mill employed 150 workers and were able to handle one-half of the entire Northwest mohair crop, with an annual production of 1,000,000 yards. Besides the obvious economic benefits to the Portland area, Young's mill had a significant effect on the mohair industry. In an interview with Young dated August 20, 1914, The Oregonian reads:

When we began operations we paid 20 cents a pound for wool (mohair), but, through the development of business, the price increased to 40 cents, due largely to the fact that it could be handled at home. Not only did our operations have the effect of stimulating the market, but a material improvement in the breeding of Angora Goats resulted.

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We bought mohair on the basis of quality whereas this product formly was bought more with respect to quantity.

This enabled breeders like J.B. Stump, whose Monmouth angora herd ran from between 500-600 purebred angoras, to profit from their care and expense in breeding--while the average cost at this time for a angora buck ranged between thirty and seventy-five dollars, Stump had paid as much as \$500 a piece for bucks imported from Turkish stock in South Africa. Breeding became a primary concern of those involved in the mohair industry. Alva L. McDonald of Portland, the secretery of the Northwest Angora Goat Association, in response to Senator Chamberlain's comment to the effect that goats were used in Oregon only to clear land, wrote:

Many of the 125 active members of the association who have been enrolled over the past two years just past, had actually lost money on the 300 full blooded registered bucks they sold last year at from \$15-\$30 each, because it cost \$25 each to raise them an to allow for profit. In Oregon alone there are 1500 registered growers of Angora goats. (Oregon Journal, 1-28-12)

Between the opening of the Multnomah Mohair Mills and its closing in the summer of 1913, the Mohair industry saw an increased vigilance towards breeding and quality attributed in a large part to Young's operation. With the reduction of the duty on imported mohair and finished goods Young could no longer compete. The operation was labor intensive, 45% labor costs for the finished products, and the English imports which began to flood the market with the reduction of the Payne tarriff effectively put the Multnomah Mohair Mill out of business:

The reduction in tarriff removed the protection from American labor, labor alone made our operations possible, and obliged us to close down our mills and seek another location...when that protection was interferred with our only alternative was to quit business, as we could not compete with manufactures in England with their cheap labor. (Oregonian, 8-20-14)

In 1918 the Multnomah Mohair Mills were sold after a subscription drive engineered by the Portland Ad Club. The Mill's machinery was repaired and the Oregon Worsted Mills began operation in 1919. The site of the Mohair Mills and its machinery were incorporated into Portland's first woolen manufacturing mill.

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Prior to this Oregonian's had paid shipping on their home grown wool both to eastern textile centers and back again as the finished product. The Oregon Worsted Mill owed its establishment, in large part, to Young's earlier foresight in realizing the economic advantage of manufacturing finished goods from Oregon's own raw products, resources, and with her own labor. Young not only played a vital part in Oregon's mohair industry, but also served to influence her growth as an independent industrial state with the ability to turn her own resources into finished products that could compete on the world market.

John Eben Young moved back to Danielson, Connecticut with his wife Elsie and his daughter Elsa, though he maintained his residence in Portland until his death on June 4, 1921.

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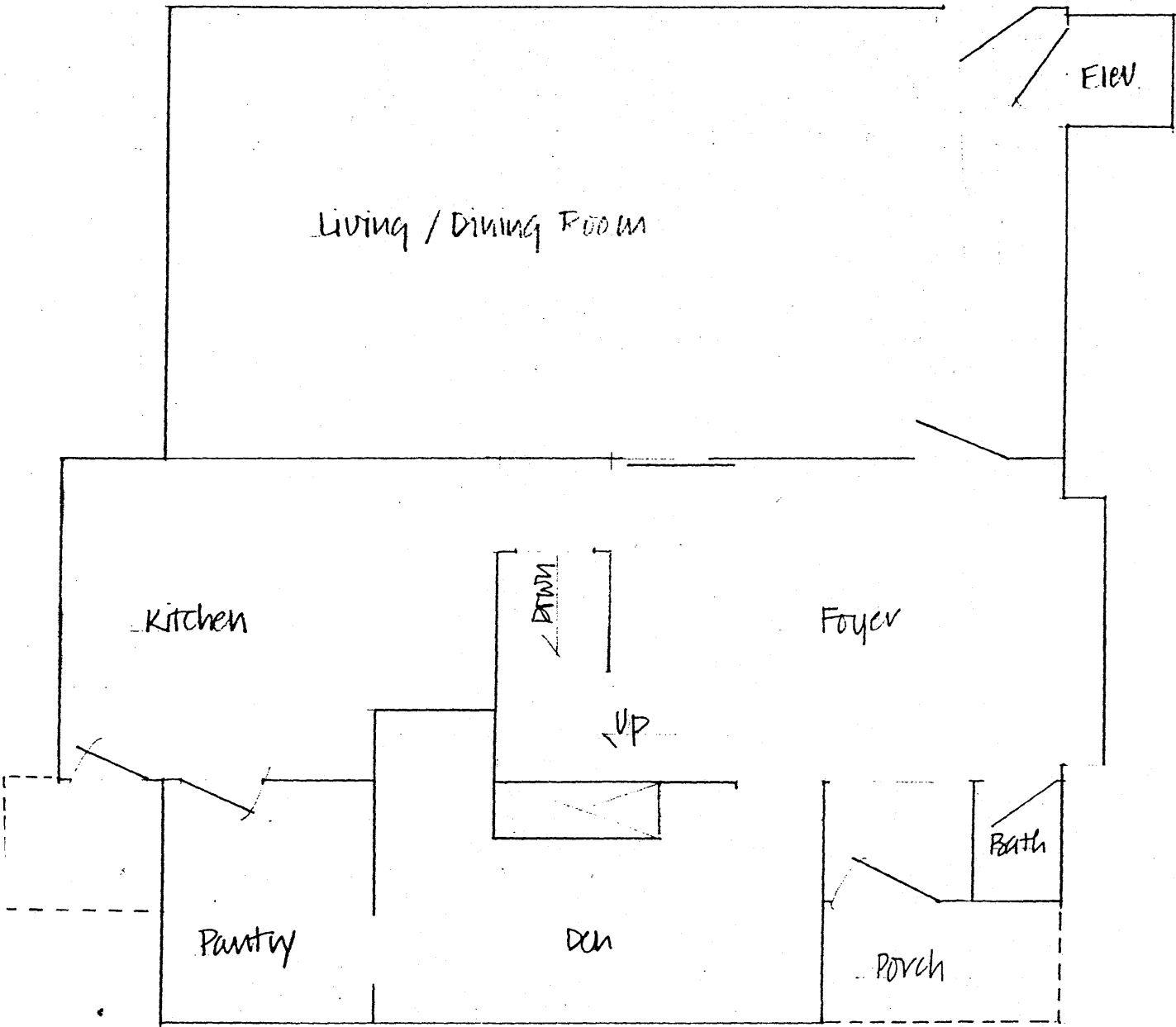
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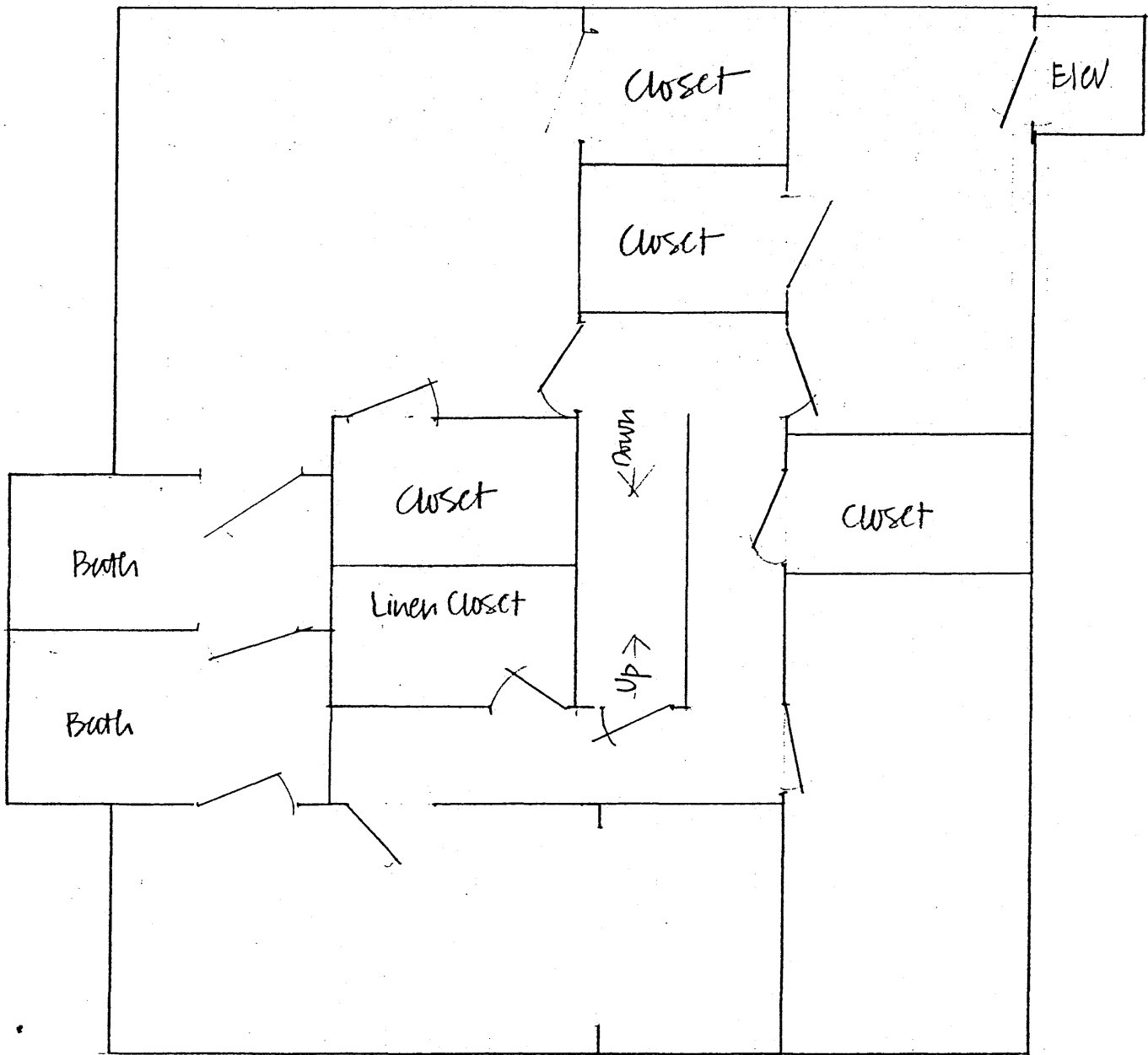


←
North

JOHN EBEN YOUNG HOUSE

FIRST FLOOR

NOT TO SCALE



←
NORTH

JOHN EBEN YOUNG HOUSE

Second Floor

Not to Scale