

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: 00001022

Date Listed: 8/23/2000

Abraham Tichner House  
Property Name

Multnomah  
County

OR  
State

N/A  
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.

*Paul R. Lynn*  
Signature of the Keeper

8/23/00  
Date of Action

=====

Amended Items in Nomination:

Resource Category:

The correct resource category is: *building*.  
[Only one item, reflecting the major resource, may be selected from the list.]

Period of Significance:

The appropriate period of significance is: *1915-1931*.  
The significant date 1913 is replaced with: *1915*.  
[The period of significance may not predate the resources being nominated.]

Areas of Significance:

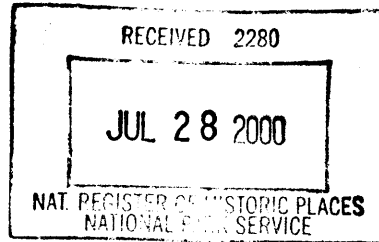
The correct areas of significance are: *Commerce and Architecture*.  
[Allusions made in the narrative to landscape architecture and ethnic heritage as possible areas of significance are not sufficiently justified and the current documentation is inconclusive.]

These revisions were confirmed with the OR SHPO.

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DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination attachment)



1022

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 *How to Complete 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, enter 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 Tichner, Abraham, House

other names/site number \_\_\_\_\_

### 2. Location

street & number 114 SW Kingston Avenue \_\_\_\_\_ not for publication

city or town Portland \_\_\_\_\_ vicinity

state Oregon code OR county Multnomah code 051 zip code 97201

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant  nationally /  statewide /  locally. (X See continuation sheet for additional comments.)

Jane Hamrick July 25, 2000  
Signature of certifying official/Title/Dep. SHPO 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 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:) \_\_\_\_\_

Del R. Jayin Signature of the Keeper Date of Action 8/23/00

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**TICHER, ABRAHAM, HOUSE (1915, 1918)**  
**114 SW Kingston Avenue**  
**Portland, Multnomah County, Oregon**

**COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:**

The Abraham Tichner House was built in 1918 on three lots in the Parkside Addition of Arlington Heights in Portland. A 1915 stonewall defines the boundaries of the property on three sides, and encompasses the house and a double-car garage. A massive curvilinear staircase within the walls' northeast corner accesses the rear yard. There is a full lawn surrounding the house, with mature plantings including conifer and deciduous trees, rhododendrons, and camellias and evergreens. Access to the front of the residence is along the "U"-shaped driveway on the west side of the property.

This two-and-one-half story Colonial Revival house is of wood frame construction with shingle siding. Classical features include a symmetrical façade, with the exception of a later addition, a portico with paired columns, front entrance door with sidelights, and pedimented dormers. Windows are a variety of double-hung wood sash windows. The first floor contains 1/1 windows, the second floor contains a variety of 1/1, 8/1, 4/1 or 6/6 windows, and the third floor contains both 6/1 windows and six-light casement windows.

The plan of the house utilizes the Georgian ideal with the central hallway and a formal staircase with the living room and dining room to either side, and the kitchen to the rear. The dining room contains the original coved moldings, a chair rail and wall sconces. The living room has varnished mahogany moldings and fireplace with mahogany over mantel and tile surround. The second floor of the house contains four bedrooms, two bathrooms, a walk-in closet and an exercise room. The third floor contains two bedrooms and a bathroom.

Most alterations to the house occurred in 1931. A two-story addition was added to the building's north elevation. That addition includes the library on the first floor, and the walk-in closet and exercise room on the second floor. A side porch that had been on the north elevation of the house was removed and added to the building's rear or east elevation. A dormer was added above the central portico on the façade elevation. A bay window was also added to the building's south elevation. In 1989 the kitchen porch was enclosed using identical exterior materials and architectural trim. Then in 1999 the current owners enlarged the master bathroom on the second floor by subsuming a sitting room.

A stonewall constructed from 1915-1918 defines the outer boundaries of the property on the west, north and east elevations. This structure is an excellent example of stone masonry, consisting of walls, massive

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curvilinear stairway, and large pillars that punctuate the wall at regular intervals on the west and north elevations. Italian stonemasons that also worked on the stonework of the Columbia River Gorge Highway constructed the wall. This structure is constructed of basalt that is believed to have come from a quarry adjacent to the property on Burnside Street.

Abraham Tichner was a prominent local broker and respected citizen of the community. Tichner came to Portland as an 18 year old in 1870. Spending several years as a custom agent and policemen, Abraham began as a broker of tax revenue notes in the 1890s. Tichner's foresight and honesty brought him much business, and in 1898 he formed a partnership with A.H. Maegly. In 1909 they built the Maegly-Tichner Building in downtown Portland. In 1926 Tichner retired but continued to be active in the community by serving on the Chamber of Commerce and was a member of several charitable and fraternal organizations. While Abraham Tichner's wife passed away in 1931, and he passed away in 1935, the home was owned and occupied by the Tichner family until 1959.

Architect John Virginius Bennes designed the house for Abraham and Mary Tichner. Bennes was responsible for the design of many significant Portland buildings, including the Hollywood Theater, the Cornelius Hotel, and the A.H. Maegly residence, all of which are listed on the National Register. Other Colonial Revival residences designed by Bennes include the Allen House on Tichner Drive built in 1922 and the Gilbert House on Parkside Drive constructed in 1916.

The Tichner house is eligible for listing on the National Register of Historic Places under criterion "C" as both an excellent example of Colonial Revival residential architecture in Portland and of John Bennes' designs. The building is also eligible for listing in the National Register under criterion "B" for its association with prominent local businessman and civic leader Abraham Tichner.

Abraham Tichner House  
Name of Property

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>  2  </u>		buildings
		sites
<u>  1  </u>		structures
		objects
<u>  3  </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

0

### 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 19<sup>th</sup> and 20<sup>th</sup> Century Revivals; Classical Revival; Neo-Classical

Materials  
(Enter categories from instructions)

Foundation: concrete and brick  
walls : wood, wood shingle  
roof : composition shingle  
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

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### Description

The Tichner House is a two and one-half story Twentieth Century Colonial residence facing west on the corner of SW Tichner Drive and Kingston Avenue in Arlington Heights. The house was designed by architect John Virginius Bennes for Abraham and Mary Tichner. Abraham was a prominent local broker in partnership with A. H. Maegly and co-owner of the Maegly-Tichner Building in downtown Portland. The Tichner House was constructed in 1918 (City of Portland Permit Records) and is one of the oldest houses extant in the Arlington Heights neighborhood. Pre-dating the house on the adjacent lot to the east, was another house built by their daughter, Hazel Lyons in circa 1915, which was demolished in 1931.

A significant stone wall constructed in 1915-1918 defines the outer boundaries of both properties on the west, east, and north. This structure is an exquisite example of stone masonry, consisting of walls, a massive, gracefully rising curvilinear stairway, and large pillars which flank the two entries of the driveway and punctuate the north and west lengths of the wall. Italian stonemasons who also worked on the stonework of the Columbia River Gorge Highway may have constructed the wall. This structure was constructed with basalt, which may have come from a quarry adjacent to the property on Burnside Street.

### Exterior

The architecture of the Tichner House is formal and classically inspired. The house is wood-framed, rectangular in plan and massing, with a low-pitched roof covered in composition shingles. The eaves have a fully rendered entablature with a wide frieze and a modillioned cornice. A large portico is central and prominent. The building is sided in cedar shingles applied in courses. The visible portion of the foundation is brick set on a concrete sill, which rises just above grade. Porch floors and steps are constructed with a combination of brick and concrete. The façade elevation is symmetrically composed on a bilateral axis, with the exception of the library volume, which the Tichners added in 1931. This volume is stepped back from the façade elevation, and more diminutive in height. The details of the original (including the modillioned cornice, eave returns and decorative window moldings) were copied and applied to the addition.

The porte-cochere roof is supported by two groupings of three Tuscan columns set on high pedestals constructed of brick. Within the groupings, two of the columns are boxed and one is cylindrical. Boxed Tuscan columns and pilasters support the portico at the wall. The projecting entry landing is constructed of concrete and finished with brick. Pedestrian stair access is provided on either side of the landing. The iron porch rail has an opening in the center where a high step is situated for boarding and deboarding carriages. The entry door features a single light. Wide, single-pane sidelights flank the entry.

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Window placement on the façade is regular. On the main floor windows are 1/1 double-hung sash, with a wide frieze and corbelled hoodmold and decorative bracket elements. The second floor features 8/1 double-hung sash fenestration. Above the central portico is a projecting bay dormer with a pedimented gable-end set with a grouping of three 6/1 double-hung sash windows. The Tichners added this dormer in 1931, at the same time the library was added. The casement windows were reused, and the low-pitched gable and fully rendered entablature of the bay is consistent with the architectural propriety. Three regularly placed dormers are present on the roof slope. These are small dormers, one bay wide, with pedimented gable-ends, shingled cheeks, and multipane casements.

The north elevation of the 1931 addition faces Tichner Avenue. The elevation features eave returns, a modillioned cornice and a regular placement of windows. A belt course extends over the second story windows.

The east elevation faces the back yard. A central portico supported by Tuscan columns (in groups of three in the same configuration as on the façade) is centrally located on this elevation. Bureau of Building records indicate that this porch was moved from the north elevation to this elevation during the 1931 remodel. Less formal in organization, this elevation has a variety of windows including casements, and 1/1, 8/1 and 6/1 double hung sash windows. A shed dormer with a row of 6/1 double hung sash windows is set on the roof slope. A one-story kitchen volume wraps around the southwest corner of the main volume.

The south elevation features eave returns. Fenestration includes a bay window with 1/1 double-hung sash. The cornice of the bay window is modillioned. Multipane windows light the second floor and attic on this elevation. The wrap-around one-story kitchen volume has a fully rendered entablature and a low-pitched roof.

A double car garage is present on the south side of the property. According to Bureau of Buildings records, Abraham Tichner had it constructed in 1923. It measured 14' x 22' and was constructed by contractor H. E. Doering for \$300. It subsumed a small gabled single car garage. The south wall, and gable-end on the east elevation are remnants of the original garage. The garage is built in the same classical style as the house. It features a truncated low-pitched hipped roof with the exception of a projecting gable on the east elevation, which housed garden supplies. The building has a wide entablature and shingle siding. The garage door is an overhead type.

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## Interior

The interior spaces are arranged around a central hallway. An elaborately appointed curvilinear stairway is the main feature of the entry hall. The banister, newel posts and treads are Honduran mahogany. Each tread is set with three finely turned rails. Three large multipane windows at the first landing light the entry hall and stairs. The dining room (to the right of the entry hall) has a robust and well-defined coved moldings, a chair rail, and original wall sconces. The living room is to the left of the entry hall. Moldings in the living room are varnished mahogany. The fireplace is centered on the north wall of this room. The fireplace features mahogany panels with boxed pilasters set in pairs, a broad mantelpiece, and a ceramic tile surround and hearth. Beyond the living room the library is accessed by two doorways set on either side of the fireplace on the north living room wall. This library is fully paneled in mahogany and features built-in mahogany bookshelves and metal shaded light fixtures.

The curvilinear stairway in the entry hall, the lavish use of mahogany, and the design of the fireplace resemble closely these same features in the Maegly House (1915) located several doors down at 226 SW Kingston. Bennes also designed this house for Tichner's business partner A. H. Maegly. One of the hallmarks of residences designed by Bennes is that they often exhibit an elaborate use of mahogany.

The second floor has four bedrooms. The master suite includes a fireplace, and a bathroom that was enlarged in 1999, subsuming a sitting room. The master suite has a walk-in closet and exercise room, which occupy the attic of the library addition. The third floor was originally for servants. It consists of two bedrooms and a single bathroom.

## LANDSCAPE

Landscape plantings include a row of large mature rhododendrons planted along the perimeter of the west and north portions of the wall, mature conifers and deciduous trees on the north slope of the property, and a Japanese Chestnut tree situated between the garage and the house. A hedge of camellia and other evergreen shrubs is planted above the rock wall along the alley boundary.

A playcourt is present in the southeast corner of the property, accessed off the alley. This playcourt features a green playing surface, a basketball hoop, and a terrace along the south edge. A cedar hedge surrounds the court and terrace.

## Alterations

The house is in excellent condition. Four alterations occurred during the remodeling episode in 1931. The most important of which are the addition of the library wing, and the construction of a dormer above the central portico on the façade elevation. The side porch was saved during this remodel, and moved to the back elevation. A bay window was built on the south elevation, lighting the dining room. These alterations were done by the original family and exhibit the same details as the original construction. This work may have been directed by the original architect J.V. Bennes who lived a block



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away, and was an associate of the Tichners. Later alterations include a kitchen remodel, which included enclosing the partially recessed kitchen porch on the south side of the house (1989). The siding, and cornice entablature were copied or retained. The last alteration occurred to the interior in 1999 when the current owners expanded a second floor bathroom, subsuming a small sitting room.

The smaller details of the house that remain include most of the original door hardware, including glass doorknobs, brass escutcheon plates and skeleton key locks. The original turn-lock brasses are present on the windows. A milk glass pull knob is present on the built-in medicine cabinet in one of the bathrooms. Doors feature door moldings in a simple but classical style. The house is heated with the original large radiators.

The house is in excellent condition. No alterations are planned with the exception of installing some period or reproduction period light fixtures.

### Contextual History

The Tichner House faces west on Kingston Street. It occupies Block 3, lots 15-18 and most of lot 19 of the Parkside Addition of Arlington Heights in the City of Portland. The house is on the edge of a knoll, which drops in elevation to the north. It has a view from upstairs of downtown Portland. Mary Tichner (Abraham Tichner's wife) purchased lots 16, 17, and 18 in 1913, at the same time her daughter, Hazel Lyons purchased lot 15 and part of lot 18. Together they owned four lots that made up the corner of Block 3 of the Parkside Addition. The Lyons house was built first, circa 1915, and demolished circa 1931 when Hazel Lyons and her family moved into her parent's house. The site where the Lyon's house once stood is now the back yard.

In 1923 Abraham purchased lot 20, a 150' x 50' lot adjoining the property on the south. This lot became a formal garden, and the location of the Lyons garage, which was accessed off of the alley. This lot was outside the wall enclosure. The lot was sold off in 1989, and a house has subsequently been built on that lot.

John V. Bennes (the architect of the subject of this sketch) built the first house in Arlington Heights in 1911, one block away from the subject of this sketch. It was the intent of the developers to make Arlington Heights a prestigious neighborhood. A November 12, 1911 advertisement asserts the following:

Kings and Arlington Heights lots and villa plots, because of their irregular shape, lend themselves ideally to landscaping. Beautiful terraces, sunken gardens and sunny knolls furnish inspiration to the landscape engineer and gardener. Suitable building restrictions protect from the encroachment of trade and undesirable neighbors (*Oregonian* November 12, 1911:7).

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The advertisement went on to say that this location was the 'Home Place Par Excellence, now and for the future Portland's most exclusive residence section'. In an article in the June 9, 1912 edition of *The Oregonian* the area was described as follows: "Hills are sightly. Heights property converted into beautiful site. After two years of work, Arlington Heights will have the distinction of possessing the finest and most magnificent residence view properties in the country."

However, due to economic uncertainty, only seven houses were built on Arlington Heights during the first three years. This house is one of the earliest. In 1918, when this house was built, there were only 16 houses in the addition. By 1925 there were 73 houses. When the house was first constructed, the City Park, and its associated Zoo and Rose Test Gardens were located three blocks south. The area had cable-car access, sewers, phone lines and electricity. Hofmann suggests that perhaps the reason more homes were not built was because of the close proximity of the Zoo and its menagerie of monkeys, bears and birds (Hoffman 1979:16). 1925, due to the objections of neighboring residents, moved the Zoo to the south end of the park. In 1926 and 1927 there was a housing boom in the neighborhood. During those years 26 new houses built. By 1989, approximately 246 houses had been built (Hofmann 1979).

According to Jane Hofmann, a rock quarry was adjacent to Arlington Heights in 1911. It was situated on Burnside Street. The close proximity of this quarry to the site would suggest that stone from this quarry might have been used on the rock wall (Hofmann 1979:15).

### Stone Wall

According to the *Historic Resource Inventory of the City of Portland*, Italian stonemasons who had worked on the Columbia River Gorge Highway constructed the wall. Constructed of large basalt blocks finely jointed with mortar, the wall surrounds the property on three sides. The wall was constructed in circa 1915-16 when the Tichner's daughter, Hazel Lyons, built a house adjoining the vacant lot her parents owned. The wall was constructed around both properties on the west, east, and north boundaries of the property, along Kingston Street and Bell Street (later changed to Tichner Avenue), and the alley known as Parkside Lane. This structure is an exquisite example of stone masonry, consisting of walls, a massive, gracefully rising curvilinear stairway, and large pillars which flank the two entries of the driveway and punctuate the north and west lengths of the wall. The Tichners completed construction of their house in 1918, immediately adjacent to their daughter's house, and within the compound defined by the wall.

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The ashlar wall consists of basalt blocks set in straight courses with fine joints. On Kingston Avenue and Tichner Drive, the wall is divided into even sections by rectangularly massed pillars, which relieve the wall and project above the top course. These pillars also flank the two driveway openings. The top of the wall is level, and the curve and stepped wall sections accommodate grade change. Each section is about 20 feet long. The top course consists of stones that are rounded-off on the top. The pillars are capped with single blocks, also rounded-off. The number of courses varies. Courses are only three high in the very front of the house, framing the facade. Along the sweeping corner where SW Kingston meets Tichner Avenue the wall is five courses high, and six where the wall turns south along the alley. The wall becomes a retaining wall on the lower, north side of the property. The wall extends unbroken by pillar or opening along the alley boundary, and gradually shortens to the height of one stone, and ends at the opening to the play court. The alley dead-ends just before Tichner, where concrete stairs are set giving pedestrian access to Tichner Avenue from the alley. Cars are blocked on the alley by two concrete ballards.

The main feature of this wall is the exquisite stairway that once led to the Lyon's House, but now leads to the back yard of the Tichner House. Massive pillars flank the opening. The stair treads are concrete. The whole curves gracefully around to the west, gradually climbing, without a landing, continuing along an elliptical arc for approximately thirty feet where it turns south and shortly ends at the grade of the yard. The stairs are flanked by the solid wall balustrades which consist of ashlar blocks in straight courses, except for the top course which "smoothes out" the top of the wall and rises to accommodate the change in elevation. The balustrade is higher on the uphill portion.

The wall is in good condition and in its original configuration. Some of the joints are in need of repointing. One of the pillars flanking the driveway is in need of repair. It was knocked off-center by a collision with a truck, and should be re-set several inches to its original placement.

The three contributing resources are identified as the Abraham Tichner House, garage and stone wall contained within the boundaries of Parkside Addition, Lots 15-19, except therefrom that portion of lots 16 and 17 conveyed to the City of Portland for street purposes by deed recorded June 23, 1910, and also excepting therefrom the Southerly 10 feet of Lot 19.

Abraham Tichner Residence  
Name of Property

Multnomah County, Oregon  
City, County, and State

### 8. Statement of Significance

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

(Enter categories from instructions)

- 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.

**Period of Significance**

1913-1931

**Significant Dates**

1913, 1918, 1931

**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.

**Significant Person**

(Complete if Criterion B is marked above)

Abraham Tichner

**Cultural Affiliation**

**Architect/Builder**

John Virginus Bennes

### Narrative Statement of Significance

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

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

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Multnomah County, Oregon

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The residence built for Abraham and Mary Tichner in 1918 in the affluent neighborhood of Arlington Heights in Portland, is proposed for nomination under Criterion B and Criterion C. The Twentieth Century Colonial house and associated stone wall are significant for the association with Abraham Tichner, an important Portland businessman in the late 19<sup>th</sup> and early 20<sup>th</sup> Century. Under Criterion C the property is significant as a fine example of architecture. Highly regarded architect, John Virginius Bennes, designed it. It is equally significant under Criterion C, in the categories 'landscape architecture' and 'ethnic heritage' for the stone wall, which represents the work of Italian stonemasons.

The period of significance is 1913-1931. The property was purchased in 1913, and the Tichners added the library in 1931.

### Contextual Background of Arlington Heights

Arlington Heights is situated in the west hills of Portland, Oregon. The area is hilly, and the aspect of the Tichner property is north. Below the property is Burnside Street, which runs through a canyon. In the 1870's City Park was established and by 1894 became the site of the Zoo, a cable railway and two city reservoirs. The Tichner property is located two blocks from the park, which is now known, as Washington Park.

The street names in this location changed several times. When the house was first built the street running west down the hill was called Kingston. Previous to that it had been known as Naham Street. Kingston Street was changed to Bell in 1916. The street that runs east west along the north edge of the property was called Olympic. In 1917 these streets were merged into one, and the name changed to Tichner Avenue. In 1933 it was changed again to Tichner Drive.

In the comprehensive manuscript *A History of Arlington Heights* by Jane Hofmann the early history of Arlington Heights is discussed in detail. The following information is from this manuscript. In 1908 Melinda Heights Realty Syndicate purchased the area that was eventually to become Arlington Heights. The largest of the plats was platted as Arlington Heights in 1910. In 1911 the Oregonian featured a display ad for Arlington Heights. The photograph shows several workmen and a workmen's shack. The caption reads: "Headquarters of several hundred workmen now transforming Arlington Heights into a residence park." The article stated that lots were selling from \$1,000 to \$5,000. In 1911 an ad for the area boasted that a large number of lots had already been sold to Portland's "most prominent people". One month later another ad boasted that "Arlington Heights Villa plats in Portland's most exclusive residence district," (as quoted in Hofmann pp. 15-16.) Despite the ads and the promotion, by 1914 only seven houses had been constructed, and the stockholders of the Melinda Heights Realty Syndicate had turned in 90% their stock in exchange for property.

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However, due to economic uncertainty, only seven houses were built on Arlington Heights during the first three years. This house is one of the earliest. In 1918, when this house was built, there were only 16 houses in the addition. By 1925 there were 73 houses. When the house was first constructed, the City Park, and its associated Zoo and Rose Test Gardens were located three blocks south. The area had cable-car access, sewers, phone lines and electricity. Hofmann suggests that perhaps the reason more homes were not built was because of the close proximity of the Zoo and its menagerie of monkeys, bears and birds (Hoffman 1979:16). In 1925, due to the objections of neighboring residents, moved the Zoo to the south end of the park. In 1926 and 1927 there was a housing boom in the neighborhood. During those years 26 new houses built. By 1989, approximately 246 houses had been built (Hofmann 1979).

### **The House**

The Tichner House occupies a hillside site at the corners of Tichner Drive and Kingston Avenue. The stone wall surrounds the property on three sides. The architecture of the Tichner House is formal and classically inspired. The house is wood-framed, rectangular in plan and massing, with a low-pitched roof covered in composition shingles. The eaves have a fully rendered entablature with a wide frieze and a modillioned cornice. A large portico is central and prominent. The building is sided in cedar shingles applied in courses. The visible portion of the foundation is molded brick set on a concrete sill, which rises just above grade. Porch floors and steps are constructed with a combination of brick and concrete. The façade elevation is symmetrically composed on a bilateral axis, with the exception of the library volume, which the Tichners added in 1931 (perhaps under the supervision of Bennes). This volume is stepped back from the façade elevation, and more diminutive in height. The details of the original (including the modillioned cornice, eave returns and decorative window moldings) were copied and applied to the addition.

The porte-cochere roof is supported by two groupings of three Tuscan columns set on high pedestals constructed of brick. Within the groupings, two of the columns are boxed and one is cylindrical. Boxed Tuscan columns and pilasters support the portico at the wall. The projecting entry landing is constructed of concrete and finished with brick. Pedestrian stair access is provided on either side of the landing. The iron porch rail has an opening in the center where a high step is situated for boarding and deboarding carriages. The entry door features a single light. Wide, single-pane sidelights flank the entry.

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Multnomah County, Oregon

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Window placement on the façade is regular. On the main floor windows are 1/1 double-hung sash, with a wide frieze and corbelled hoodmold and decorative bracket elements. The second floor features 8/1 double-hung sash fenestration. Above the central portico is a projecting bay dormer with a pedimented gable-end set with a grouping of three 6/1 double-hung sash windows. The Tichners added this dormer in 1931, during the same remodeling episode when the library was added. The casement windows were reused, and the low-pitched gable and fully rendered entablature of the bay is consistent with the architectural propriety. Three regularly placed dormers are present on the roof slope. These are small dormers, one bay wide, with pedimented gable-ends, shingled cheeks, and multipane casements.

The north elevation of the 1931 addition faces Tichner Drive. The elevation features eave returns, a modillioned cornice and a regular placement of windows. A lintel extends over the second story windows creating a pedimented gable-end.

The west elevation faces the back yard. A central portico supported by Tuscan columns (in groups of three in the same configuration as on the façade) is centrally located on this elevation. Bureau of Building records indicate that this porch was moved from the north elevation to this elevation during the 1931 remodel. Less formal in organization, this elevation has a variety of windows including casements, and 1/1, 8/1 and 6/1 double hung sash windows. A shed dormer with a row of 6/1 double hung sash windows is set on the roof slope. A one-story kitchen volume wraps around the southwest corner of the main volume. On the south elevation this volume housed a recessed porch which was enclosed during a kitchen remodel in 1989.

### Comparative Analysis

The Tichner House is significant as an early and fine example of a Twentieth Century Colonial house in Arlington Heights. The house and the associated stone wall received the highest score (60 points) in the neighborhood of all the Twentieth Century Colonial houses listed in the city's Historic Resource Inventory. Other Twentieth Century Colonial houses included in the inventory in the neighborhood are as follows;

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ADDRESS	SCORE	YEAR BUILT	ARCHITECT
2774 SW Fairview	49	1923	Unknown
2862 SW Rutland	38	1914	R. Hockenberry
141 SW Wright	37	1927	Harry Boland
211 SW Wright	44	1924	J. Charlesworth
216 SW Parkside	44	1916	R. Hockenberry and Bennes?
226 SW Parkside	40	1913	R. Hockenberry
137 SW Kingston	40.5	1939	R. Hemenway
261 SW Kingston	47.5	1916	Lewis I. Thompson
337 SW Kingston	72	1925	A.E. Doyle, Arthur Erfeldt
356 SW Kingston	59.5	1923	A.E. Doyle architect
2620 SW Tichner	51	1922	J.V. Bennes
127 SW Kingston	44	1921	F. B Winship
114 SW Kingston	60	1918	J.V. Bennes

The Tichner house received a high score in part because the architect adhered to the classical vocabulary of the style. There are three houses older than the Tichner residence in the neighborhood. These are the Nash house (1914) at 2862 SW Rutland Terrace and the Vinton House at 261 Kingston built in 1916 and the Jorgesen House at 226 SW Parkside Drive which was built in 1913. The Nash house is not classically symmetrical, and has some Prairie Style elements including a wide overhanging eave with decorative rafter ends. The Vinton house is more classical, though it is a more modest one-story residence. The Jorgensen House no longer retains its original entrance. The classical symmetry was eliminated when a wing was added to the south elevation in 1923.

The Biddle house at 356 SW Kingston received a very high score: 59.9. Though this house was classified as a Twentieth Century Colonial, it is irregular in plan, with a Jerkinhead cross-gable roof, bevel siding above and stucco below. It also features a two-story polygonal bay window. These elements are atypical of the style. However it was designed by preeminent architect A. E. Doyle (1932), and is a splendid example of his work.

The Mann House at 2774 SW Fairview Boulevard is also a more modest residence. Its classical features include bevel siding, 6/1 double-hung sash windows and a pedimented hood at the entrance. A major addition on the rear elevation was added in 1976.



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The closest example of Twentieth Century Colonial architecture in the neighborhood is the Gilbert House at 216 SW Parkside which was designed by R. Hockenberry and may also be attributable to John Bennes, though the records are not clear. However, it resembles the Tichner House in plan and massing, and in the symmetrical composition of the façade. It is less formal, with a shed roof dormer on the main elevation. The entry is simple, whereas the Tichner House has a fully rendered porte-cochere.

Another close example to the Tichner House is the Lynch House at 337 Kingston Avenue, which is symmetrically composed on a bilateral axis as is the Tichner House. Prominent architect A.E. Doyle and Arthur Erfeldt designed it. The classical elements include multi-paned windows with shutters. The cornice is plain, and the entry more modest than the Tichner House.

The Allen House attributed to Bennes at 2620 SW Tichner is also a more modest example of the style. The entry is simple and recessed. The house was built in 1922 just downhill from the Tichner House.

The Palmer House at 137 Kingston Avenue was built in 1937, and though it is in the Twentieth Century Colonial mode, the details are less fully-rendered as on earlier examples such as the Tichner House.

The Wernicke house at 127 Kingston features a gambrel roof with a single large dormer. Details include a bellcast pedimented gable porch roof. This was built in 1921, and is a more folk example of the style due to the gambrel roof.

141 SW Wright Avenue is also listed as a Twentieth Century Colonial residence. The mansard roof with gable-roofed dormers and the stuccoed walls are not typical of this style. This was built in 1927, designed by Harry Boland.

Just down the street at 211 SW Wright Avenue is a more typical example of the style, constructed by architect J.A. Charlesworth in 1924 as his own residence. This is symmetrical and regular in plan and massing. Tuscan columns support the entrance porch and roof balustrade. This house retains its architectural integrity, though a side porch has been enclosed, it was done in accordance with the architectural vocabulary.

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### Stone Wall

The basalt stone wall is significant under Criterion C, in the categories 'landscape architecture' and 'ethnic heritage' for the stone wall, which represents the work of Italian stonemasons (Historic Resource Inventory, City of Portland; and Di Bennetto, personal communication). Isabella Chappell, who purchased the house from Mary Catlin (Abraham's granddaughter) confirmed that she was told that the wall was built by Italian stonemasons (Isabella Chappell, personal communication).

The builder of the stone wall is unknown. In the Polk's City of Portland Directory for 1914, fifteen stone masons were listed. Some of the names listed are: Anderson, Bingham, Carrico, Chamberlin, Thorpe, Wayman, Wright. Of the fifteen only one surname appeared to be Italian (Carrico). Not all the masons were listed in the directory. For example, Raffale Curcio was working in Portland by 1913, and he is not listed.

An interview with Frank Curcio on May 6, 2000 was informative and illustrative about the context of Italian stonemasons in Portland in the early 1900's. It is not know who built the wall (though it is certainly possible it was constructed by Ralph Curcio) and this background on one of the Italian masons working in Portland is just to establish context. Raffale (Ralph) Curcio, born in Italy in 1890 to the son of a stonemason. Ralph followed his father's trade. In 1913 he immigrated to Portland where he had relatives. He began work immediately and had a long career. According to his son, Ralph became the most respected stonemason working in Portland in the early part of the century. He worked on the Columbia River Gorge Highway, including the Vista House and the Multnomah Falls Lodge. He appears in photographs taken during the construction of the Columbia River Gorge Highway, and is identified with several other Italian masons. According to an undated article about he Columbia River Gorge Highway, "Craftsmen skilled in working with stone came from Italy to build retaining walls and bridges. They blended walls of Gorge rock gracefully into the cliffs, (Vertical File, OHS, Columbia River Highway). These stonemasons pioneered the use in this country of hairpin turns, which were used in Italy on steep hills on alpine highways.

Frank listed some of the prominent properties his father worked on. Among these was the Frank Estate, and many properties located in Portland's affluent neighborhoods. Frank said his father 'knew the West Hills like the palm of his hand' because he had done so much work in the prominent neighborhoods that make up the West Hills of Portland. Ralph had working relationships with several architects who would repeatedly use him for their projects. One of these architects was Roscoe Hememway. Ralph did masonry work at the Grotto, the Barnes Road and Burnside tunnels, and was the superintendent of masonry work at Rocky Butte. The WPA bulletin of May 1937 stated that there had been an average of 200 men employed on the site and over 10,000 cubic yards of masonry rock had been quarried and built. "A tremendous esprit de corps developed among the workers based on an enthusiasm for the job and

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pride in new found skills,” (Hadlow in in NRHP nomination: Rocky Butte Scenic Drive Historic District). Ralph retired in 1955, and died in 1973 (Oregon Journal 17 July 1973).

Constructed of large basalt blocks, the wall surrounds the property on three sides. The wall was constructed in circa 1915-16 when the Tichner's daughter, Hazel Lyons, built a house adjoining the vacant lot her parents owned. The wall was constructed around both properties on the west, east, and north boundaries of the property; along Kingston Street and Bell Street (later changed to Tichner Avenue), and the alley known as Parkside Lane. This structure is an exquisite example of stone masonry, consisting of walls, a massive, gracefully rising curvilinear stairway, and large pillars which flank the two entries of the driveway and punctuate the north and west lengths of the wall. The Tichners completed construction of their house in 1918, immediately adjacent to their daughter's house, and within the compound defined by the wall.

The ashlar wall consists of basalt blocks set in straight courses with fine joints. On Kingston and Tichner Streets, the wall is divided into even sections by rectangularly massed pillars, which relieve the wall and project above the top course. These pillars also flank the two driveway openings. The top of the wall is level and the curve and stepped wall sections accommodate grade change. Each section is about 20 feet long. The top course consists of stones that are rounded-off on the top. The pillars are capped with single blocks, also rounded-off. The number of courses varies. Courses are only three high in the very front of the house, framing the architecture. Along the sweeping corner where SW Kingston meets Tichner Avenue the wall is five courses high, and six where the wall turns south along the alley. The wall becomes a retaining wall on the lower, north side of the property. The wall extends unbroken by pillar or opening along the alley boundary, and gradually shortens to the height of one stone, and ends at the opening to the play court. The alley dead-ends just before Tichner, where concrete stairs are set giving pedestrian access to Tichner from the alley. Cars are blocked on the alley by two concrete ballards.

The main feature of this wall is the exquisite stairway that once led to the Lyon's House, but now leads to the back yard of the Tichner House. Massive pillars flank the opening. The stair treads are concrete. The whole curves gracefully around to the west, gradually climbing without a landing, continuing along an elliptical arc for forty feet, finally ending at the grade of the back yard. The stairs are flanked by the solid wall balustrades which consist of ashlar blocks in straight courses, except for the top course which “smoothes out” the top of the wall and rises to accommodate the change in elevation.

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Multnomah County, Oregon

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### Abraham Tichner

Abraham Tichner was a prominent local broker and a respected citizen of the community. He was known as a promoter of commerce and an able businessman in the areas of brokering and real estate in late 19<sup>th</sup> and early 20<sup>th</sup> Century Portland. Abraham Tichner was born in New York City in 1852, the son of Solomon and Lena Tichner who were Bavarian Emigrants (U.S. 1920 Census). His father had been a gold miner in California in 1849, and in 1853 brought his family to San Francisco. According to a biography recorded by Lockley in 1928, Abraham and his brother Benjamin, brought their parents to Portland in 1870. Both brothers found jobs and worked hard to pay off an eight thousand-dollar debt incurred by their father.

Abraham and Mary were married in 1874. Mary's maiden name was Baker; she was the daughter of Perry Baker, a Willamette Valley pioneer of 1854. The Tichners had four children. Willie D. was born in 1876 and Harry N. was born in 1877. Both died in 1879. Another boy lived only a short time.

Abraham held a number of jobs before he became a warrant broker. He was a customs agent for five years, and was a police officer for six years where he attained the rank of captain. In the 1890's he began buying city, county and state warrants. A warrant is a short-term note issued by a municipality in anticipation of tax revenues. He was a broker for several years on his own until 1898, when he formed a partnership with A. H. Maegly. Lockley writes "Many of his real estate transactions involved thousands of dollars and his ability, foresight and sagacity placed him with the leading operators in this field. Throughout his business career he followed the course sanctioned by conscience, honor and good judgement..." (Lockley 1928:204). Aaron Maegly and Abraham built a business that specialized in bond and warrants, real estate and loans. In 1909 they built the Maegly-Tichner Building, located in downtown Portland at 610 SW Broadway. Abraham retired in 1926.

According to the 1920 Census, Abraham and Mary lived in the house alone with the exception of Ida Johnson, age 31, from Sweden who listed her occupation as 'servant'. Next door, William J. Lyons and Hazel Tichner Lyons lived with their daughter, Mary, age 7, and Bertha Hanson, age 31, a servant from Norway.

In 1920 Abraham celebrated 50 years residence in Portland. Tichner was a respected citizen, and the *Oregonian* wrote an article about Tichner and his early descriptions of Portland in the 1870's:

The days when Front street was Portland's most prominent business thoroughfare, when fir-clad hills encroached on Tenth street, when two-horse nacks did a rushing funeral business at \$25 each, when voters were punched in the jaw if verbally announced ballots did not please the ruling powers, when dance halls dotted streets now sedate, when the east side was swamp and

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forest, were recalled yesterday by Abe Tichner who was celebrating the fiftieth anniversary of his arrival in this city.

In May of 1931 Mary died. Services were held at her residence under the direction of a pastor of the First Presbyterian Church. A. H. Maegly, Abraham's long-time business partner, was an honorary pallbearer. In September of that year Hazel and her family and applied for permits to add a library and make other changes to her father's house. In 1931-1932 the Lyons' house was demolished and Hazel and her family moved into this house with her father. Hazel's husband William Lyons was the manager of the American Surety Company of New York.

Evidence of the respect Abraham earned as a citizen of Portland is the attention he received on the occasion of Abraham's 80<sup>th</sup> birthday. At that time the *Oregonian* wrote an article about him, describing his early life from his birth in New York City, and his arrival to the west coast via the Isthmus of Panama in 1853 with his parents when he was eleven months old. The article describes his childhood in San Francisco, and how he sold newspapers on the docks and worked in a newspaper plant. He arrived with his parents to Portland May 1, 1870 after several days journey on the old steamboat John L. Stevens. The article further describes his rise in fortune from a customs inspector, to patrolman, to police captain. He left the police force after six years and began investing in bond warrants, and after several years became wealthy. The article ended by stating: "Owing to advancing years Mr. Tichner has retired to a considerable extent but still takes a great interest in the Lang Syne society. His granddaughter Mary Lyons, is a junior in Stanford University," (*Oregonian* December 10, 1932).

The Lang Syne Business Association consisted of a group of 'pioneer businessmen' interested in the advancement of commerce in Portland. Abe was also a member of the Chamber of Commerce.

Abraham died two years later, on April 29, 1935. The Woodman of the World, No. 65, was in charge of the service. He was a member of the Ancient Order of United Workmen, Elks, Portland Chamber of Commerce, and the Lang Syne Pioneer Business Society. Hazel was named administratrix of the estate, which was estimated to be in excess of \$100,000 according to the petition for probate of the will. The *Oregonian* reported that "persons in a position to know, however, indicated that it would be several times that amount," (May 10, 1935). A bequest of \$2500 was made to his son-in-law, \$1000 to his granddaughter, Mary E. Lyons; \$500 to his brother Benjamin; and small bequests ranging from \$100 to \$500 to a number of nieces, nephews and friends.

Hazel Tichner Lyons died in 1959. She was still a resident of the house when she died. She was a member of the Town Club, Portland Garden Club and Waverley Country Club. William died in 1960.

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### Architect

“John Virginius Bennes was responsible for the design of many significant Portland buildings, including the Hollywood Theater, the Cornelius Hotel, and the A. H. Maegly residence, all of which are listed on the National Register of Historic Places,” (Bosker 1985:103). The City of Portland Historic Resources Inventory lists 35 buildings that he designed, or designed in collaboration with other architects. Eleven buildings are attributed to him, Five are attributed to Bennes and Herzog, and Four are attributed to Bennes and Hendricks. He collaborated with A.E. Doyle and P. Belluschi in the design of the Loyal B. Sterns Memorial. He collaborated with Whitehouse and Church, H. Morris, Herman Brookman and Harry Herzog in the design of Temple Beth Israel.

Bennes was described as a versatile and hard-to-pin down stylist. He was Portland’s principal exponent of the Prairie School in Portland. He was trained in Bohemia as well as Illinois, and was influenced by Frank Lloyd Wright. Bennes designed several houses in Arlington Heights, including his own built in 1911 noted as one of the first Prairie Style homes in Portland. Also in the Prairie Style is the A.H. Maegly house, which he designed in 1914.

Bennes was skilled with the revival styles, in a “classicizing bent” as demonstrated by Kidder Hall on the Oregon State Campus and the Arthur Hotel (Bosker 1985:60). Two houses besides the Tichner House in Arlington Heights are designed in the Twentieth Century Colonial style. These are the Allen house on Tichner Drive built in 1922 and the Gilbert house on Parkside Drive built in 1916. The Langerman house built in 1912 has a strong resemblance to the Tichner house. It features rectangular massing with a symmetrical composition. Smaller, it has three dormers and a simpler, less detailed, portico.

Bennes also designed the Cable Park House, now known as the Portland Heights Club. This was associated with the Park and zoo that once was in this area. It is a Shingle Style building constructed in 1908. Of the 35 buildings attributed to Bennes, the Club received the highest score: 66.5. The Tichner house and its associated wall are the next most highly ranked of the inventory of his buildings or collaborations, receiving a score of 60.

According to Bosker 1985:

Bennes, whose work in the late teens was still heavily tainted by the Beaux-Arts tradition, would undergo one more architectonic shift. Under the spell of a partnership he formed in 1924 with Portland’s “Deco King” Harry A. Herzog, Bennes’s architectural focus was permanently deflected from the Prairie style of the Maegly house and the “diet classicism” of the Arthur Hotel, to the sculpted facades of Art Deco apartment buildings (Bosker 1985:66).

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\_\_\_\_\_ County, Oregon

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According to Bosker 1985:

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*Oregonian*, May 2 1920. City Seen in Days Agon: A. Tichner Celebrates 50<sup>th</sup> Anniversary of Arrival: Front Street Business Thoroughfare and Dance Halls Flourish, Says Pioneer.

*Oregonian*, May 15, 1931. Obituary; Mrs. Mary E. Tichner.

*Oregonian*, Dec 10, 1932. It's the Birthday of Abraham Tichner, Who Was Born in New York City in 1852.

*Oregonian*, April 30, 1935. Abraham Tichner Portland Broker Dies; Prominent Resident of 65 Years Succumbs.

*Oregonian*, May 10, 1935, Daughter Named to Handle Estate of Abe Tichner.

*Oregonian*, June 16, 1959 Obituary: Hazel T. Lyons.

*Oregon Journal*, April 30, 1935. A Long Life, Abraham Tichner retired building owner, who died Monday night following an illness of six weeks.

*Oregon Journal*, July 29, 1960, W.J. Lyons Rites Slated.

*Oregon Journal*, July 17, 1973. Stone Mason Dies at 82.

Portland City Directories 1880-1940

Sanborne Fire Insurance Maps, 1909 corrected to 1924. Oregon Historical Society Microfilm records.

Abraham Tichner Residence  
Name of Property

Multnomah County, Oregon  
City, County, and State

**10. Geographical Data**

Acreeage of property .64 acres

UTM References  
(Place additional UTM references on a continuation sheet.)

A 10/523000/5040645    B 1 / 111111 / 111111  
Zone Easting    Northing    Zone Easting    Northing

C 1 / 111111 / 111111 D 1 / 111111 / 111111

**Verbal Boundary Description**  
(Describe the boundaries of the property.)

Parkside Addition, Lots 15-19 except therefrom that portion of lots 16 and 17 conveyed to the City of Portland for street purposes by deed recorded June 23, 1910, and also excepting therefrom the Southerly 10 feet of Lot 19.

Property Tax No. R648400680

\_\_ See continuation sheet(s) for Section No. 10

**Boundary Justification**  
(Explain why the boundaries were selected.)

The boundary encompasses the full extent of the significant resources and land area making up the property, and are the legally recorded boundary lines.

\_\_ See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Melissa Darby

organization date

street & number 3327 NE Simpson Street

telephone 503-281-0204

city or town Portland, Oregon

state OR    zip code 97211

**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 Lara Mack and Robert Tennant

street & number 114 SW Kingston Avenue

telephone 503-944-5464

city or town Portland

state Or

zip code 97201

**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

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Multnomah County, Oregon

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**Common Label Information:**

1. Abraham Tichner Residence
2. Portland, Oregon, Multnomah County, Oregon
3. Photographer: Melissa Darby
4. Date: November 1999
5. Negative on file at 114 SW Kingston

**Photo No. 1:**

6. west elevation of building. Camera facing east

**Photo No. 2:**

6. south elevation of building. Camera facing north.

**Photo No. 3:**

6. east elevation of building. Camera facing west.

**Photo No. 4:**

6. north elevation of building. Camera facing south.

**Photo No. 5:**

6. west elevation of garage. Camera facing east.

**Photo No. 6:**

6. north elevation of Stone Wall. Camera facing south.

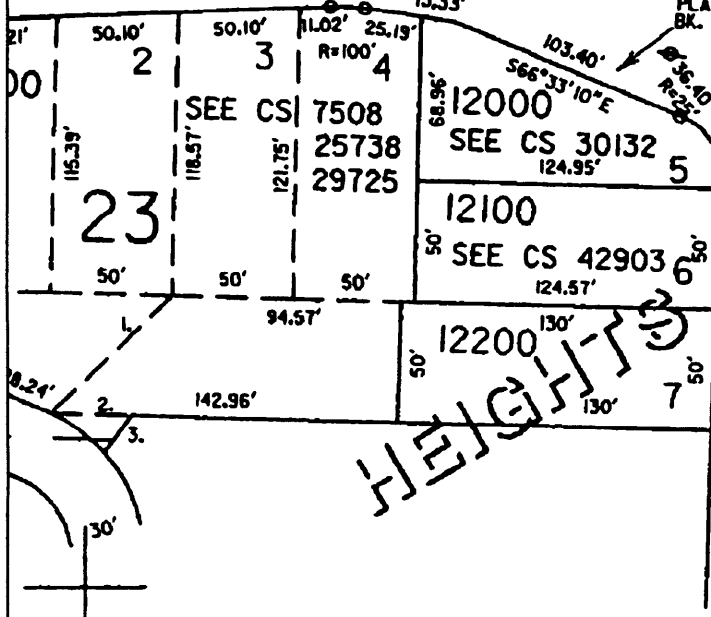
**Photo No. 7:**

6. west Historic elevation of building. Camera facing southwest.

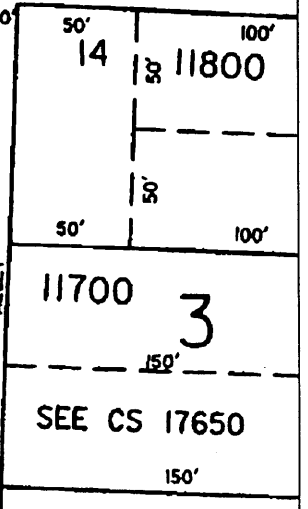
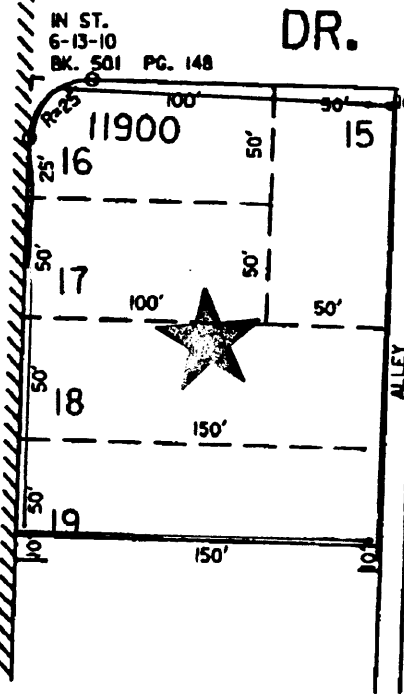
S.W. (KINGSTON AVE.) TICHNER

IN ST. PLAT. BK. 564 PG. 81

DR. (OLYMPIC S



S.W. & KINGSTON & AVE.



HEIGHT 13

1,434,500

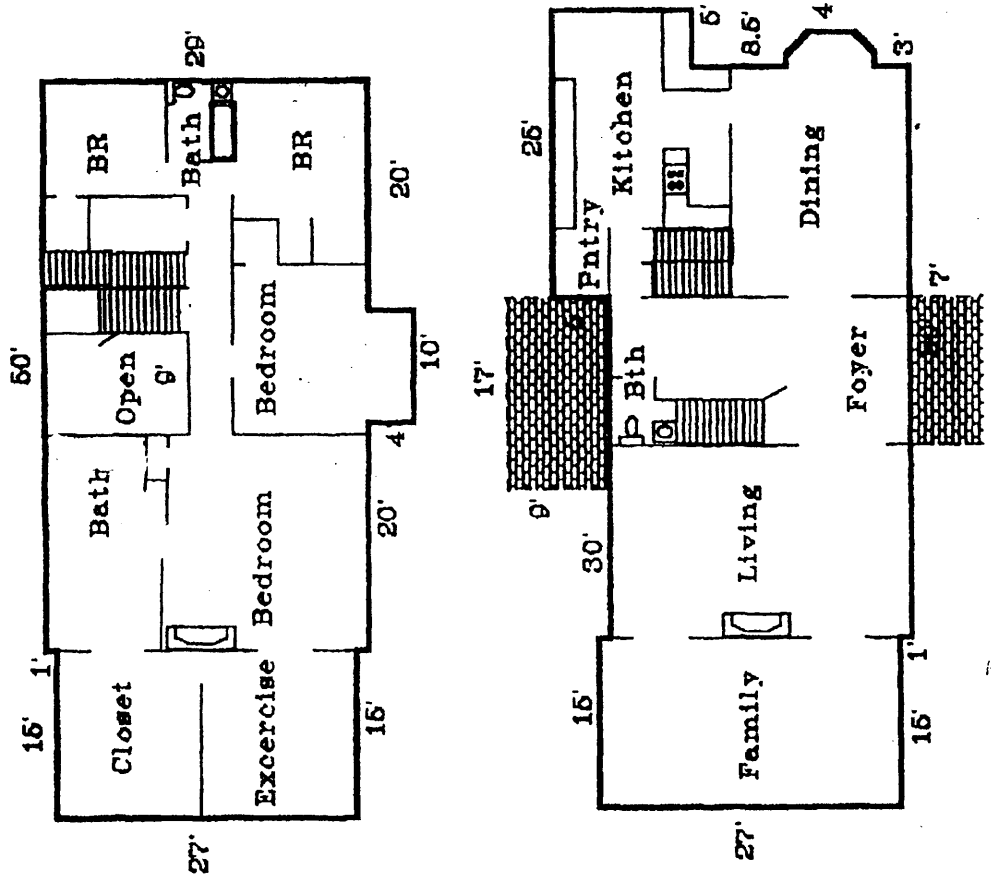
SEE MAP IN

# SKETCH/AREA TABLE ADDENDUM

File No. JUL96120

Property Address	114 SW Kingston Avenue
City	Portland
State	Oregon
County	Multnomah
Zip Code	97201
Borrower	Sacoofsky
Lender/Client	US Bancorp Home Loans

Main	1838
2nd	1896
3rd	828
Total	4669



SCALE: 1 inch = 15.00 feet

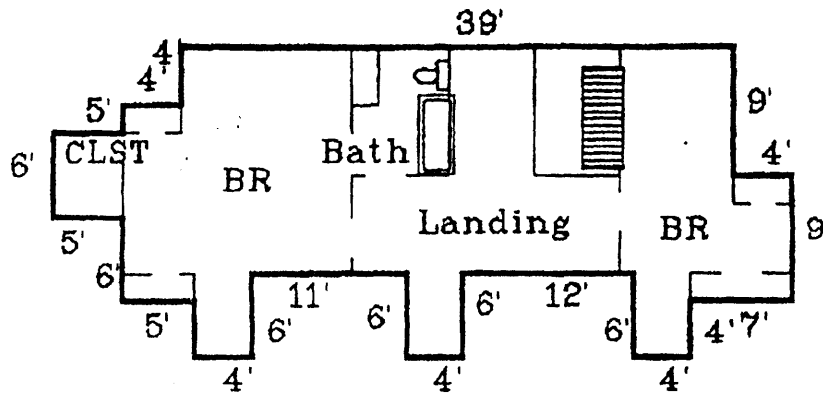
SUBJECT

IMPROVEMENTS SKETCH

# SKETCH/AREA TABLE ADDENDUM

File No. JUL86120

SUBJECT	Property Address		
	City	State	County
	Borrower		Zip Code
	Lender/Client		

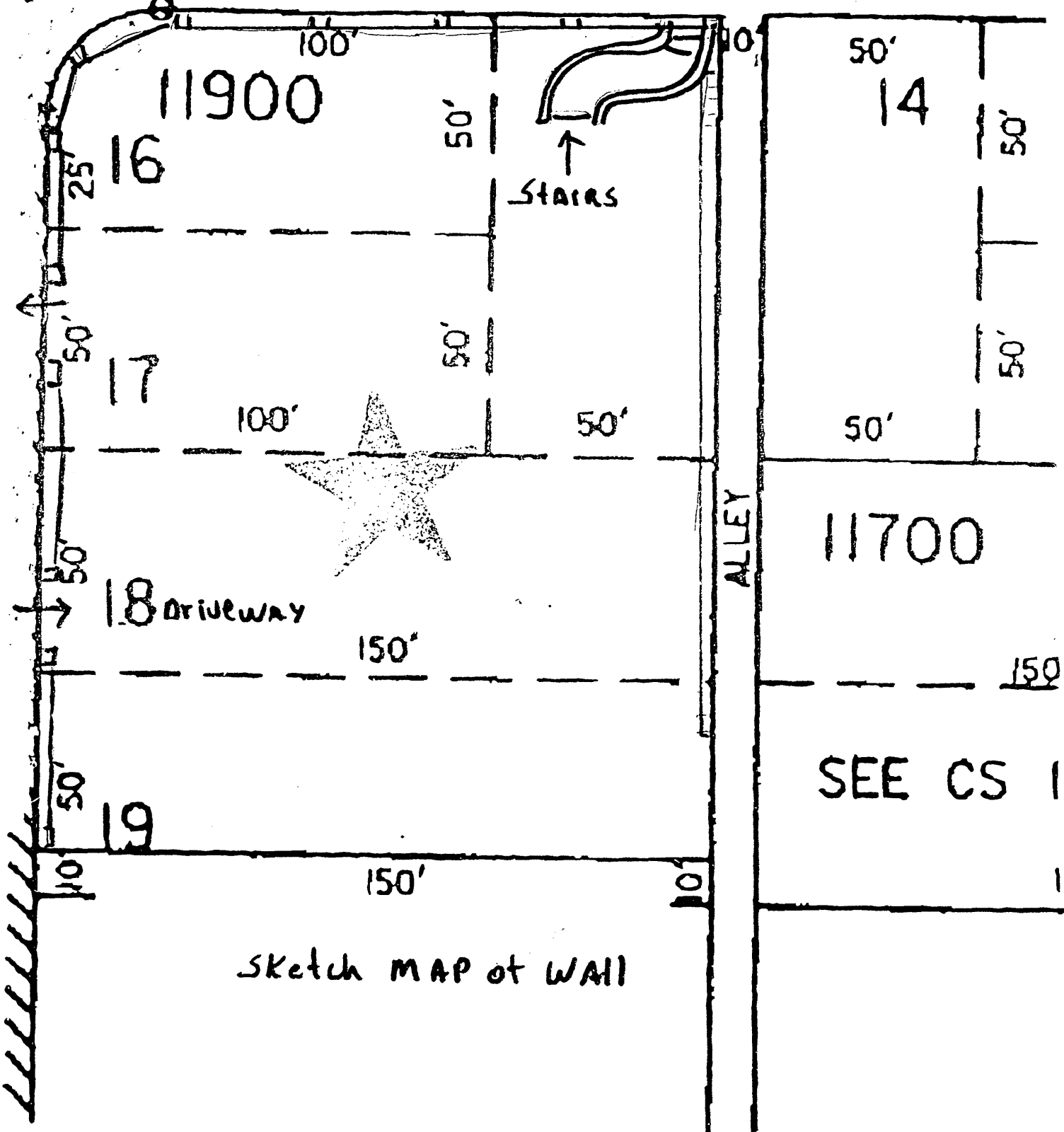


IMPROVEMENTS SKETCH

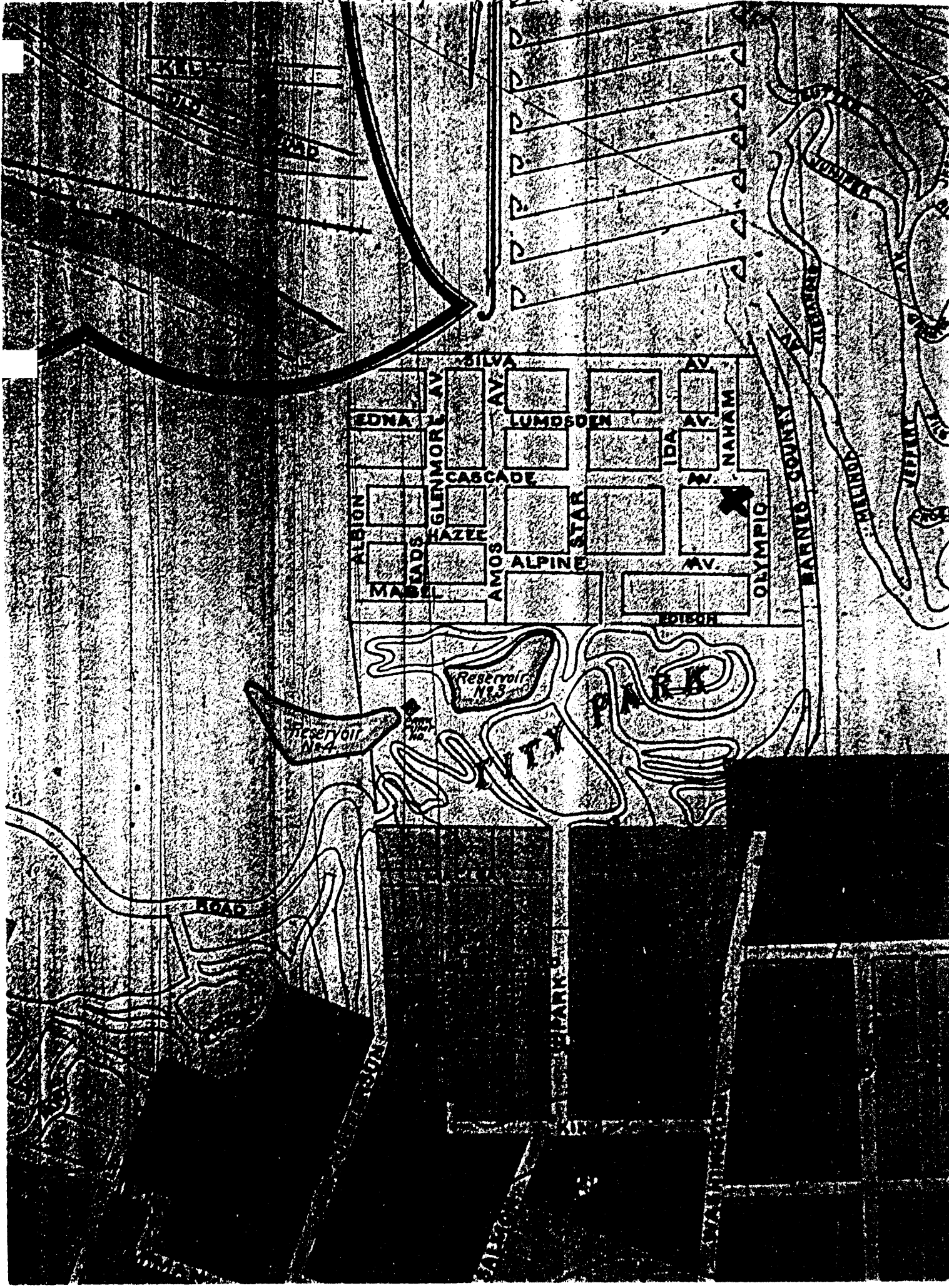
SCALE: 1 Inch = 12.00 feet

IN ST.  
6-13-10  
BK. 501 PG. 148

# DR. (OLYMF



Sketch MAP of WALL



EDNA  
LUMSDEN  
CASCADE  
ALPINE  
EDISON  
ALBION  
GLENMORE AV  
AMOS  
STAR  
IDA AV  
NAHAM  
OLYMPIA

Reservoir No. 3

Reservoir No. 4

ROAD

SPARKS