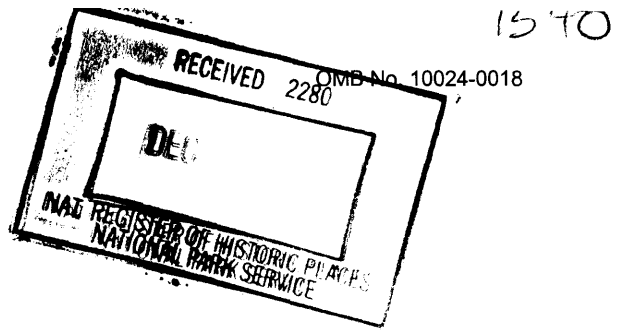


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration 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 classifications, 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 Miller, Fred O., House  
other names/site number \_\_\_\_\_

## 2. Location

street & number 2329 NE Thompson Street  not for publication  
city or town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97212

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_\_\_ does not meet the National Register criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally.

James Henrich 5 Dec 05  
Signature of certifying official/Title - Deputy SHPO Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:  
Action

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): \_\_\_\_\_

for  
Signature of the Keeper Edson H. Beall Date of 1.18.06

Miller, Fred O., House  
Name of Property

Multnomah, Oregon  
County and State

**5. Classification**

Ownership of Property  
(check as many 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 | Noncontributing |            |
|--------------|-----------------|------------|
| 2            |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 2            |                 | 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 19th & 20th Century Revivals  
Colonial Revival: Neo-Classical

Materials  
(Enter categories from instructions)

foundation: concrete  
walls: clapboard  
roof: composition tile  
Other: brick chimney, wood trim  
plaster columns

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

See continuation sheets.

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The Fred O. Miller House is located in the Irvington neighborhood of Northeast Portland. The residence is set among other homes similar in age, size and scale to the Miller house.

The Miller house is an example of Colonial Revival: Neo-Classical. The raised double lot is located on the corner of 24<sup>th</sup> and Thompson with the formal entry facing Thompson. The house is located in the Upper-middle class Irvington neighborhood. The lot was acquired by the Millers and construction began in 1914; work was completed by early 1915.

The two-story wood frame with attic is set on a concrete basement foundation. Clapboard siding is the primary exterior finish and the shallow pitched hip roof and gabled roof dormers are asphaltic composition. The front façade is 48' in length, with side elevations of 43" deep and 35' tall. A brick chimney protrudes on the east elevation. 4'-3" tall flagstone retaining wall lines the south and east side of the property with corner stone steps which lead up to the main entrance. A cultivated lawn with mature trees and plantings cover the entire site. The property is in excellent condition and has had very little alteration since its construction.

Symmetrical fenestration occurs in the main (south) façade, with four double hung 8/1 light wood sash on both the first and second floors. The first floor windows have plain architrave trim above and plain timber sill. Ionic pilaster corner boards and pilasters match the columns but are flat with a recessed panel instead of fluted. The attic gabled dormer is centered over the entrance with balustrade roofline.

The two story colossal portico has double fluted ionic columns and single pilasters. The ionic columns are different from the strict Greek order with its highly detailed abacus, egg and dart enrichment between the volutes, and small vine and flower patterns below the volutes on the capitol. The fluted shaft with fillet molding sits on a plain torus molding base upon a concrete plinth. The entablature has a plain frieze and architrave with multiple fascias. There are scroll-like modillions at the cornice along the perimeter of the whole house.

Within the portico is the front entrance and small second story deck. Scroll-shaped ancones enriched with acanthus leaves are below the second story deck above the entrance. The cornice sits atop small dentils that run along the architrave and façade. Compound pilasters with a plain architrave flank either side of the glass panel double front doors. The double deck door above is also glass paned and is flanked by sidelights. The deck has a small wrought iron guardrail along the perimeter.

On the east end of the primary façade, the end wall porch extends 10' out. The balustraded porch runs the entire east side allowing for a second story deck above supported by double unfluted Tuscan order columns at each

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National Park Service

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corner and unadorned entablature. The windows along the east façade match the front and have a deck door centered on the second floor. The red brick running bond chimney is off center and extends above the low slope roof.

The north back elevation is quite asymmetrical with irregular fenestrations which have multi-light large and small windows, fixed leaded glass windows, stair and sun porch protrusion, and small overhanging roofline below the second story. Each corner has ionic pilaster corner boards matching the front façade. A wood deck comprises of the entire backyard area.

The west elevation features the porte-cochere with squared Doric columns and frets, extending out 18' from the house. The windows along the east façade match the size of the front, and at the center of the second level is the triptych of operable leaded glass windows. An attic dormer with gabled roof has an arched window centered over the porte-cochere.

Like the exterior, the interior of the Miller house retains a high degree of integrity. The vestibule, with its marble tiled floors and chandelier, opens into a large foyer and the stairs to the upper floors. The foyer features oak floors, 6" painted dado baseboard and 12" mahogany crown molding. To the east is the main living room, to the west is the library and staircase, and to the north is the dining room. The open stairway features natural finished, curved mahogany rails and treads, and painted balusters, turned knob newel post and risers. Below the main staircase is a small powder room containing the original hex tile flooring and sink. Each room on the first and second floor contains the original cast iron radiators which remains the central heating system for the house.

The library measures 12'-10" x 15'-6". It contains such elements as wood floors, chandelier, built-in bookcases with glass panel doors and double wood pocket doors. The living room measures 16' x 21'. The fireplace on the eastern wall has a mahogany mantel and entablature that is supported by double wood ancones and colonettes. It has matching tile facing and hearth. Window trims, box beams, crown and base moldings in both rooms are all mahogany and match the foyer. Wood encased doorways open to the sunroom extension and foyer. The adjacent sunroom has tall multi-paned windows and French doors opening to end wall porch and dining room. It also has wood floors but has painted baseboard and picture molding.

Two large pocket doors lead to the 13'-6" x 15'-6" dining room from the foyer. The walls are finished in lathe and plaster similar to the other rooms, but have a 5'-6" tall mahogany paneled wainscot with picture rail. The wood floor, baseboard and crown molding are also mahogany. Built-in mahogany drawers and casework with leaded glass panel doors are on the north wall below the fixed leaded glass windows. Two wall sconces and chandelier provide illumination. Glass paned swinging door leads into the kitchen. The kitchen opens to the small powder room to the south, small bathroom to the north, curving service stairs to the upper landing and a

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stairway to the finished basement. The kitchen has been fully remodeled, but left the existing windows and door leading out to the back deck and the built-in cupboards on the stair wall leading down to the basement. Although it is completely updated, it still has the same layout as the original kitchen. The finished basement contains a washroom, furnace room, bathroom, and two bedrooms.

Four bedrooms, an office that was originally a small library, two bathrooms and an enclosed sun porch comprise of the second floor. All doors are single panel with original hardware, oak floors and finish treatments include wood base, painted door and window trims, and crown moldings. The large leaded glass window is at the top of the stair landing. A large open area at the top of the stairs with balustrade handrail has a chandelier illuminating the area. A small linen closet is at the top of the stairs.

Two bedrooms are on the front corners of the second floor with the office in the center. The office has built-in bookshelves and a door going out to the deck over the entrance. The southeast corner bedroom contains a small fireplace on the east wall. It has a painted mantel, molded relief entablature, and fluted trim. The tile facing also matches the hearth. A modest walk-in closet with shelving contains a small translucent window connecting to the adjacent bedroom. The northeast corner bedroom has a double door leading out to the deck over the end wall porch and two closets on the south wall. The north bedroom overlooks the back deck and contains a wall of closets and cupboard space.

A small hallway on the southwest side leads to the bathrooms, enclosed sun porch, and stairway to the attic. Both bathrooms contain the original hex tile flooring, but have been remodeled from one large bathroom into two. The sun porch has since been enclosed. The original stained glass window (36" x 36") remains between the bathroom and the sun porch. A glass-paneled door is at the end of the hallway going into the sun porch.

A small winding staircase leads up to the attic. It has been recently finished as the master bedroom and master bathroom. The attic itself is composed of a large open space with a dormer looking out the front of the house with closets on either side, and a small window looking out the north with a closet on the right side of it. The east side of the room has been enclosed for storage, and the west side has been made into the master bathroom with a dormer. Two skylights have been added near the center of the hip roof to provide illumination for the area.

The detached garage, which echoes the house in design and materials, is set at the far northwest corner of the lot on the north property line. It is reached by a steep driveway, straight from N.E. Thompson under the porte-cochere. It has a multi-light operable casement window on each side overlooking the back deck and the small side yard. It was originally built with a flat roof, but was later changed to a low-pitch gable roof. Despite that modification, it is a contributing building on the property.

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### Modifications to the Residence:

The Miller house appears much as the same as it did when the original family where in residence. Mary, who lived in the house until her death in 1952, made few, if any, changes to the house.

The third owners of the house replaced the failing flat roof of the garage to a gable roof and started upgrading the electrical and plumbing throughout the house to more modern materials and codes.

The sixth owners of the house turned it into a bed and breakfast, so they split the one large bathroom on the second floor into two. The servant's quarters in the attic were finished out to create a large communal bedroom and bathroom by adding 3 new dormers to bring in daylight and two skylights. Also, the second story sun porch was enclosed with windows.

The seventh owners updated almost all of the rooms, trying to wipe away any reminisce of the bed and breakfast. The attic was turned into the master bedroom by adding a large walk-in closet at the sides of the sloping room.

Necessary updates have been made in the kitchen and bathrooms by several owners. The original casework of the kitchen has been relocated into the basement in the back storage area and is used for storage. A full basement was built with the house with a storage room, laundry room and large open area. At some point two bedrooms, a bathroom, and a family room were sectioned off. Suspended acoustical ceiling tiles were added to enclose the exposed piping and ductwork.

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The Fred O. Miller House is eligible for the National Register under criteria B and C. The property is significant under criterion B for its association with business owner Fred O. Miller (1914-1934), and under criterion C as a residential Colonial Revival: Neo-Classical design (1914).

### Fred O. Miller

In 1902 Fred O. Miller and his wife Mary Kenney Miller moved from Franklin, Nebraska to McMinnville, Oregon. He had been raised in Lawrence, Massachusetts while Mary had been raised in Staunton, Virginia. They had four children, one son who died in World War I and three daughters. The family lived in McMinnville for five years while Fred worked for the Fithian-Barker Shoe Company, and after gaining much success there, he moved his family to Portland in 1908. They began designing a new house modeled after Mary's childhood home in Virginia which began construction in 1914. With his success as a business man, Fred was able to purchase and build an upscale home in such a prominent neighborhood.

In 1902 several of the Miller brothers moved to McMinnville, U.S.G., Roy F. Miller, Fred O. and George O. Miller and bought a store in Newburg. In 1909 the Miller brothers traded a 406-acre farm at Junction City for the first Miller Mercantile Company store. Soon after their opening, they began to expand with a store in Dayton of Shippy & Filer. Next was a store in Monmouth, the C.C. Merten store in McMinnville, The Smith store in Sheridan, and a store in Yamhill. In 1920 Miller Department Store took over the Joseph Meyers and Sons space with in the Reed Opera House in Salem, Oregon. Eventually the store took over the entire building, which it occupied until the early 1970's. This was their earliest large expansion, and was their most lucrative. In 1922 they also bought out Kline's Department Store, a building in Corvallis, which became the eighth property of the Willamette Valley chain of Miller Department Stores. The store outgrew this space and moved to a much larger building in 1926.

After becoming the president of the Fithian-Barker Shoe Company, Fred began his own company, Miller Bros. Wholesale Co., with two of his brothers George and C.A. Miller. They would buy out other dry goods stores in small towns, making them more profitable. Both companies became known throughout the Northwest for selling general merchandise stock, clothing, paint, groceries and other dry goods. Later, the Miller Mercantile Company changed names to become Miller Department Stores. In 1930 the Millers acquired the Harris Dry Goods mercantile emporium in Olympia, which was one of the first local stores established in 1873. In 1931 the Millers took over a very successful store on Sandy Boulevard in Portland along with stores in Yakima and Vernonia. Not all of the stores were successes; a few of them in smaller communities were sold or closed up. Even during the Depression, the Miller Mercantile Company flourished.

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George O. Miller opened up the first wholesale business for the brothers in Portland, which he ran for 15 years before selling to Western Dry Goods Company of Seattle. The Portland wholesale department store in the Hughes Building did tremendous business, selling to 400 stores in the northwest and keeping five men on the road full time. Although the companies branched out across the northwest, the Newburg store was always called the “mother store” of the group as that was the first store of their possession and was operated continuously by them.

In 1934, at the time of his death, Fred was the Vice President and General Manager of the Miller Mercantile Company, owner and operator of the Miller Bros. Wholesaler Company, Harris Dry goods Company in Olympia and Miller Stores in Yakima, Salem, Corvallis, McMinnville, Newberg and other towns in the two states. In Medford, Mann's Department Store, which became Miller's Department Store, was still open in 1974. A Dege & Miller Department Store was also operating in Tacoma. The Miller Company's flourished even after his death with the leadership of his nephews, Floyd Miller as President and W. Frank Miller as vice president. Mary continued to live in the house that Fred had built for her until her death in 1952.

In 1961, P.N. Hirsch Co. from St. Louis purchased the Miller Department Stores, and the Miller Bros Wholesale Co. with 15 outlets in the Northwest. The businesses that Fred Miller started, ended with stores in Portland, Salem, Roseburg, Newburg, Klamath Falls, Eugene, Medford, and Albany in Oregon; Lewiston, Idaho; Yakima, Wenatchee, Olympia, Mt. Vernon and Everett in Washington; with a total of 500 employees. One notable feature of the Miller stores was the length of service which their employees had given.

### Architectural Context

Within the Irvington neighborhood there are 20 buildings on the National Registry; 15 homes, 3 apartments and 2 commercial buildings. Although there are a few in this neighborhood that are of some revival style or a combination of revival styles, none of them are purely Colonial Revival: Neo-Classical. Bungalow, Arts & Crafts and English Cottage are most popular designs that can be found throughout the Irvington neighborhood.

Colonial Revival was popular in Oregon from 1890-1915. In 1876 the Philadelphia's Centennial Exhibition called attention to America's colonial period. Architects were reminded of the order, restraint, and elegance of classical architecture. A decade later the notable New York firm McKim, Mead and White produced its first Colonial Revival mansion. This set the stage for a revival of the classical styles. By the end of the nineteenth century, the cultural lag between the East and West coasts had been shortened in Portland, with the arrival of William Whidden and Ion Lewis in 1890.



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The Miller House is an intact representative of local Colonial Revival: Neo-Classical. Although the house design was originally based on Mary's childhood home in Virginia, by the time she was ready to build as an adult in Oregon, the style was still popular and fit in with the neighborhood. The formally symmetrical front façade, low pitched roof, prominent entrance with double story ionic columns and pilasters forming the portico, articulate elements which are associated with that style. The grand portico emphasizes the centrality of the design. Further balance can be seen in the end wall porch and porte-cochere on either side of the facade.

The John Cusworth Walker family has been very prolific builders through out the past one hundred years. They primarily originated in the East in the Virginia/ Maryland area. John C, Walker III is currently the sole owner of the John C. Walker Development Co. with his son John C. Walker IV building homes as well. The family has built thousands of homes in the Washington D.C. area, Maryland, Virginia, Delaware and many other states.

Only a few homes in the Irvington neighborhood were built in the Colonial Revival style. The Bowman house by Ellis Lawrence is a good example of Colonial Revival built the same year as the Miller House at 1719 NE Knott, but lacks the classical elements. The Coleman house at 2110 NE 16<sup>th</sup> is a great example of colonial Revival built a year after the Miller house but also lacks the classical flair. The Lytle House at 1914 NE 22<sup>nd</sup> was built a few years earlier in the colonial style with a Mediterranean influence. Sadly some homes not only in the Irvington neighborhood, but also throughout Portland, have been demolished for urban growth. Whidden and Lewis homes of Nahum King and Dr. Henry Coe of NW Portland were great examples of Colonial Revival with classical elements. Two other Whidden and Lewis homes are still standing at 311 NW 20<sup>th</sup> & 55<sup>th</sup> and Hawthorne, that were built earlier then the Miller house contain Colonial Revival classical elements.

### Neighborhood Context

The Irvington neighborhood is named for Captain William Irving, who claimed land in the area in 1852. He acquired a Donation Land Claim, the square mile that today includes the neighborhood known as "Irvington." After Irving's death in 1872, his widow Elizabeth began subdividing and selling much of the original claim with the partnership with David P. Thompson, John W. Brazee and Ellis Hughes in 1887.

Irvington was planned as an upper middle-class residential area. The developers emphasized quality by requiring a minimum value of \$2,500 for a house or lot, 50 by 100 foot lots and 25-foot setbacks. Commercial development and multi-family dwellings were prohibited. Only the most modern improvements were installed, such as asphalt streets instead of concrete or cobblestone, sewers rather than drain fields, and sidewalks on every street. The original iron rings in the curbs still remain where carriage horses were tethered.

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The young neighborhood became part of the city of Albina, which was annexed to Portland in the early 1890s. Many of Irvington's large, historic homes were built in the late 19th and early 20th centuries. The deed covenants set minimum values for new homes and imposed other restrictions. The result was slow but steady growth, and an unusually high quality of design and construction throughout the area. By the early 1930's all lots had been sold.

Many of the old historic homes in the Irvington neighborhood survived the redevelopment of the post-war period. Though multi-family dwellings, small commercial buildings and newer homes now dot the neighborhood; it retains its historic character. In recent years, residents of the neighborhood have restored many older homes to their former glory.

Miller, Fred O., House  
Name of Property

Multnomah, Oregon  
County and State

**8. Statement of Significance**

Applicable National Register Criteria  
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing).

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance  
(Enter categories from instructions)

Architecture

Commerce

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance  
1914-1934

Significant Dates  
1914

Significant Person  
(Complete if Criterion B is marked above)  
Miller, Fred O.

Cultural Affiliation  
N/A

Architect/Builder  
John C. Walker (Builder)

Criteria Considerations  
(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes
- B removed from its original location
- C a birthplace or grave
- D a cemetery
- E a reconstructed building, object, or structure
- F a commemorative property
- G less than 50 years of age or achieved significance Within the past 50 years

Narrative Statement of Significance  
(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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: City of Salem URA

Miller, Fred O., House  
Name of Property

Multnomah, Oregon  
County and State

## 10. Geographical Data

Acreage of Property 0.23 acres

### UTM References

(Place additional UTM references on a continuation sheet)

1 10 528087 5042704  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_

4 \_\_\_\_\_

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

## 11. Form Prepared By

name/title Mariah Kiersey

organization N/A date November 2005

street & number 2005 NE 17th Avenue, Unit 2 telephone 503-317-1326

city or town Portland state OR zip code 97212

## 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 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 Ethan and Heidi Sernoff

street & number 2329 NE Thompson Street telephone 503-282-6071

city or town Portland state OR zip code 97212

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Email from John Cusworth Walker III; [jwalke14@tampabay.rr.com](mailto:jwalke14@tampabay.rr.com)

Miller, Fred O., House  
Name of Property

Multnomah, Oregon  
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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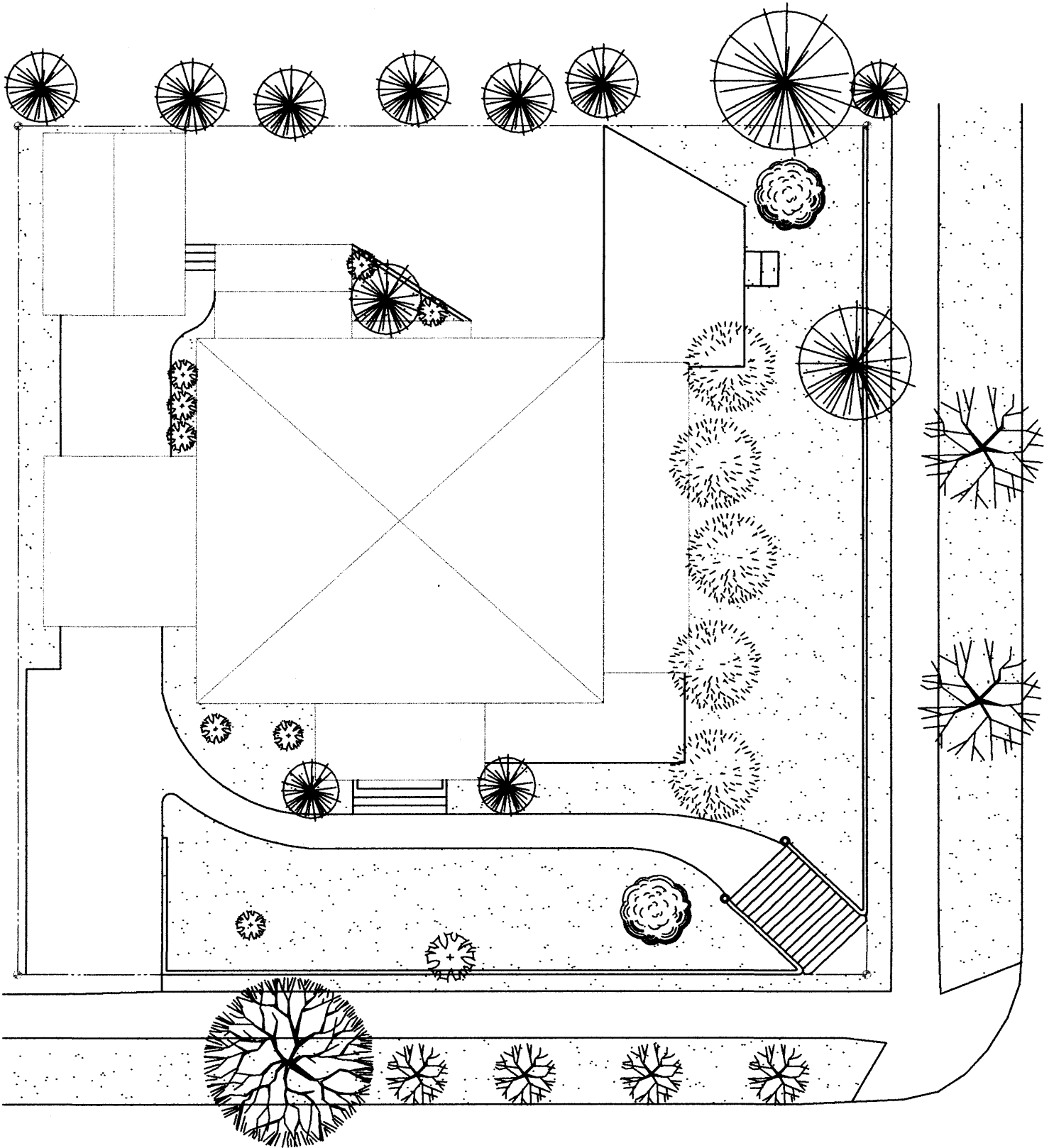
# **National Register of Historic Places Continuation Sheet**

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**Boundary Description:** Irvington Tax Lot 9&10, Block 6, Property ID R187593.

**Boundary Justification:** The nominated area encompasses the entire urban tax lot (100x100 feet), occupied by the Fred O. Miller House from 1914 onward.

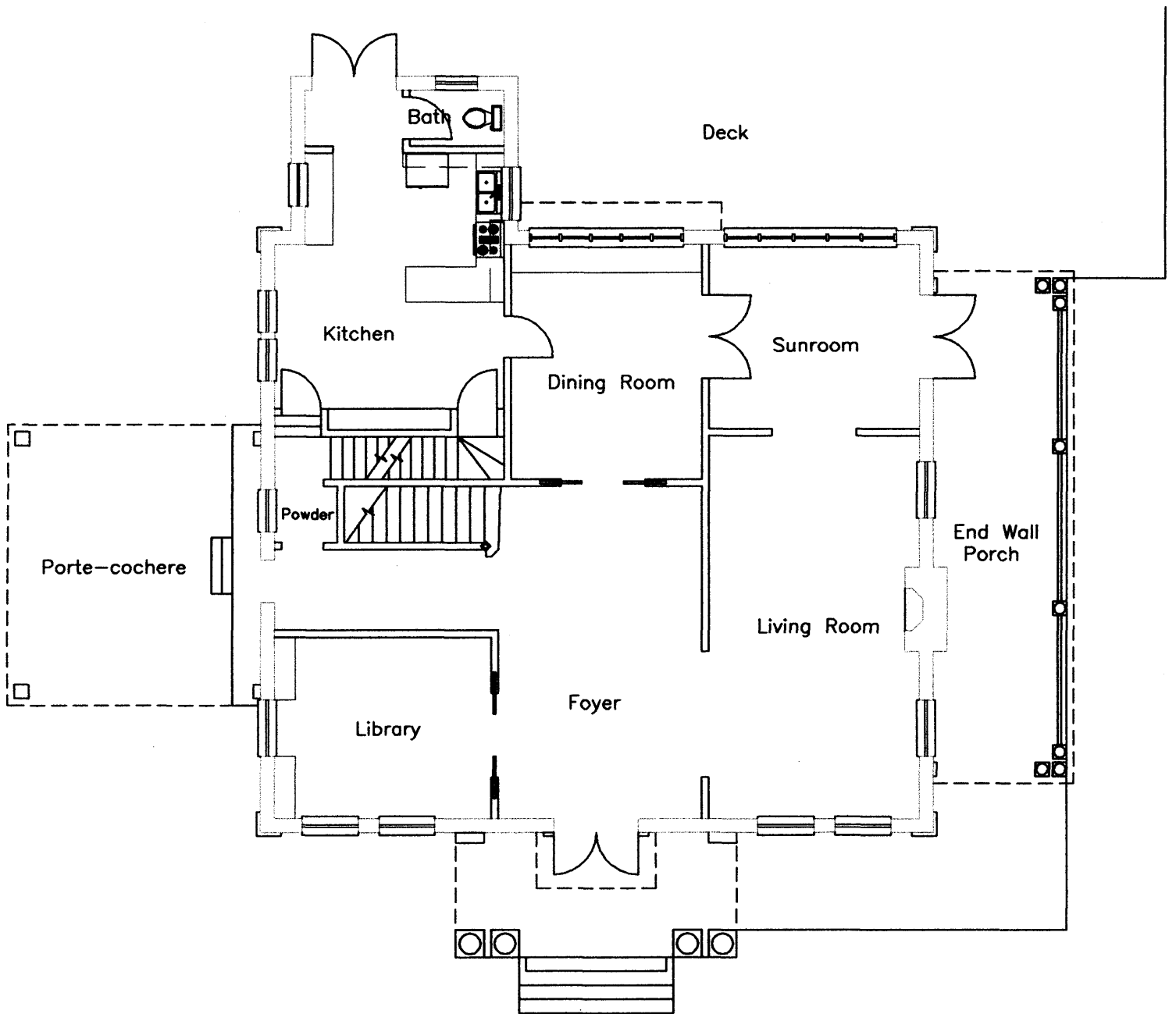


N.E. Thompson Street

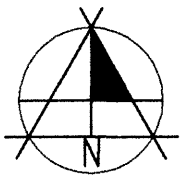
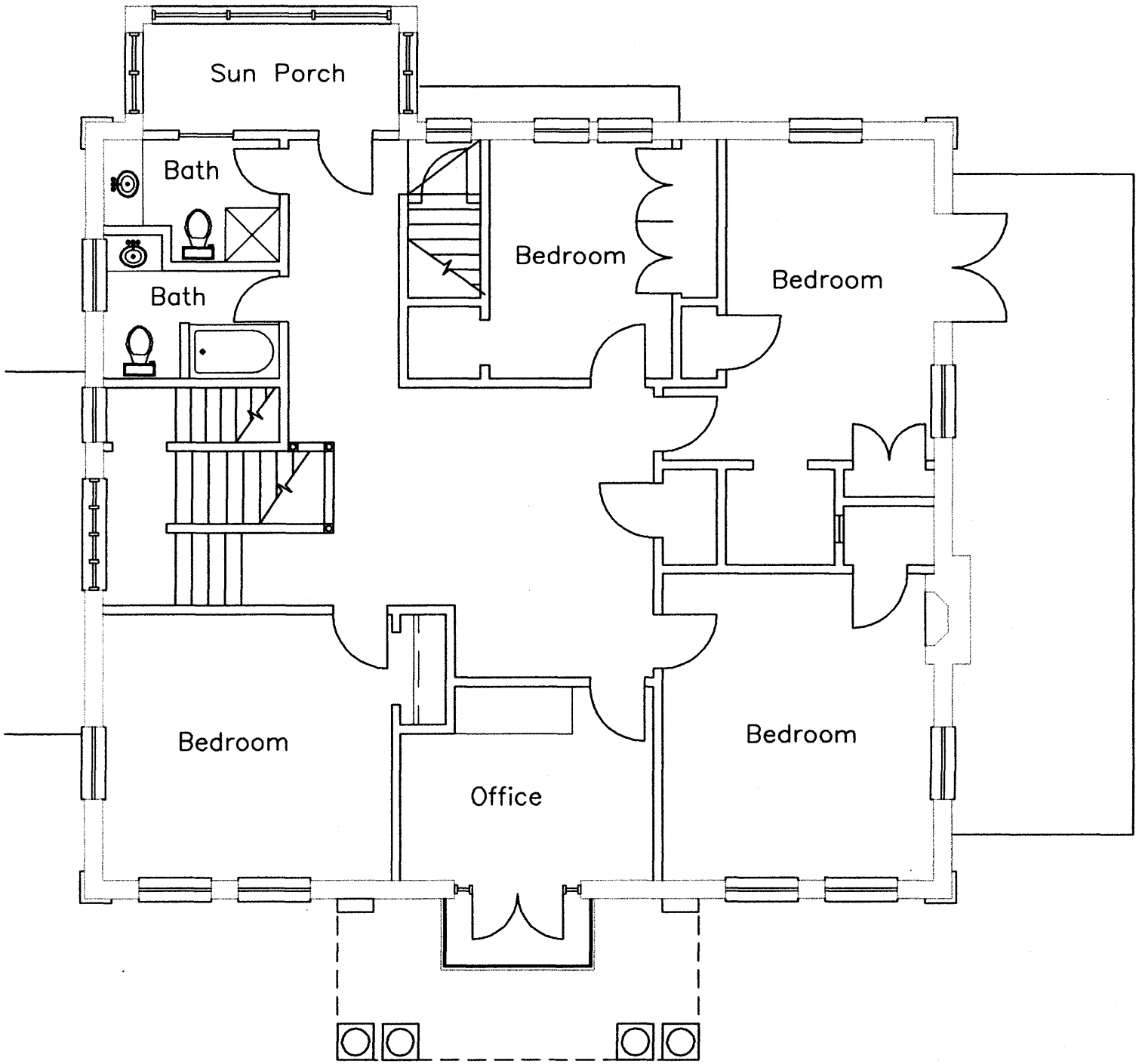


0' 5' 10'

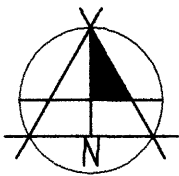
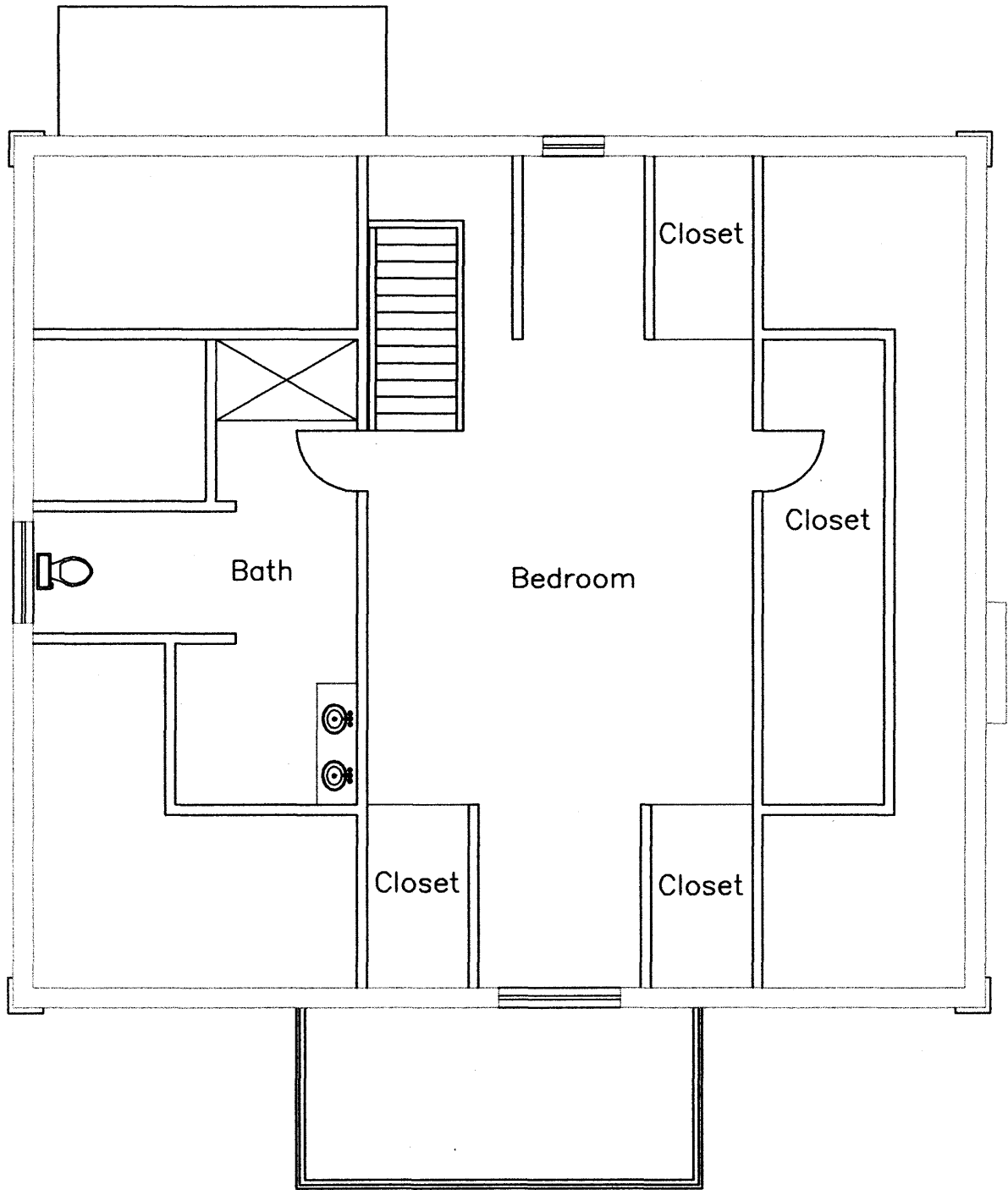




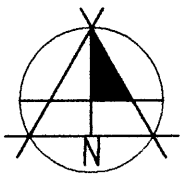
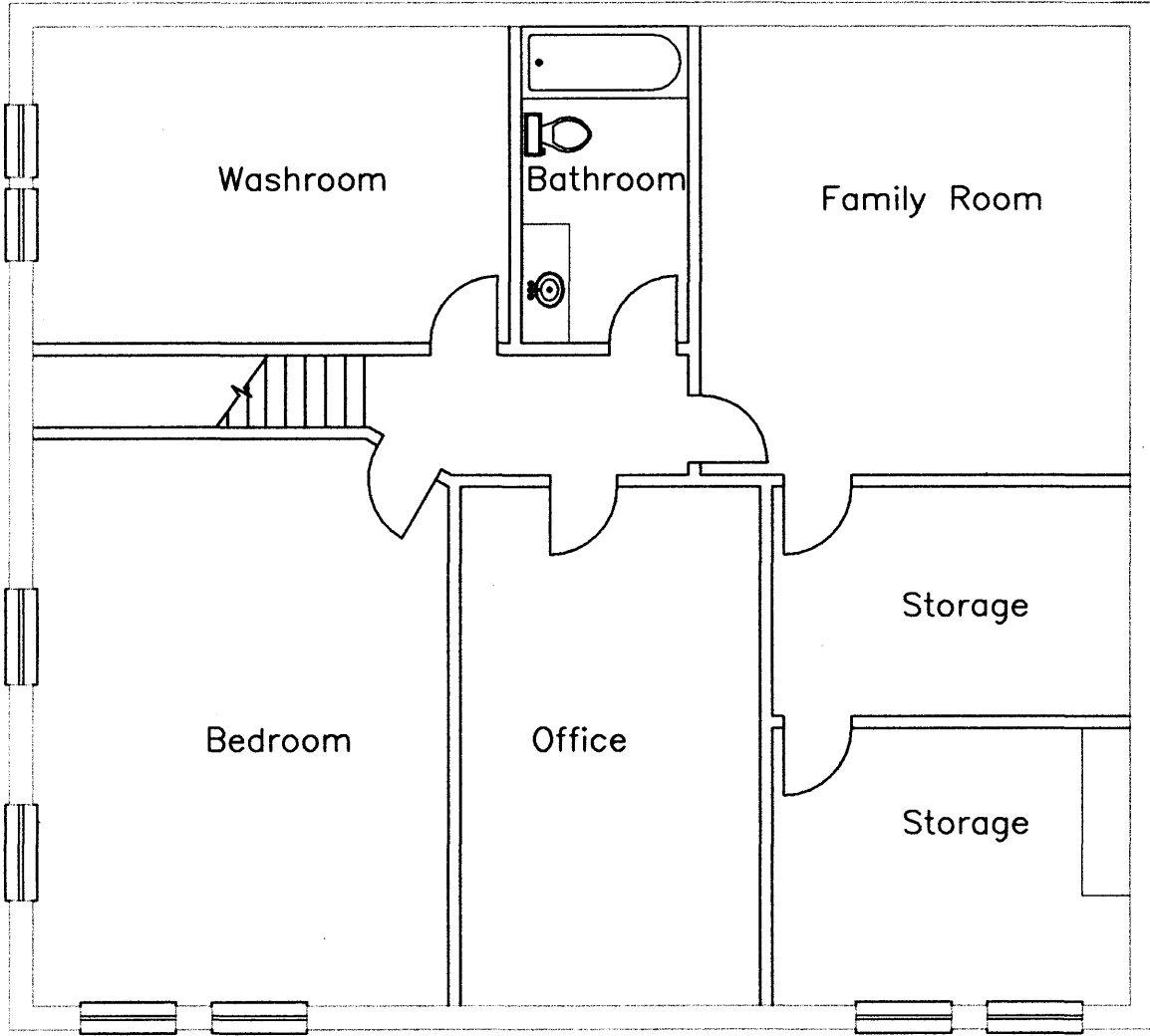
First Floor



Second Floor



Attic



Basement