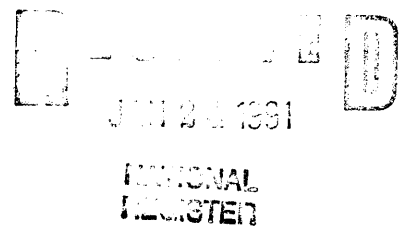


United States Department of the Interior
National Park Service



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 *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Pipes, George, House
other names/site number _____

2. Location

street & number 2526 St. Helen's Court N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97201

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
James M. Horn Signature of certifying official
January 3, 1991 Date
Oregon State Historic Preservation Office State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.
 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:)
Helene Byer Signature of the Keeper
2/22/91 Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th Century and 20th Century Revivals:
English Cottage

Materials (enter categories from instructions)

foundation concretewalls stucco

roof asphalt shinglesother

Describe present and historic physical appearance.

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Continuation Sheet**Section number 7 Page 1

The George Pipes Residence is significant as an usual design by Pipes for a small cottage. The finely crafted residence was constructed in 1923 by the prominent Portland architect, Wade Pipes for his brother, George Pipes and his family. The residence is distinctive in its design reflecting the simplicity of English country home and displays many fine Arts and Crafts Style characteristics including prominent end chimneys, casement windows, steeply pitched gable roof with dormers, stucco wall finishes and sweeping bellcast eaves. The residence is in excellent condition and is virtually intact on the exterior and interior.

SITE

The George A. Pipes Residence is located on the western portion of Lot 3, Block 1 in Lents Addition to Portland, Multnomah County, Oregon. The street address was formerly 9 St. Helens Court and currently is 2526 St. Helens Court. The Pipes home is located in Portland Heights, a residential neighborhood, perched on the hills west of downtown Portland. This neighborhood contains many excellent examples of early 20th Century period architecture constructed by prominent Portlanders between the turn of the century and the 1930s .

St. Helens Court is a dead end street accessed from the south side of SW Montgomery Drive. The street is sited on a steep hillside which slopes up dramatically to the south and is lined with single family residences. The Pipes Residence is setback a short distance from the sidewalk on the west portion of the lot, creating a spacious back yard.

The small front yard is relatively flat with a central brick path leading to the entrance door. Rhododendrons flank the brick entrance stoop. A rock retaining wall edges the sidewalk in front of the residence. An Indian ash marks the northwest corner of the lot and roses are planted along the front foundation line of the residence. A concrete sidewalk, along the south elevation, leads to a bridge spanning the ravine located in the back of the residence. The bridge was constructed for pedestrians so children from various neighborhoods could walk to Ainsworth Elementary School which is directly east of the Pipes residence.

The south yard is a narrow strip between the south elevation of the residence and the sidewalk to the bridge. A rock retaining wall lines the edge of the sidewalk. The small side yard is covered with a variety of planting including ferns, camellias and hollies. A large camelia is located at the southeast corner of the residence. Stairs at the east end of the south side yard, comprised of concrete pavers lined with wood, lead to the back yard.

The stairs from the south side yard lead to a stairway ascending to the upper porch and lead to stairs descending to a small flat yard area on the eastern property line. The long flight of stairs to

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the lower yard is centrally located in the back yard and is built of rough aggregate pavers. Boxwoods, evenly spaced, flank the stairs. Original rock retaining walls terrace the steep slope of the back yard. An array of small shrubs including camelias and rhododendrons are planted in the flat terraces. The lower flat yard area, with an alder tree on the northeast corner, is located on the eastern boundary along the ravine. The strip of land encompassing the ravine is an Audubon Wildlife Sanctuary. A massive rhododendron encompasses the entire southeast corner of the lot.

On the north side of the residence is a narrow strip of land which drops off dramatically to the neighboring property. and is supported by a rock retaining wall. A rock path leads from the sidewalk along St. Helens Street to the side entrance door. The path also extends to the back yard. Mature fir trees and hollies line the northern edge of the property.

EXTERIOR

The residence is one and one half stories, has a finished attic and basement and is symmetrical in plan. A modified U-shape in plan, the building measures approximately 36' by 36'. A sweeping, steeply pitched gable roof clad with dark asphalt shingles covers the residence. The wide eaves are slightly bellcasted. Two dominant end chimneys covered with stucco top the roof at either end. The tops of the chimneys have been left uncovered, exposing courses of brick. Three shed roof dormers, clad with wood shingles, punctuate the attic story on the front elevation and two shed dormers are on the rear elevation. The fenestration is symmetrical with multi-paned, wood casement windows. Roughcast stucco covers the body of the residence and the foundation.

The roof drops dramatically from the central ridge running between the two chimneys to a steep gable. The central portion of the roof stops at an eave line above the second floor windows; side portions continue down to mirrored eaves above the first floor windows. The inside edges of these side portions are curved inward as they descend, creating a strong, inverted semi-circle figure on the east and west facades.

A brick entrance walkway and stoop leads to the centrally located front door. The entrance is covered with a projecting flat entry hood. The upper portion of the entrance door is comprised of an octagonal window divided by into multi-panes and three recessed elongated vertical panels on the lower half. Two original light fixtures flank the entrance. A side entrance door is on the north elevation. Concrete steps lead up to this door which is comprised of multi-panes on the upper portion and recessed panels on the lower section.

A recessed porch, in the center of the first floor of the rear elevation is accessed by mirrored flights of stairs ascending from the north and south. These stairs create a bridge-like effect. The original light fixture illuminates the porch and the stairways are lined with a wrought iron railing. A rounded arch is under the stairways which shelters the basement level patio. A door at the west end of the patio leads to the basement.

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INTERIOR

The interior of the George Pipes residence is symmetrical in plan and displays the simple elegance associated with Wade Pipes' work. The central entrance foyer and staircase on the first floor is flanked by the living room on the south and the kitchen and dining room on north. On the second floor, two bedrooms are located north of the main staircase and the master bedroom is south of the stair hall. Two bedrooms area located in the finished attic.

The octagonal window in the entrance door is repeated in the shape of the foyer floor. Oak floors cover the entrance foyer and hall. Doors on the south and north side of the foyer lead to the living room and dining room respectively. An arch doorway on the east side of the foyer opens to the main stair hall. A closet is under the staircase. Simple square balusters and newel post accentuate the simplicity of the staircase.

LIVING ROOM

The living room is a large open room, extending the length of the residence. Stuccoed ceiling beams, running north-south, accent the smooth stucco wall surfaces. Bands of casement windows illuminate the room on the east and west walls and casements flank the fireplace on the south wall. The fireplace is simple in design, void of detail with the exception of a molding around the firebox. Burgundy and gray tiles decorate the hearth. Beautiful built-in cabinets are located on the west end of the room on the south and north walls. Bookshelves top the lower cabinets. The cabinets are constructed contrasting hardwoods as are the all interior panelled doors. A French door at the east end of the living room on the north wall leads to an exterior porch.

KITCHEN

The kitchen is located north of the hall, directly opposite the living room. A majority of the original details in the kitchen are intact. Multi-paned glass doors embellish the fronts of the kitchen cupboards which line the east, west and north walls. The cabinets are constructed of fir. The lower portion of the cabinets are a combination of drawers, cabinets and bins. A built-in china cabinet with multi-paned glass doors on the top portion and recessed panels on the lower half, embellishes the south wall. A door to a small pantry is on the north end of the west wall of the kitchen. The pantry houses the refrigerator and has more recent built-in cupboards. The side entrance door is on the north side of the small pantry and a door on the south side leads to the basement.

DINING ROOM

The door to the dining room is on the east wall of the kitchen. The dining room is simple in plan with bands of casement windows illuminating the room on the north and east elevations. A French door on the east end of the south wall accesses an exterior porch. The austere fireplace is set at a diagonal in the northwest corner of the room. The fireplace is void of a mantel piece but has a

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recessed niche with a arched head above its opening. Tiles flank the sides of the firebox and the raised octagonal hearth is constructed of concrete. A door on the west end of the south wall leads to the stair hall.

SECOND FLOOR

The main staircase, U-shaped in plan, ascends to the second floor. The stairway is illuminated by a casement window on the landing between the first and second floors. At the top of the stairs on the west wall is a built-in linen cabinet constructed of contrasting fir and mahogany. Two bedrooms, identical in plan, are on the north side of the hall. The bedrooms have casement windows on the exterior walls and double panelled closets doors on the east and west wall respectively. The second floor bathroom is between the north and south bedrooms and has been remodeled over the years but retains the original laundry chute and some cabinets.

The master bedroom is a spacious room, extending the full length of the residence. The suite echoes the layout of the living room with the central fireplace against the south wall and stuccoed ceiling beams running north-south. The room has oak floors. The fireplace projects from the south wall surface in a stair step fashion and is flanked by casement windows. Stucco surrounds the firebox and the hearth is tiled. A small recessed niche trimmed with a wooden shelf is located above the fireplace. Closets with double doors are on the east and west elevations of the room. Original bracket light fixtures are on the west elevation of the master bedroom.

A casement window on the east wall lights the landing between the second and third floors. The stairs lead up to the third floor or attic which is comprised of two bedrooms and a bath. The bedrooms have sloped ceilings and are illuminated by dormer windows on the east and west walls. Closets are on the north wall of the north bedroom and south wall of the south bedroom. A full bath, with the original sink, is between the two bedrooms on the west end of the stair hall.

BASEMENT

The basement is accessed by a stair in the pantry off the kitchen. At the bottom of the stair is an original cupboard with metal doors used for cooling pies. A door on the east side leads to the laundry room with the original wash metal basins. The remainder of the basement has been remodeled in the recent past to accommodate a day care center. The room is divided into a large play area, a small changing room and a kitchen. A door on the east side of the room leads to the covered back patio.

FIXTURES / FINISHES

The majority of the original light fixtures are missing from the residence. Fixtures flanking the front door, on the ceiling of the porch and patio and in the upstairs bedrooms are still intact. The

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fixtures throughout the residence were installed by the previous owners and are in the Arts and Crafts motif.

All the woodwork, with the exception of the bathrooms, has remained unpainted. The doors are constructed of fir and mahogany making beautiful color contrast. The floors throughout the residence are oak and the wall surfaces are finished with smooth stucco. The brass door and window hardware is intact.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1923

Significant Dates

1923

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Wade Hampton Pipes, architect

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

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property 0.12 acres Portland, Oregon-Washington 1:24000

UTM References

A

1	0
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5	2	3	4	0	0
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5	0	3	9	4	3	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated area is legally identified as Lot 3 of Block 1, Lent's Addition to the City of Portland, Multnomah County, Oregon.

See continuation sheet

Boundary Justification

The nominated area encompasses 5,000 square feet (50 x 100 feet) and is the total amount of land that surrounds the historic residence of George Pipes built in 1923.

See continuation sheet

11. Form Prepared By

name/title Sharr Prohaska and Sally Donovan, Joint Venture
organization Heritage Affiliates/Donovan and Assocs. date March 12, 1990
street & number PO Box 1671 telephone (503) 277-3307
city or town Portland state Oregon zip code 97207

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SUMMARY

The house of noted attorney George Pipes, located on St. Helens Court in the Portland Heights neighborhood in southwest Portland, Oregon, was built in the English Cottage style in 1923. It was designed by the original owner's brother, Wade Hampton Pipes, who is generally acknowledged to have been the state's leading exponent of the English Arts and Crafts movement.

Wade Pipes studied in England from 1906 to 1911 before he returned to his native state to enter the practice of architecture in Portland. He had studied at the Central School of Arts and Crafts in London and consequently absorbed both vernacular traditions and the work of such leading architects of the Arts and Crafts movement as C. F. A. Voysey and Sir Edwin Lutyens. In its enveloping roof with extreme angles, the George Pipes House is strikingly reminiscent of "Homewood," an English country estate by Lutyens. It is well preserved and, where interior treatment is concerned, it is a good illustration of Pipes's breaking away from historical precedent to simplified, abstract form. The house meets National Register Criterion C as an outstanding intermediate scale or "cottage" design in the body of Pipes's residential work.

In its unarticulated, stucco-clad exterior crowned by inside end chimneys and enlivened by multi-paned casement windows, the house proclaims its dependence upon English vernacular architecture. The two-and-a-half-story house occupies a steeply sloping lot, presenting its longer axis to the street. The boxed volume is dominated on the street front and rear elevation by a steeply-pitched gable roof having bell cast eaves manipulated in the spirit of thatched roofs, curving down to the first story at the corners. It leaves three bays above the central entrance the only portion of the second story facade not enveloped by roof. The rear elevation essentially mirrors the front, but with a central wall dormer and a recessed porch from which a double stair leads to the garden slope. The striking, symmetrical pattern created by the curvilinear recesses in massive roof area is heightened by picturesque ranks of the attic dormers, and it is unusual Pipes's work.

The Pipes House interior demonstrates not only the architect's mastery of simplified design. It bespeaks experimentation with geometric recesses and displays the customary craftsmanship in staircase design and built-in cabinetry. Casement window banks set into reveals in unadorned stuccoed walls take on a pictorial character, and punched-out fireplaces and wall niches are equally important parts of the handsome, peculiarly economical scheme.

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The George Pipes Residence, constructed in 1923, was designed by noted Portland architect Wade Hampton Pipes for his younger brother George Pipes, and is significant architecturally under Criterion "c". The Arts and Crafts Style residence is an atypical Pipes' design due to its symmetrical facade, sweeping single gable roof with bellcast eaves and dominant end chimneys. The complete freedom given to Wade Pipes in the design of his brother's cottage type residence may have inspired this unusual dwelling. The house is an outstanding intact example of an Arts and Crafts Style residence with vernacular English cottage influences. The residence is in excellent condition.

WADE HAMPTON PIPES (1877-1961)

Wade Hampton Pipes was born in Independence, Oregon on July 31, 1877 to Martin Luther and Mary Skipworth Pipes. Wade's father, Martin Luther Pipes, was born at the Houmas Plantation in Ascension Parish, Louisiana in 1850.¹ His mother, Mary Curtis Skipworth, was born in 1856 in Eutaw, Alabama. Wade Pipes' parents were married in 1874 at Keatchie, Louisiana after meeting through their association with the Methodist Church. Mary Pipes' father, Nathaniel Skipworth, was a Methodist minister who was transferred to Independence, Oregon in 1875. The Pipes and the Skipworth families arrived in Independence, Oregon on June 1, 1875 after first traveling from New Orleans to Omaha by train. They then transferred to another train that took them to San Francisco. Martin and Mary Pipes arrived in Portland by steamer from San Francisco and after spending the night, proceeded to their final destination, Independence, Oregon.

Born in Independence on July 31, 1877, Wade Pipes was one of five children born to Mary and Martin Pipes (John in 1875, Wade in 1877, Nellie in 1879, George in 1881, and Harriette in 1883).² Wade spent their childhood in the Willamette Valley and developed a deep appreciation for the rural landscape and the way of life in a small Oregon community. In the summer of 1882, the Pipes family moved ten miles away to Dallas, Oregon, carrying all of the family's possessions on two horse-drawn wagons.

Pipes and his siblings lived modestly in a small home in Dallas. The children were expected to assist in the household responsibilities, but were given leisure time for fishing, swimming, and enjoying the opportunities that nature provided. The bond formed between the Pipes family

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members in their childhood years remained strong throughout their lifetime. In 1886, the Martin Pipes family moved to Corvallis, where Martin became the editor and manager of the *Benton Leader*.³ The family remained in Corvallis until the children went to college and later moved to Portland, where Martin Pipes pursued a career as an attorney. Martin became one of Oregon's most prominent judges and in 1924 was appointed to the State Supreme Court.⁴

In 1907, at the age of thirty, Wade Pipes left the United States to study architecture and art in London, England. Part of his training took place at the Central School of Arts and Crafts. Pipes arrived in England at a pivotal period in the history of architectural education; architectural training shifted from apprenticeships to academic learning. Timing was therefore a critical element in Pipe's career. In London, he absorbed the philosophy and technique of the Arts and Crafts Movement at its height of importance, the first years of the new century. It was in England that Pipes met prominent architects and designers such as Lutyens, Voysey and Gertrude Jekyll and was also inspired by English vernacular architecture and the British way of life.

Pipes returned to Portland, Oregon in 1911 and began his prolific career as an architect. He brought his education in the Arts and Craft Style back to the growing Oregon community which was receptive to the new movement. Wade Pipes adapted the English vernacular Arts and Crafts Style to Portland's environment when he started his practice. He continued incorporating and refining the style for more than fifty years.⁵ He was responsible for designing approximately seventy residences during his lifetime.⁶

Wade Pipes was married ca. 1920 to Genevieve Frazer in Portland, Oregon.⁷ A very private person, Wade enjoyed spending time with his family and friends. Pipes spent a great amount of time with Genevieve and the George Pipes family at Cannon Beach. He loved the ocean and walking along the shore. During the work week, he would commute from his home in Dunthorpe to his office in downtown Portland by railroad or trolley. He never learned to drive a car. Genevieve would ride the trolley into Portland almost every evening to meet him after work. Together they would usually ride the trolley up the hill to Portland Heights and then walk to the George Pipes home on St. Helen's Court.⁸ The two couples would often dine together and spend the evening in family entertainment activities.

Wade and Genevieve both loved the arts which was an integral part of their lives. Genevieve Frazer Pipes came from a very musically gifted family. She studied piano in Vienna as a young woman and after returning to Portland she taught private piano lessons for many years.⁹ Dorothy Frazer Pipes (George Pipes' wife) played the violin and often accompanied her sister, Genevieve in family concerts. Wade enjoyed listening to the music played by the family members and had a great respect for their talents. Genevieve's brother was also an accomplished musician and played the cello. In addition to Wade's appreciation for music, he also loved to draw and kept a sketch book at his side at all times. He was a avid gardener and often designed the gardens for his clients as an integral part of the house design. Wade Hampton Pipes remained an artist and architect of

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highest integrity until his death in Portland on July 1, 1961 when he was 83 years of age. Genevieve Pipes died on October 20, 1974 one week after her sister Dorothy's death.¹⁰

THE GEORGE PIPES RESIDENCE AND THE ARTS AND CRAFTS MOVEMENT

Wade Hampton Pipes was very prominent figure in the development of the Arts and Crafts Style in Oregon. "Wade Pipes was a man out of his time; a free spirit living in uneasy truce with a technologically obsessed society," observed Pietro Belluschi. "He began as a skillful craftsman and became an inspired designer with a flair for good composition and fine detailing, uncompromising in his principles and adamant in what he thought to be appropriate and beautiful."¹¹

Pipes was directly influenced by the work of several English architects who designed in a simple, elegant style using traditional materials and detailing. Some of the architects who influenced Pipes were Philip Webb (1831-1915), Norman Shaw (1831-1912), Sir Edwin Lutyens (1869-1944), and Charles F. A. Voysey (1857-1941).

The work of Voysey preceded the development of modern architecture. Voysey, was not only an architect, but a designer of wallpapers, fabrics and furniture. His works were characterized by clean, simple lines, use of traditional materials, and asymmetrical facade organizations. His houses were usually clad with exterior and interior stucco walls with a roughcast finish, low ceilings, and roofs which were long and sloping with lean-to buttresses. His window were characterized by simple trim that surrounded rectangular casement with leaded glass.

Pipes was also influenced by the new ideas that accompanied the Arts and Crafts movement and the works of A.W. Pugin, John Ruskin and William Morris. He appreciated the work of nineteenth-century designer and manufacturer, William Morris. Morris was the most important figure in British textile production in the mid-1800s. Many of the textile designs created by Morris were inspired by architecture, repeating geometric and linear forms, and by nature.

Pipes' dedication to the fine crafting associated with the Arts and Crafts Movement is noted in the simple, yet elegant details of his homes. The George Pipes residence is an unusual Wade Pipes' design in its form and composition. The residence is very symmetrical in plan and has one dramatic sweeping gable roof with only one small intersecting rear gable. The single gable is unlike Pipes' characteristic roof line which is usually composed of multiple gables. The roof forms a beautiful semi-circular figure on the front and rear elevations and is a dominant feature in the residence's design. The semi-circle on the rear elevation is echoed by the arch under the back porch stairs, creating a wonderful juxtaposition of simple geometric forms. Dominate end chimneys flank the gable ends of the roof and are incorporated in the side elevations. The double end chimneys are also less common than Pipes' typical chimney placement.

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The George Pipes residence has many typical Pipes characteristic and reflects the Arts and Craft Style in details on the exterior such as roughcast stucco finish, casement windows, gable roof, and interior details such as austere fireplaces void of mantels, beautiful built-in hardwood cabinets designed with contrasting woods, panelled doors, brass hardware, low ceilings with stuccoed beams, oak floors, and a simple, elegant staircase.

Pipes also displays his sensitivity to the landscape and surrounding environment by the incorporation of a transitional rear porch and patio that opens to the terraced back yard. The terraced garden was originally designed by George and Wade Pipe and is reminiscent of an English garden design. Wade Pipes also designed the curtains for the George Pipes home. The natural linen curtains were decorated in a blue, red, pink and lavender geometric design and hand-embroidered by Genevieve and Dorothy Pipes.¹² The curtains remained in the home for many years. Table and chairs that graced the dining room in the George Pipes home as well as two Queen Anne mahogany chairs for the living room were designed by Wade.¹³

Construction began on the George Pipes residence in 1922 and was finished by January 1923. The contractor, N.J. Nelson, constructed the residence for a cost of \$6,000. Wade Pipes also designed a residence for his brother and sister-in-law, John and Susie Pipes, in the Sellwood area near the Willamette River in 1912 and a home for his father, Martin Pipes, located at 2675 SW Vista Avenue in Portland Heights (currently listed on the National Register). His own residence in Dunthrope on Riverwood Road was designed by Wade in 1925.

GEORGE A. PIPES

George A. Pipes, brother of Wade Pipes, was a prominent Portland attorney. He was born October 21, 1881, in Independence, Oregon and was the son of Mary Skipworth and Judge Martin L. Pipes. George Pipes moved to Portland with his parents from Independence in 1892 and attended public schools. In 1900, he began the study of law in his father's office and was admitted to the bar in 1903 at the age of 21.¹⁴ After passing the bar, George moved to Eugene, Oregon and practiced law with his brother, John M. Pipes, for five years. In 1908, he returned to Portland and began practice with his father.¹⁵ George Pipes formed a partnership in 1910 with his father and his brother, John. He practiced with the firm until January, 1931, when George was appointed chief civil deputy district attorney for Multnomah County.¹⁶ He served under district attorney Lotus Langley until January 7, 1934 when he secured work as government attorney for the Bonneville Dam Administration and the United States Engineers. He returned to Portland to resume private practice in the American Bank Building followed by an association with the firm of Smith & Pipes.¹⁷ He also served for several years as bar examiner under appointment by the Oregon Supreme Court. George was a veteran member of the Oregon Prison Association and was known as an authority on ancient Greek and Roman coins. He also collected rare books. George Pipes loved to garden and spent many hours tending his garden at his St. Helens Court residence.

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George Pipes married Dorothy Frazer Pipes in November, 1918.¹⁸ Dorothy Pipes was the sister of Genevieve (Jenny Lynn) Pipes, Wade Pipes' wife. The two couples remained very close during their lives and enjoyed many evenings together sharing conversation, meals and listening to music. George and Dorothy Pipes had two children, a daughter, Mary Pipes Cosgriff and a son John Pipes. George Pipes died at age 64 on June 3, 1948. At that time, he was still practicing law with his partner, Wallace Smith. Dorothy Frazer Pipes died in October 1974.

-
- 1 Mary Cosgriff, Portland, Oregon. Private records.
 - 2 Ann Brewster Clarke, Wade Hampton Pipes, (Portland: Binfort and Mort Publishing, 1986), p. 1.
 - 3 Ibid, p. 2.
 - 4 Oregonian, July 19, 1932.
 - 5 Clarke, p. xv.
 - 6 Ibid, p. xi.
 - 7 Cosgriff, personal interview by Sharr Prohaska, 3/90.
 - 8 Ibid.
 - 9 Ibid.
 - 10 Ibid.
 - 11 Clarke, forward by Pietro Belluschi, p. ix.
 - 12 Cosgriff, interview.
 - 13 Ibid.
 - 14 Oregon Journal, June 3, 1946.
 - 15 Ibid.
 - 16 Ibid.
 - 17 Ibid.
 - 18 Cosgriff, interview.

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COMPARATIVE ANALYSIS

Twenty Wade Pipes' residences were examined in the field by the Sharr Prohaska and Sally Donovan, the preparers of the nomination, and encompassed comparably sized Wade Pipes residences within the city limits of Portland. Ann Brewster Clarke's book, Wade Hampton Pipes, was also used in the analysis. None of the comparable residences investigated had the prominent roof design elements, such as the sweeping side facing gable with double end chimneys and the strong semi-circle roof figure (see sections seven and eight), that are dominate features in the George Pipes cottage type residence. The residences in the analysis were generally asymmetrical in plan and had multiple gables, unlike the George Pipes residence. The following is a list of the properties investigated:

1. Denton residence, 2617 SW Georgian Place. 1912.
2. Esterly residence, 5340 SW Hewett Blvd. 1915.
3. Fenton residence, 1240 NW Summit Ave. 1918.
4. Unknown, 1510 NE Brazee. 1919.
5. Green residence, 2455 SW Broadway. 1921.
6. Downing residence, 2863 NW Fairfax Terrace. 1921.
7. Unknown, 721 NW Albemarle Terrace. 1922.
8. Lupton residence, 664 NW Culpepper. 1922.
9. Brown residence, 2769 SW Buena Vista Drive. 1923.
10. Unknown, 701 NW Culpepper Terrace. 1923.
11. Reed residence, 1783 SW Montgomery Drive. 1923.
- *12. Morey residence, 2412 SW Arden Road. 1925.
- *13. McAlpin residence, 2860 SW Fern Street. 1925.
14. Dibble residence, 2873 Fairfax Terrace. 1926.
15. McChesney, 3102 SW Fairview Blvd., 1926.
16. Burke, 1717 SW Hawthorne Terrace. 1926.
17. Ducey, 2773 NW Westover Road, 1926.
18. Rockwood, 5741 SW Hewett Blvd. 1928.
19. Miner, 1840 SW Edgewood Road. 1930.
20. Warren, 2566 SW Vista Ave. 1931.

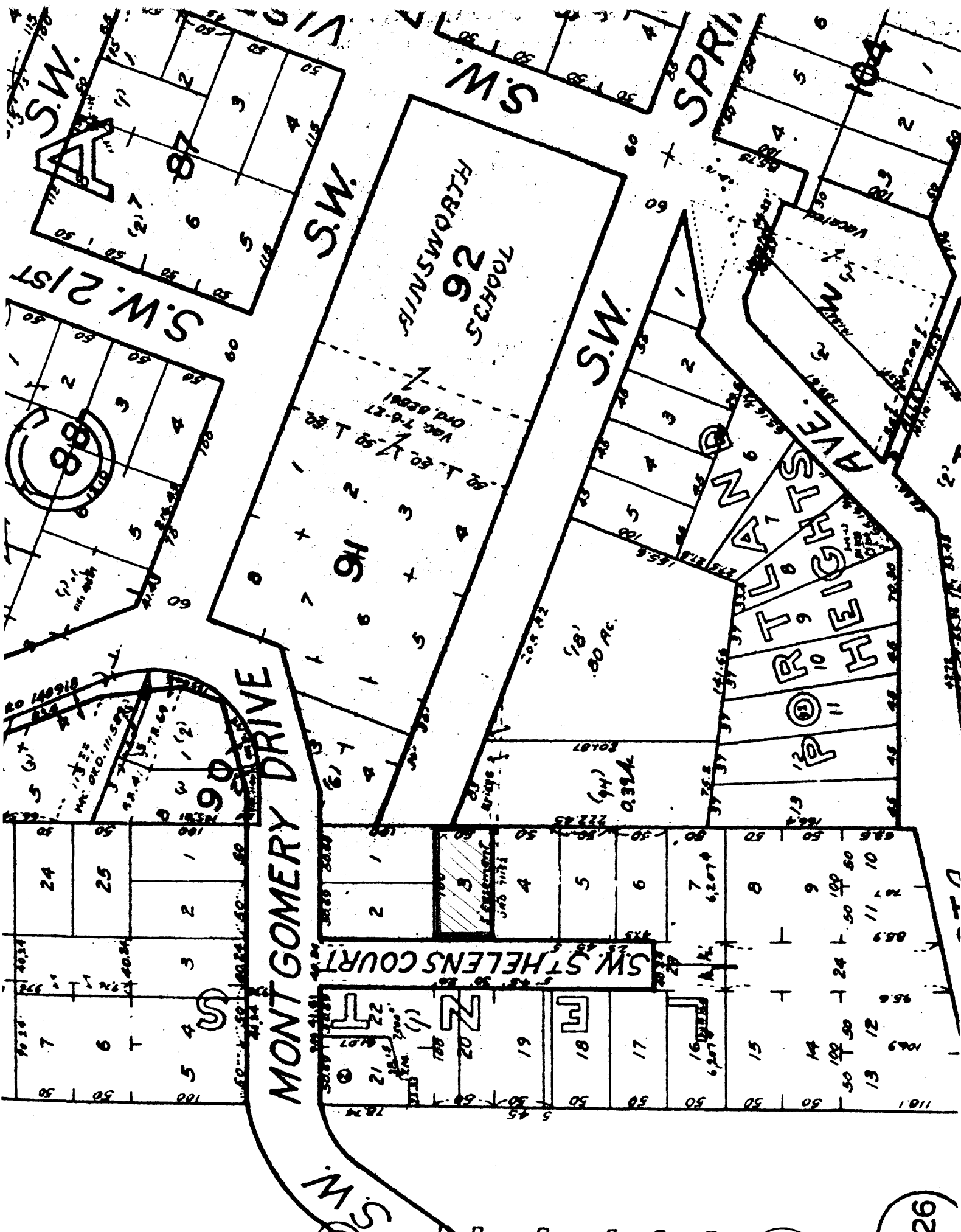
* The Morey residence and the McAlpin residence are most comparable in size to the George Pipes residence reflecting the vernacular English cottages.

United States Department of the Interior
National Park Service

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THOMAS
26

18'
80 AC.

MONTGOMERY DRIVE

S.W. STELENS COURT

AVENUE LIGHTS

SPRING

S.W. 21ST

S.W.

S.W.

S.W.

S.W.

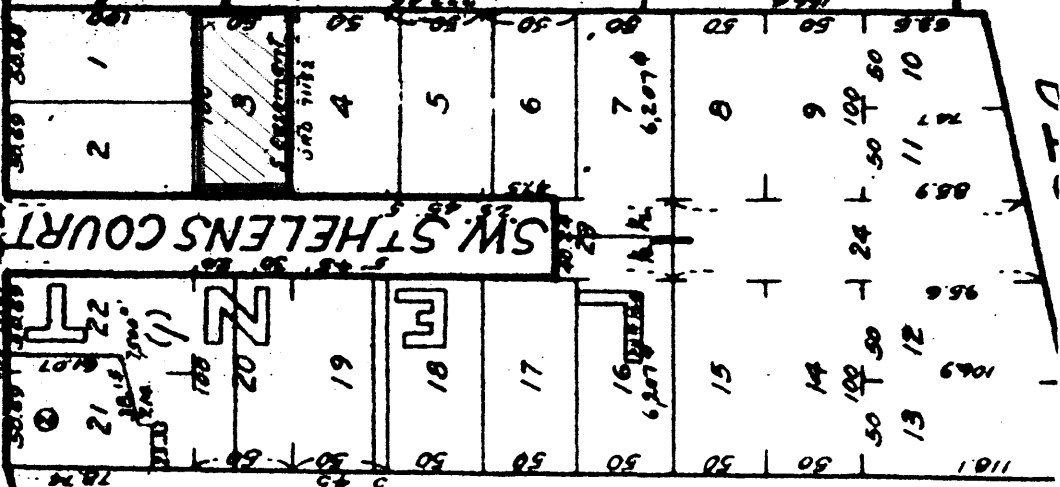
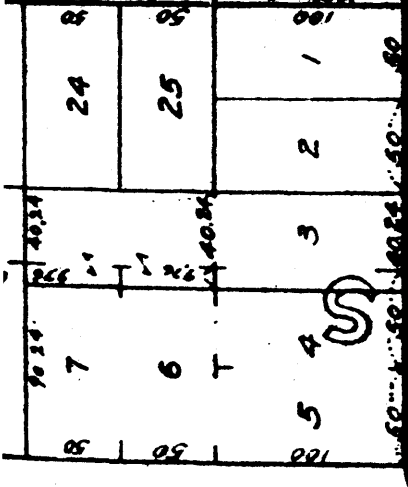
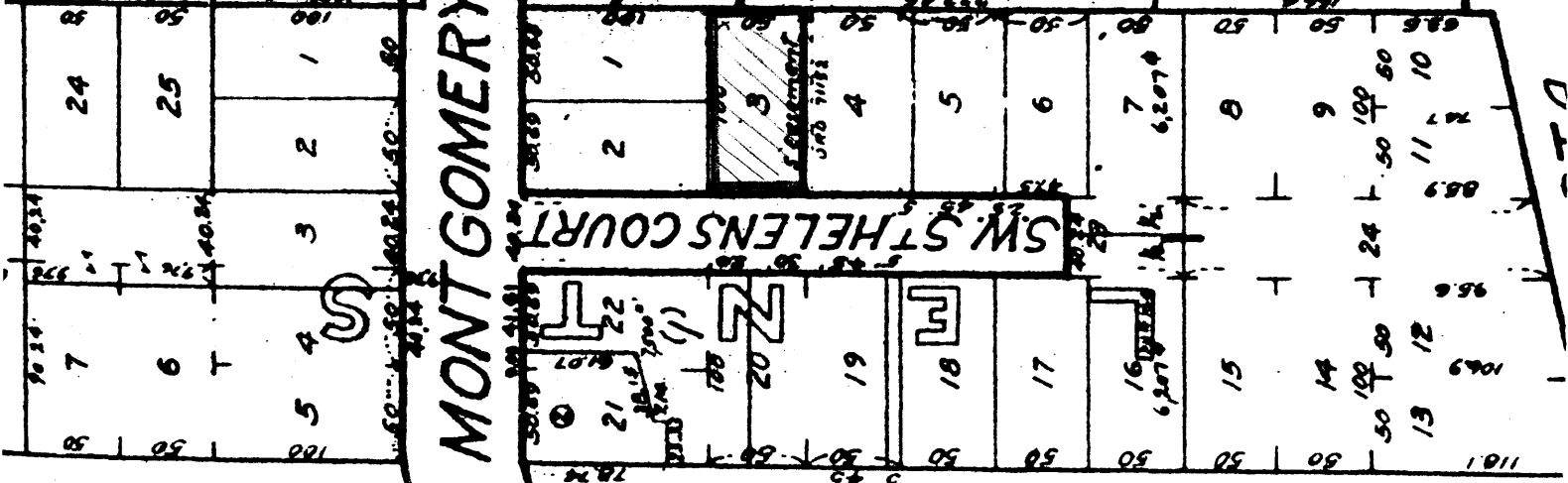
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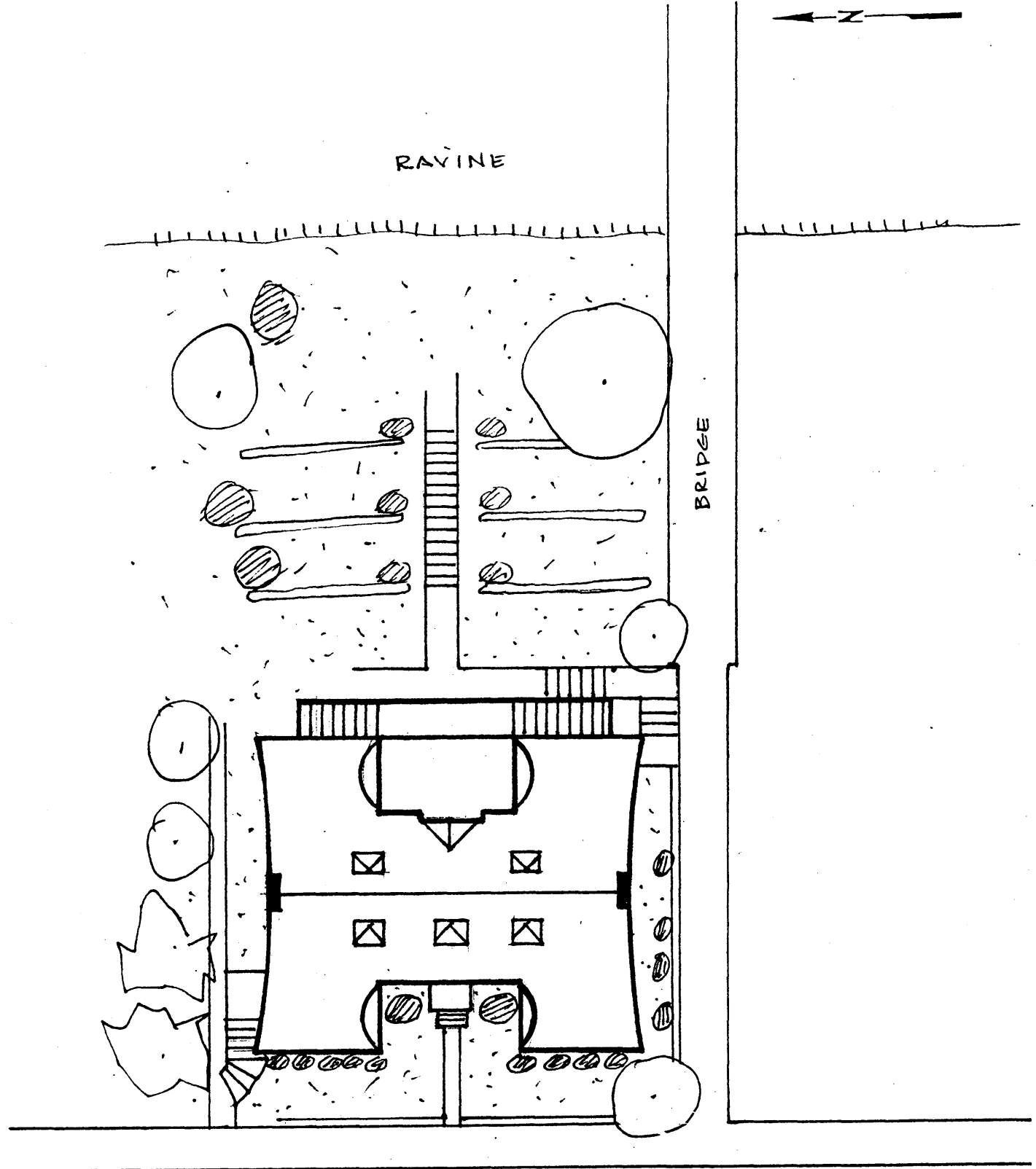
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88

90

92





ST. HELENS COURT

Site Plan