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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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

1. Name of Property

historic name Wilson, Andrew P., House
other names/site number _____

2. Location

street & number 11188 SE 27th Avenue N/A not for publication
city, town Milwaukie N/A vicinity
state Oregon code OR county Clackamas code 005 zip code 97222

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>	<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>1</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.

[Signature] _____ April 15, 1990
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

[Signature] _____ 6/1/90
Signature of the Keeper Date of Action

Entered in the
National Register

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single family dwelling

Current Functions (enter categories from instructions)

Domestic: single family dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

Materials (enter categories from instructions)

foundation concrete

walls brick

wood

roof asphalt shingle

other

Describe present and historic physical appearance.

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
c. 1913

Significant Dates
c. 1913

Cultural Affiliation
N/A

Significant Person

N/A

Architect/Builder

Andrew P. Wilson (attributed)

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

INTRODUCTION

The two and half story Craftsman style house of Andrew P. Wilson in the Hennemans Acres Addition to Milwaukie in Clackamas County, Oregon was built in 1913. Because Wilson was a general contractor, it is thought he might have acted as his own builder.

The building is a well crafted example of the Foursquare Craftsman style of residence characterized by a hipped roof with front dormer, overhanging eaves on outriggers, shingle cladding in alternating long and short courses, regular fenestration, and a front porch with clustered square posts extending the full width of the facade and wrapping around the north side elevation. The rear elevation is distinguished by a two-story, glass-enclosed sun porch.

The building interior is finished in the Arts and Crafts tradition with standard, dark-stained millwork of the period, including paneled wainscoting, boxed beam ceilings, door and window frames with architrave molding, built-in cabinetry, and a parlor chimneypiece with brick-faced surround.

The Wilson House is considered locally significant under Criterion C as a notably well crafted example of Foursquare Craftsman architecture in Milwaukie. It is considered the finest of five comparable residences in the Milwaukie inventory because it displays the greatest attention to detail, makes the best use of materials and is the best preserved. Milwaukie, incorporated in 1903, did not have extensive upper class housing. The interurban railway extending from Portland allowed the town to grow as a working class community.

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 0.50 acres Lake Oswego, Oregon 1:24000

UTM References

A

1	1	0
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5	2	8	6	9	0
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5	0	3	1	9	4	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated property is located in SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 36, Township 1S, Range 1E, Willamette Meridian, in Milwaukie, Clackamas County, Oregon. It is described as Tax Lot 3000 in Hennemans Additions at said location.

See continuation sheet

Boundary Justification

The nominated area is the entire urban tax lot associated with the house built for Andrew P. Wilson about 1913. A non-historic garage is counted a non-contributing feature.

See continuation sheet

11. Form Prepared By

name/title	Jane Morrison and Lynda Sekora	date	December, 1989
organization	Koler/Morrison	telephone	(503) 654-2786
street & number	PO Box 445	state	Oregon zip code 97045
city or town	Oregon City		

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The Craftsman style Wilson House was constructed as a single-family residence circa 1913. It is postulated that the owner, Andrew P. Wilson, may have been the builder, as he was a general contractor by trade. The building is in excellent condition and retains integrity of design, materials, and workmanship. It continues to be used as a dwelling.

The nominated building is located in Township 1 south, Range 1 east, Section 36D, tax lot 3000, east of the Willamette Meridian; it occupies the south half of block 11 of Henneman's Acres in the incorporated town of Milwaukie, Clackamas County, Oregon. The house is located on the east side of 27th Avenue. It rests on an elevated site above the street grade. Oriented to the west, it is set back approximately 50 feet from the street. A concrete retaining wall, topped by a hedge, borders the right-of-way. The yard is entered via centrally located, spiraled concrete steps or a narrow driveway which passes along the south side of the house. The yard is enclosed on the side and rear lot line by a low chain-link fence.

The yard is filled with mature ornamental plantings that include rhododendron, camellias, and roses placed next to the home on the north, south, and west. Single magnolia, white dogwood, and cottonwood trees grow in the front yard, while apple and lilac are planted in the back. Young evergreen trees follow the rear fence line.

A small one-car garage and narrow swimming pool are located in the back yard. The date of construction of the garage is unknown, but architectural evidence suggests that it post-dates the house. The garage has a low gabled roof and is sided with wooden shingles, except for the east elevation (rear) which is board and batten. The north elevation is pierced by a window and has a later shed-roof carport attached. Adjacent to the garage and east of the house (rear) is an "Esther Williams Lap Pool," a plastic in-ground swimming pool, measuring

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approximately 10 x 15 feet. The pool is believed to have been constructed in the 1950s.

The residential neighborhood surrounding the Wilson House is comprised mainly of single-family dwellings, many of which date to the first half of the 20th century. Pockets of contemporary single-family homes and small apartment buildings are present. On the north is a remodeled 1920s Bungalow and a small waterway locally known as Hager's Pond. The Phillip Henneman House (c.1880) is situated just east of the man-made pond. Directly east of the Wilson House and across an alleyway are two contemporary single-family houses. Milwaukie Elementary School, constructed in the 1920s and remodeled in the 1950s, abuts the Wilson House on the south. Across 27th Avenue to the west are two modern apartment buildings, a 1950s single-family home, and a 1930s English Cottage residence. To the southwest is the Cornerstone Christian Center, a contemporary complex of buildings. Beyond these is the 1925 Milwaukie High School complex.

The two and one-half story Wilson House is asymmetrical in plan. It is a wood-frame building with an exterior wall finish of painted wood shingles and brick. The building rests on a poured concrete foundation and has a full basement. The low-pitched hip roof is covered with composition shingles has deep flared eaves with exposed rafters. A hipped wall dormer breaks the western slope, while an internal chimney pierces that of the east. The roof forms of the veranda, rectangular bay, and small rear porch are hipped to match that of the main volume.

The west elevation or primary facade features a broad, polygonal window bay and full-width veranda that continues along the north elevation. The prominent porch is supported by square grouped columns, set upon an enclosed balustrade with a molded railing. The columns are decorated with a simple molded base and guttae at the capital level. Positioned on the south elevation are a rectangular window bay that is supported by simple brackets, and a brick endwall chimney. A small enclosed porch and two-story sun room/sleeping porch project from the northeast and southeast corners of the house, respectively. With the exception of the enclosure of the corner porch and the addition of an open deck on the rear elevation (c. 1980), the house exterior remains as originally constructed.

The windows are varied in size, placement and ornamentation. The predominant type is a double-hung, one-over-one sash with lamb's

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tongue detailing and molded surrounds. The windows of the lower story have wide lintels and sills of cast stone. An unusual grouping of four windows on the north elevation rise nearly full-height to light the main interior stairwell. Narrow ribbon windows are featured on the dormer, rectangular bay, and sun room/sleeping porch; those of the dormer are decorative and multi-paned. Some of the upper windows on the east elevation of the sleeping porch were replaced with plexi-glass by a previous owner at an unknown date. The sashes of the smaller enclosed porch were also removed and their openings boarded over, however, the current owner intends to restore this porch to its former condition.

The exterior doors of the Wilson House are paneled. The main entrance door on the facade, which is positioned off-center and is glazed and paneled.

The interior spatial arrangement of the Wilson House remains virtually intact as built. In addition to the commodious foyer, the first floor of the building consists of six rooms: living room, parlor, dining room, kitchen, sun room, and small enclosed porch (now a fruit room). Upstairs there are four bedrooms, two baths, and a sleeping porch (second story of the sun room), all of which are grouped around a central hallway. The attic story is one large open room that is only partially finished. The basement contains three unfinished rooms--furnace room, fruit cellar, and storage.

Dark-stained, varnished fir woodwork is found throughout the first floor, finding full expression in the shoulder-high, paneled wainscoting and deep beamed ceilings of the foyer and dining room. A heavily beamed and wainscotted three-quarter wall separate the foyer and principal stairway. Picture moldings encircle the main rooms and architrave moldings crown the window openings and four sets of pocket doors. A bank of French doors lead to the sun room from the dining area.

The living room features a brick fireplace that is ornamented with twin carved consoles, an extended mantelpiece, and a cast-stone, egg and dart string course above the opening. Built-in bookcases flank the fireplace, and other built-in furniture--buffet and window seat--is found in the dining room. Both the dining room and foyer retain their original Arts and Crafts lighting fixtures.

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The only alteration to the first floor of the Wilson House was a late 1970s modernization of the kitchen, at which time all fixtures and finishes were replaced or altered. All else, including the hardware and interior doors, is in its original condition. The oak flooring is intact; although most of the rooms are now carpeted.

The second floor of the building is simpler in its detailing. Special features include a master bedroom suite, complete with fireplace. A private bath and walk-in closet have been created from what is believed to have been a nursery, adjoining the master bedroom and sitting room. The sleeping porch is now used as a play room. All bedrooms have simple, painted molding. The main bath retains its original ceramic tile flooring. Some of the original light fixtures, as well as the electrical switchplates, are present and functional. The paneled doors and hardware are also intact.

Alterations to the upper floor are limited to the replacement of the fixtures in the main bath, the carpeting of the oak floors, and the construction of a bath and walk-in closet off the master bedroom.

The attic story, which contains the dormer, has remained an open, unfinished room with rough flooring and an enclosed stairway. The current owner plans to make this space into a finished "rumpus room."

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The Wilson House is locally significant under criterion C as a well-preserved and handsome example of Craftsman style architecture. The house was constructed circa 1913, possibly by owner Andrew P. Wilson, who operated his own general contracting business. The construction date is based on the title abstract, and supported by city directories and tax assessor data.

The significance of the Wilson House is heightened when viewed within the context of the relative rarity of intact Craftsman style dwellings in the city of Milwaukie. For the purpose of comparative analysis, five other residences of this type, all included in the City of Milwaukie Historic Resource Inventory, were examined.

The subject house is distinguished from the other dwellings by its high degree of integrity and numerous distinctive details, both inside and out, that are characteristic of the style. Upon examination it was found that the integrity of four of the five houses--the R.W. Henneman House (SHPO #87), the George Wissinger House (SHPO #18), the Elsie Gallagher House (SHPO #88), and the Lena Richmond House (SHPO #29)--has been compromised by alterations to the buildings. The Wissinger House has also undergone a change in function. Porch enclosures mark the Henneman and Wissinger Houses, and the Henneman home has lost all of its exposed rafters. The Gallagher House, in poor condition, has several inappropriate additions towards the rear (east elevation). Although enhanced by an attractive veranda of cast stone piers and scroll-cut balustrade, the Richmond House had a door cut into the facade (west elevation) and all of the sashes are now covered by aluminum storm windows.

The physical integrity of the remaining dwelling--the Ortley Plimpton House (SHPO #35)--is intact; however the nominated property is its superior in scale and finesse of detail.

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The Wilson House dates to Milwaukie's second major historic period, which is characterized by the expansion of its urban areas. Beginning in 1893, the first interurban electric railroad system connected the city with Portland and Oregon City. As the street railway companies expanded their routes, formerly remote rural areas were gradually developed. Incorporation of the city in 1903 furthered this growth. The Wilson House is an outstanding example of the Craftsman dwellings that were constructed during this period and is an important reminder of the city's cultural and architectural past.

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Abstract of Title. 1865-1944. Abstract of Title. Title and Trust Company. Hogg Building, Oregon City, Oregon. In the possession of owner, David Cookson, Milwaukie, Oregon.

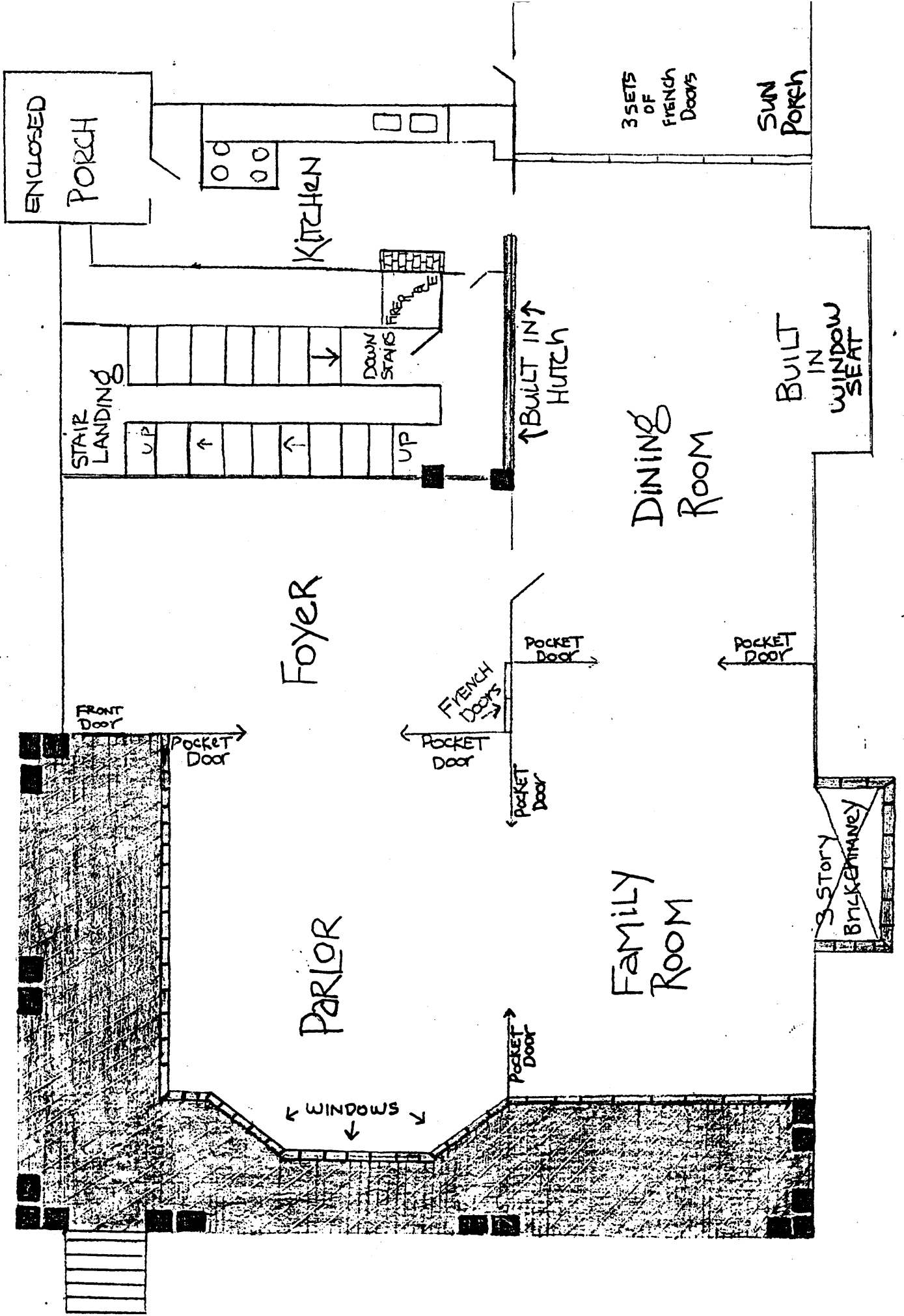
Chapman. 1903. P.J. Henneman. Portrait and Biographical Record of the Willamette Valley Oregon, 396-398. Chicago: Chapman Publishing Co.

MacDonald, Christa. Unrecorded interview with David Cookson, November 1989.

Milwaukie Planning Department. nd. Historic resources element. Segment of the city's Comprehensive Plan, on file Milwaukie Planning Dept., City Hall, Milwaukie, Oregon.

Polk, R.L. and Company. 1908-1921. Polk's Portland City Directory. Portland: R.L. Polk & Co., Inc. On file Oregon Historical Society, Portland, Oregon.

1ST FLOOR (MAIN)



2ND FLOOR

