

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received FEB 10 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Tanner, Albert H., House

and/or common N/A

2. Location

street & number 2248 N. W. Johnson Street N/A not for publication

city, town Portland N/A vicinity of First Congressional District

state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Martin P. Davis

street & number 2248 N. W. Johnson Street

city, town Portland vicinity of N/A state Oregon 97210

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 S. W. 4th Avenue

city, town Portland state Oregon 97210

6. Representation in Existing Surveys

title Portland Historical Landmark has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Portland Bureau of Planning
Portland Historical Landmarks Commission

city, town Portland state Oregon 97205

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Albert H. Tanner House, built in 1893, is a two and a half-story frame house in the Stick Style, rectangular in plan, with hipped roof, bracketed eaves, and shiplap siding. Oriented longitudinally on its 60 by 100-foot lot, the house has the conventional side entry-stairhall plan of its period. The facade faces north onto Northwest Johnson Street and is distinguished by a veranda with pairs of turned and decorated posts which wraps around the northeast corner, and by a gable-roofed, rectangular projecting second-story bay window section, the pediment of which is clad with shingles with scalloped butts and pierced by a bull's-eye window. Features above the eaves are three brick chimneys with intact corbelled caps, a jerkin-headed gable over a projecting section on the east face, a small attic dormer, also on the east elevation, and a gable-roofed wall dormer atop a projecting section on the west face. A belt cornice divides first and second stories. The frieze is set off by molding and is unadorned except where divided vertically by brackets. Window openings are tall and narrow and fitted with double-hung sash with one light over one. Several are grouped in pairs, and all are trimmed with simple architrave moldings. More elaborate, the corner boards are decorated as stylized classical columns with bead moldings and discs taking the place of bases and capitals and fillet molding applied to the shaft. Other ornament in the Eastlake style on the facade includes elaborately-turned railing balusters, and fancy cut-out work in the gable and curvilinear porch brackets.

Property developed by Tanner on Northwest Johnson Street originally included Lots 10 and 11 of Block 8 of King's Second Addition to Portland. The original holding thus measured 100 by 110 feet, and a carriage house and stable occupied the westerly lot before it was sold off in 1905. In the front yard is an exceptionally handsome mature horse chestnut tree which probably was planted shortly after the house was built. Adjacent to the Tanner House on the west is the Colonial Revival house built in 1906 for Mary J. G. Smith, and on the east is the Italianate Sprague-Marshall-Bowie House--both properties recently restored and listed in the National Register.

During the last few years that Tanner occupied the house, ca. 1905, some alterations were carried out in keeping with the Arts and Crafts tradition. Three projecting window bays, one of which has diapered glazing, were added in the entry stairhall, and the settle may have been added at the base of the stairs. The wall between the stairhall and front parlor was opened by a portiere arch with columns. In the 1930s, the house was converted to rooming house use, the effects of which the current owner has reversed in a restoration program which was substantially complete in 1981. Among the recent modifications are the replacement of a vandalized chimneypiece in the sitting room by a wood burning stove, construction of a partition separating the entry stair-hall from front parlor, removal of the pantry partitions from the kitchen space, and addition of an upstairs bathroom.

The Tanner House is more particularly described as follows.

Structure and Plan

The Tanner House has brick foundation walls, 2x4" stud walls in a balloon frame, 2x12" floor joists at the first and second floors and 2x10" second floor ceiling joists. Framing lumber is Douglas fir. The first floor joists are supported centrally by a 6x10" beam resting on the rear chimney flue brickwork and on 6x6" posts. Height from the basement floor slab to the bottom of the first floor joists measures 7'-0". First floor ceiling height is 11'-2", and second floor ceiling height is 10'-9".

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On the first floor, the entry stairhall in the northwest corner gives access to the front parlor in the northeast corner, the sitting room, dining room, and upstairs bedrooms. The parlor, with a single window in the north wall and a double window in the east wall, both opening onto the wrap-around porch, gives into the sitting room on the south through a pair of sliding doors. There is an open brick fireplace across the southeast corner of the parlor. The east side of the sitting room is a square bay containing in the north side a door opening onto the porch, in the east wall a double window, and in the south a single window. This room contained a fireplace on the south wall which was vandalized. The lath and plaster around the original fireplace was removed to expose the brick flue, and a wood stove was installed in place of the vandalized chimney piece. To the south, the sitting room connects to a back hallway providing access to the basement, the bathroom on the east wall, the back bedroom, the back porch, and the kitchen in the southwest corner.

The diningroom, directly behind the entry stairhall, is, of course, connected to the kitchen by a door in the south wall. This room features a corner china cabinet in the southeast corner which has a walnut buffet counter. This piece of furniture is not original to the house, but is of the period. There is a double window in the west wall and a single window in the north wall.

In the kitchen, the pantry partitions in the southwest corner were removed to enlarge the kitchen space. There are three windows in the south wall, one in the west. Across the back hallway from the kitchen, in the southeast corner, is a small bedroom with windows in the east and south walls, which probably was occupied by a cook or maid in the historic period.

The front stairway runs up the west wall to a landing and continues at right angles to the central second floor hallway. To the north is the master bedroom, above the parlor, containing a five-section rectangular bay window in the north wall. In the northwest corner, over the entry, is the dressing room with a double window in the north wall. Behind these rooms, on either side of the hallway, are two bedrooms, the one on the east with windows in the three sides of the square bay, the one on the west with windows directly above the dining room windows. There are two back bedrooms in the southwest and southeast corners with a bathroom and separate water closet between them. Both back bedrooms have two windows, one on each outside wall. In addition, between the west and southwest bedrooms, another bathroom was added in the space that originally contained the back stairway.

Interior Finish

Walls and ceilings throughout the first and second floors are finished with wood lath and plaster with a natural-finish picture mold. The entry hall, parlor, living and dining room as well as the second floor master bedroom have central ornamental plaster ceiling rosettes, originally for gas lighting fixtures. There is paneled wainscoting in the entry hall and stairwell as well as in the parlor. In the dining room, wainscoting consists of wide panels of burlled pine over 1x3" double beaded tongue-and-groove pine and oak. All flooring on the first and second floors is oak tongue-and-groove laid with a surrounding border, except in the kitchen, back hallway, and bathroom. Oak parquet flooring was added in the downstairs bathroom during the recent restoration.

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Typical doors on the first floor are five panel, with two tall panels over one horizontal panel and two short panels at the bottom. Second floor doors are four panel with two tall over two short panels. The doors are 7'-6" high on the first floor and 7'-0" high on the second. The panels are of burlled pine. The 1x7" casings have square corner blocks decorated with paterae. Most of the doors on the first floor retain the original hardware; cast brass knobs, esutcheon plates and hinges with a patterned relief design with spear motif. Second floor door knobs and plates have been replaced, where missing, with black porcelain knobs and cast brass plates with a floral relief design from the same period. Window trim is the same as the door trim with double beaded 1x3" tongue-and-groove between the sill and baseboard in the parlor, sitting room, dining room, and master bedroom. The 1 1/2" baseboard includes a 2 1/2" top mold. All millwork is sugar pine and replaced matching portions are cedar. All woodwork is natural finish.

The front stair has hardwood treads and pine risers with a shaped oak handrail with turned oak balusters and turned newell posts with square bases and square finials. The newell post at the foot of the stair was stolen and is being replicated for installation with the repaired railing.

Sliding doors between the parlor and sitting room are 5'-0" wide 9'-0" high with seven panels each; two square over two tall over one horizontal over two short. The fireplace, placed diagonally across the southeast corner of the parlor, has a brick surround and basalt mantle with a niche above. The brickwork tapers towards the ceiling to a cast brick cornice. A brick belt course is situated midway between the mantle and ceiling. Whether this chimney piece was added in the minor remodeling of 1905 is unclear. In 1905, the parlor was opened to part of the original entry except for an 18"-high section of wall with wainscoting on each side. Turned columns are set atop of these wall sections. The opening is further framed with pilasters on either wall and paneled beam. A new dividing wall has been constructed in the entry as an energy conservation measure to separate the parlor from the stairhall. The door and trim in the new partition match the existing millwork.

The oak front door has a glass panel with one horizontal and two short vertical panels below. On both sides of the door, and on the west wall at the foot of the stairway, Craftsman-style bay windows were cantilevered from the wall in 1905. Those beside the front door contain one sash each, and the one on the west wall contains three. The latter window sashes with diamond pattern glazing, are being replaced with stained glass.

The kitchen has been extensively remodeled but in a manner harmonious with the character of the house. The original 1x4" pine wainscoting with double beaded joints has been re-used, and natural cedar cabinets have been installed.

The second floor finish is basically the same as that of the first floor. The original wainscoting, identical to that in the kitchen, has been retained in the rear bathroom and used in the added bathroom occupying the space previously containing the back stairway. Other details in this bathroom are similar to those in the original rear bathroom.

The gas plumbing for the original lighting fixtures was still in place when the property was acquired by the present owner in 1975. Conversion to electric lighting had been made at the turn of the century. Three electric fixtures have been restored in the parlor, sitting

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and dining room. The house had been heated by fireplaces and stoves as well as a sawdust furnace. The house is now heated on both floors by a forced air furnace installed at the time of the restoration.

Exterior Finish

The street facade of the Tanner house displays the characteristic elements of the Stick Style with its rectangular second story bay, and a porch that curves around the northeast corner of the house. A wooden stairway approaches the porch on line with the single front door. The side porch door to the sitting room on the east has a central clear glass panel with single horizontal solid panels above and immediately below and paired panels at the bottom. Exterior doors have a natural varnish finish.

The paired porch posts have bases square in plan with chamfers and bead molding. The central section of the posts are elaborately turned with bulb turnings decorated by bosses. Curved side brackets filled with fretwork support a simple architrave and frieze. A rectangular fretwork panel matching the side brackets fills the space between the double posts. The porch balustrade has rounded top and square bottom rails and thick vasiform balusters. The base of the porch is infilled with rectangular latticework. Scroll brackets support the cornice and overhanging eaves.

At the base of the ground story is a water table, and immediately below the second floor windows is a belt cornice, or drip moulding.

Over the porch, and above the parlor, is the main projecting bay window section containing three double hung windows, one light over one, across the front and one on either side. It has a continuous sill below, closely-spaced brackets within the frieze panel, and a cornice above. In the pediment above is a bull's-eye window "fishscale" cladding. At the apex of the gable bargeboards is a triangular panel of fretwork.

The projecting section on the east side is less elaborately finished, with a jerkin-headed gable roof and shingle-clad tympanum. On the west wall, toward the rear, is a wall dormer with shingle-cladding and stick work. An architrave molding and unadorned frieze extend entirely around the house, with brackets at the corners supporting the projecting eaves. All windows are of the same double-hung single-light design with the side trim on the second floor windows extending up to the architrave. The hipped roof is pitched at a 45° angle and is presently covered with asphalt shingles.

A simple back porch with hipped roof supported by three square, chamfered posts is located on the south wall and connects to the back hallway. The back door has a pair of tall glass panels with one horizontal and two vertical solid panels below and a plain glass transom above.

Exterior walls are covered with horizontal lap siding. Plain corner boards extend to the architrave and line up with the corner roof cornice brackets, broken by the second floor drip moulding. Discs, bead and fillet moldings decorate the corner boards in the manner of stylized classical columns. Window casings are plain, with simple architrave moldings, and are six inches in width. Sill moldings are three inches deep.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1893 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The two and a half-story frame house built for attorney Albert H. Tanner on Northwest Johnson Street in Portland, Oregon, in 1893 is significant as a well preserved and rare example of the Stick Style remaining in King's Second Addition, a fashionable residential section of Northwest Portland developed in the late 19th and early 20th centuries. With its richly decorated front gable, its generous frieze articulated by architrave molding and brackets, its wrap-around porch with pairs of turned posts, and its stylized trim details including bosses and paterae, it embodies the distinctive characteristics of the Stick Style enlivened by Eastlake ornament. Because it possesses integrity of location, design, setting, materials, workmanship, and feeling, and is associated with a prominent figure in the professional life of Portland at the turn of the century, the property meets National Register criteria b and c. It was declared a Portland Historical Landmark in 1980. It occupies a 60 by 100-foot lot between two earlier-listed National Register properties: The Sprague-Marshall-Bowie House and the Mary J. G. Smith House. The Tanner House, in terms of its date and style, is a bridge between the Italianate house on the one hand and the Colonial Revival house on the other.

Albert Hawes Tanner (1855–1932), the son of an overland pioneer of 1852, was 27 years of age when he was elected to the Oregon House of Representatives in 1882. After a term in the statehouse, he resumed his career in Portland which was punctuated with service as city attorney and municipal judge. Over the years, he practiced law in association with various partners, including the historian, Judge Charles H. Carey. His longest-lived association appears to have been with John H. Mitchell. Tanner and his wife, the former Sara Kelly, daughter of Portland pioneer and collector of customs, John Kelly, occupied the house 14 years. Their occupancy extended from the time construction was completed in 1893 to 1907. In 1905 the westerly portion of the Tanners' double-lot holding was sold to Mary J. G. Smith, for whom the neighboring Colonial Revival house was built the following year. Tanner's reason for quitting his property on Northwest Johnson Street is not known, but it is assumed that his involvement in a real estate investment company accounted for some of the several shifts in Tanner's place of residence in his later career. The house on Johnson Street, however, is the primary property associated with Albert H. Tanner in Portland.

The oldest of three children of Benjamin Franklin Tanner and Sarah Turner, Albert H. Tanner, was born September 9, 1855 near Washougal, in Clark County, Washington. His father, of Welsh descent, was a native of Kentucky and crossed the plains to Oregon Territory in 1852. He was a carpenter and bridge builder. His mother, of Scots stock, was a native of Missouri and crossed the plains in 1851. The young Tanner spent his boyhood on the family farm in Yamhill County, Oregon. He attended Christian College, the denominational school at Monmouth, which later became a State Normal School, from 1871 to 1874, and was graduated at the head of his class. He read law with the firm of Dolph, Bronaugh, Dolph, and Simon, and did some teaching at Christian College. He was admitted to the bar in 1879. A Republican, he was elected to the Oregon House of Representatives in 1882. At the age of 27, he was the youngest member to have been elected to the legislative body at that time.

9. Major Bibliographical References

Lockley, Fred, History of the Columbia River Valley from The Dalles to the Sea, Vol. 2 (Chicago: The S. J. Clarke Publishing Co., 1928).
Elwood, Evans, History of the Pacific Northwest, Vol. 2 (1889), 597.
Obituary, Oregon Journal (May 9, 1932). Albert H. Tanner.
Portland City Directories.

(continued)

10. Geographical Data

Acreage of nominated property less than one
Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A	<u>1 0</u>	<u>5 2 3 7 1 0</u>	<u>5 0 4 1 4 8 0</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

The Albert H. Tanner House occupies Lot 10, Block 8, of King's 2nd Addition to the Plat of Portland, Multnomah County, Oregon.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	<u>N/A</u>	code
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state	<u>N/A</u>	code	county	<u>N/A</u>	code
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11. Form Prepared By

name/title Martin P. Davis

organization N/A

date July 26, 1982

street & number 2248 N. W. Johnson Street

telephone (503) 241-4375

city or town Portland

state Oregon 97210

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *David G. Talbot*

title State Historic Preservation Officer

date January 31, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Junda McClelland
Keeper of the National Register

date 2/11/83

Attest:

Chief of Registration

date

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Following his term in the State Legislature, Tanner resumed his career in Portland. He was appointed city attorney in 1884 and served to 1887, establishing "an enviable reputation as a public prosecutor", according to historian Fred Lockley. In 1889, he was elected municipal judge and served in that capacity to 1891. In his practice of law, Tanner was associated with others. He practiced with Judge Julius C. Moreland from 1879 to 1884 and with Judge Charles H. Carey to 1887. Thereafter, he formed a partnership with John H. Mitchell, and, later in his career, he formed a partnership with J. J. Johnson. Tanner was one of the incorporators of the Citizens Real Estate and Investment Company, and he was a director of the West Portland Park Association.

Tanner's property on Northwest Johnson Street originally was numbered 738 NW Johnson. Prior to 1893, he and his wife and children lived at 30 N[W] 19th Avenue, and, after selling the house on Johnson Street, he lived at 409 NE 14th Avenue. Neither building occupied by Tanner at these other addresses is standing today. Subsequently, Tanner resided for a time in the rural community of Gaston, in nearby Washington County, and from 1921 to 1924 was a resident of the Seward Hotel in Portland. During the last two years of his life, 1930-1932, he lived in an apartment on NW Everett Street in the neighborhood which had so long been his home in Portland.

Albert Tanner married Sarah Marcella Kelly on November 25, 1880. His wife was the daughter of John Kelly, a pioneer of 1840 and a one-time collector of customs at Portland. The Tanners had three children: Albert H., Jr., Henrietta Elizabeth, and John M. Tanner.

In 1889, the two lots on NW Johnson -- Lots 10 and 11 of Block 8 -- were purchased in the name of Sarah M. Tanner from Amos N. King, the holder of a large land claim on the west side of the city which now includes King's Heights and Washington Park. The sum paid for the adjoining lots was \$4,400. In 1893, the Tanners' house was built on the easterly and larger of the two lots. Lot 11 was used for a carriage house and stable. In 1905, the westerly Lot 11 was sold to Mary J. G. Smith for \$2,650, and the carriage house was removed. During the last few years of his life, Tanner's father, Benjamin Franklin Tanner, lived with his son on NW Johnson, dying at home on October 27, 1901 at the age of 76. Funeral services were held at the house, and the elder Tanner was buried in Riverview Cemetery.

The Albert Tanners lived in the house until 1907, when they sold it to Alvin L. Stevens for \$8,000. Four years later, it was sold again to William Hilton, a carpenter and contractor. William and Ella Hilton lived in the house until 1923. From that time until the property was acquired by the present owner in 1975, there were four intervening ownerships, and the house was variously neglected and poorly maintained. It was operated as a rooming house in the 1930s. The house was restored by the present owner, the work being substantially completed in 1981.

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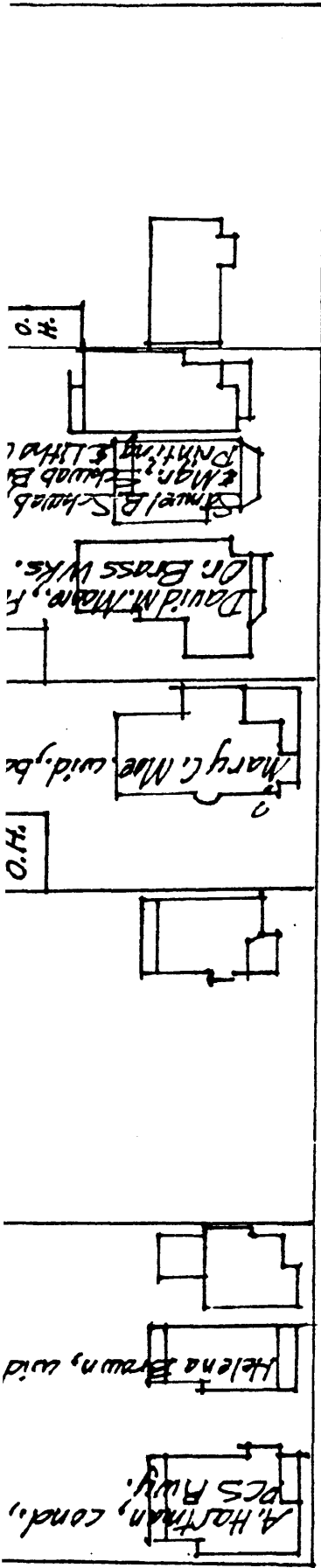
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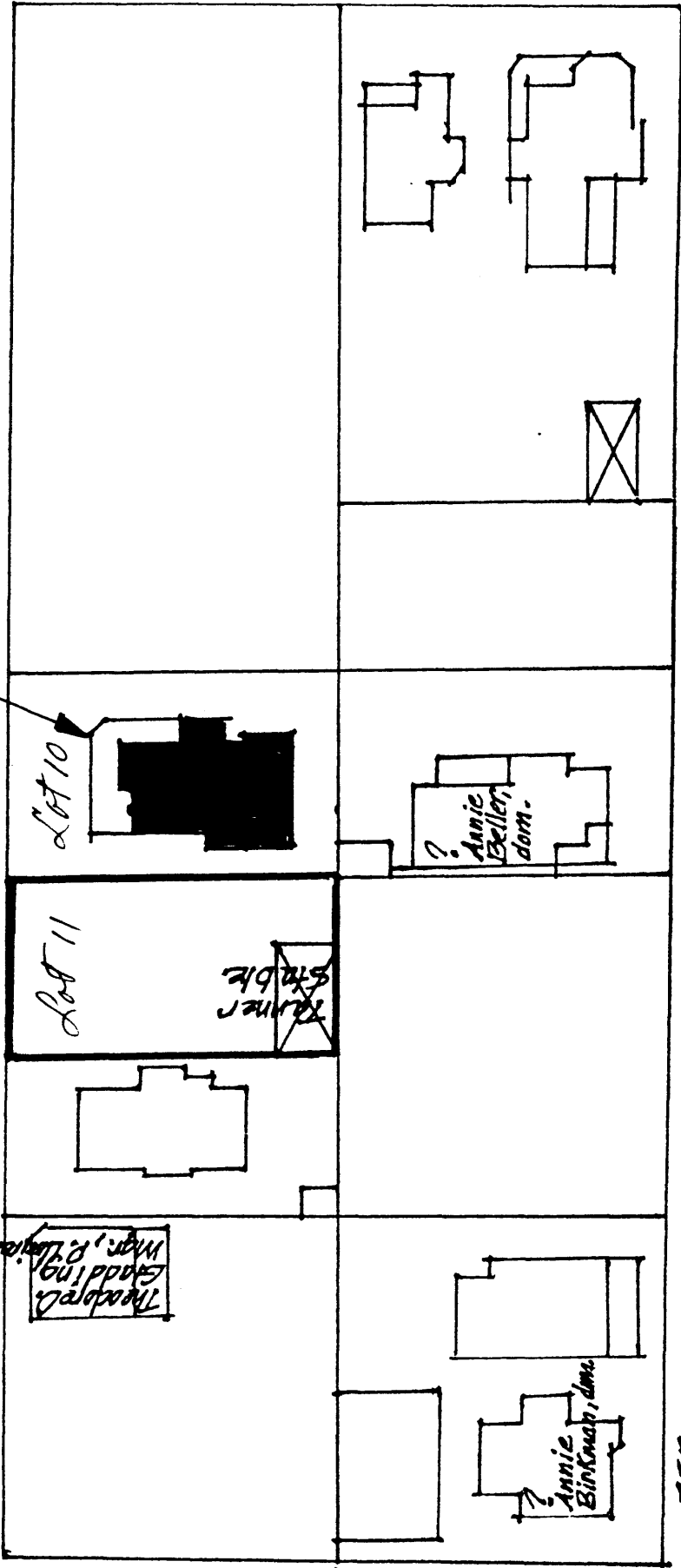
Sanborn Map, 1889, corrected to 1898, Oregon Historical Society.
Pioneer Title & Trust Co., Abstract Record for Lots 10 & 11, Block 8 of King's 2nd
Addition to the Plat of Portland, Multnomah County, Oregon.



705* 715* 719* 727
731* 733 737 738* 742 746* 749*

JOHNSON

TANNER HOUSE



Lot 10

Lot 11

Annie Beller, dom.

Annie Binkman, dom.

23rd

166

165

167

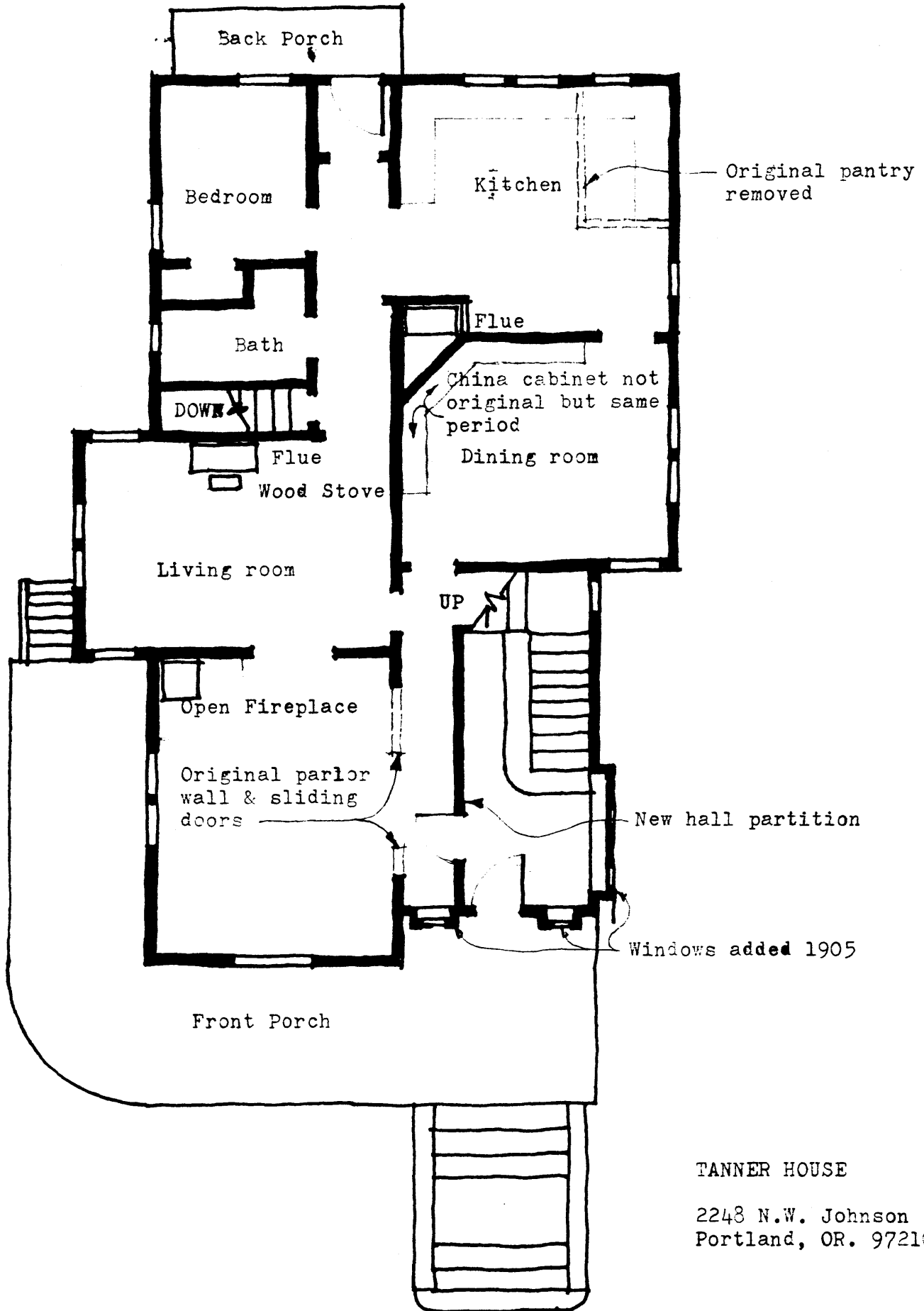
22nd

705

739

(3) 1889 SANBORN MAP (connected to 1898) showing 1893 residents IRVING

*still existing structures



TANNER HOUSE

2248 N.W. Johnson
 Portland, OR. 97210