

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000148 Date Listed: 2/22/91

Grant, Henry M. House Multnomah OR
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for *Autawicki Gless*
Signature of the Keeper

5/20/91
Date of Action

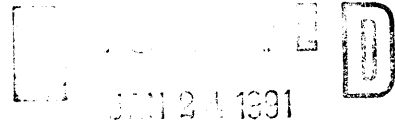
=====
Amended Items in Nomination:

Description: The foundation is amended to read: concrete.

This information was confirmed with Elizabeth Potter of the Oregon State Historic Preservation Office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

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 Grant, Henry M., House
other names/site number

2. Location

street & number 3114 NW Thurman Street
city, town Portland
state Oregon code OR county Multnomah code 051 zip code 97210

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal
Category of Property: building(s) (checked), district, site, structure, object
Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1

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 (checked) does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: James M. Hannah
Date: January 3, 1991
State or Federal agency and bureau: Oregon State Historic Preservation Office

In my opinion, the property meets (unchecked) 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 (checked)
determined eligible for the National Register (unchecked)
determined not eligible for the National Register (unchecked)
removed from the National Register (unchecked)
other, (explain:)

Entered in the National Register
Signature of the Keeper: [Signature]
Date of Action: 2/22/91

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 Victorian: Queen Anne Style

Materials (enter categories from instructions)

foundation brick

walls wood: weatherboard; shingle

roof asphalt: shingles

other

Describe present and historic physical appearance.

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The Grant Residence is a distinctive Queen Anne building sited on a prominent corner lot at the top of a hill in Willamette Heights Addition to Portland. The residence was constructed in 1892 by members of the Scottish American Investment Company as a promotional residence for the newly platted Willamette Heights Addition. The residence embodies many distinctive characteristics of the Queen Anne Style in its irregular roof line, corbelled chimney, wrap around porch, veranda, bracketed eave line, a variety of exterior siding materials and stained glass windows. The interior of the residence is virtually intact and displays beautiful detailing in the panelled entrance hall and dining room, deep cornice molding, oak floors, classically detailed marble fireplace and tall window proportions. The Grant Residence is in excellent condition with few alterations.

SITE

The Grant Residence is located on the southwest corner of NW Thirty-first and NW Thurman streets in Block 20, lots 1 and 2 of Willamette Heights Addition to the City of Portland. Perched on a hilltop at the apex of NW Thurman Street, the residence commands a view of the Willamette River and NW Portland to the north. The building is setback high above street level in a residential neighborhood. The trapezoidal lot measures approximately 132 feet on the western boundary, 100 feet on the southern boundary, 84 feet on the eastern boundary and 110 feet on the northern boundary. A high rock retaining wall, finished in rough cut stone with chiseled margins, lines the property at the sidewalk level on the north and east property line. Mature Horse Chestnut trees line the parking strip.

A long, steep flight of concrete stairs ascend to the front porch on the north elevation. Another steep stairway extends from NW Thirty-first Street, at the southern boundary of the property, to the side yard. A tiered wooden plank walkway leads from the top of the stairs to the back patio. The small bricked patio is enclosed by a wooden fence which extends across the western half of the southern property line; a hedge defines the eastern half. An open lawn area is north and east of the residence. A Japanese maple and mature Sequoia tree are located in the east lawn. Small evergreen shrubs line the perimeter of the residence. The eastern property line is defined by a chain link fence and a rock retaining wall. The residence is approximately five feet from the eastern property line.

EXTERIOR

The rectangular Queen Anne residence is two and one half stories high with a full basement. The main rectangular mass of the residence measures approximately 32 feet east-west and 46 feet north-south. The jerkinhead roof form is intersected by central pedimented gables on all elevations. Small rectangular windows punctuate the center of the wood shingled gables ends and a small

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round window is located in the clipped gable end at the apex of the roof on the north elevation. A corbelled chimney projects from the rear of the portion of the roof. A modillioned cornice embellishes the eave line which projects over the weatherboard clad second story. A wide band of wooden shingles differentiate the first and second stories. The bottom of the shingled band is finished with a saw tooth pattern. A wood stringcourse extending around the perimeter of the residence further defines the first and second stories. V-groove shiplap siding covers the first story. A wide water table and cap finishes the base of the building. The residence is supported by a brick foundation covered with a concrete veneer.

The majority of windows are one over one double hung wood sash windows with the exception of the three fixed windows on the first floor of the north and east elevations. These windows are larger single paned windows. The upper portion of the window on the north elevation is embellished with beautiful stained glass. The stained glass design is made up of interlocking circles, with smaller central circles and is surrounded by a rectilinear design along the perimeter. The transom above the front door also employs stained glass reminiscent of Povey stained glass work. The stained glass transom is divided into thirds and decorated with a vine and flower motif. Sidelights flank the front door.

A finely crafted veranda extends around the east and north elevations. Brackets accentuate the eave line of the porch. The porch swells at the northeast corner forming a elegant sweeping semi-circle. A colonnade of tapered Tuscan posts which rest on squared bases support the porch roof. The posts are incorporated into the turned balustraded porch railing. Stairs at the south end of the porch lead to the side yard. A balcony surmounts the porch on the second story and is enclosed with a low turned balustraded railing. A door on the north elevation of the second story accesses the veranda. The back porch (south elevation) is covered with a hip roof supported by chamfered posts. The west end of the porch is enclosed.

INTERIOR

The interior of the Grant Residence is asymmetrical in plan. The first floor is comprised of the living room and study on the east half and the entrance hall, dining room, pantry and kitchen on the west half. There are five bedrooms and two baths on the second floor on either side of a long central hall. A full attic is on the third floor.

ENTRANCE HALL AND MAIN STAIRCASE

The entrance hall is located in the northwest corner of the residence. Built-in wood seats with interior storage, line the north wall of the room adjacent to the main entrance. The panelled and glass entrance door, embellished with a beautiful stained glass transom, is on the north elevation of the room. Wood panelling adorns the walls of the entrance hall. The floors are oak. Pocket doors, leading to the living room, are located on the east elevation of the hall. The L-shaped main staircase is in the southwest corner of the hall. The turned stair balustrade terminates at a square newel post embellished with recessed panels. A high window at the first stair landing illuminates the hall. A door on the south elevation of the hall leads to the dining room.

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DINING ROOM, LIVING ROOM, AND STUDY

The dining room is rectangular in plan and is located on the west half of the residence. The lower portion of the walls are covered with panelled wainscotting. The wainscotting is comprised of two rows of recessed rectangular panels capped with a projecting cornice molding. High molded baseboards extend around the perimeter of the room and are incorporated into the bottom of the wainscotting. The room has a deep cornice molding. Pair of one over one windows illuminate the room on the west elevation. A single pocket door on the west elevation of the room leads to the living room.

The living room, directly east of the dining room, is a large commodious room, spanning two thirds of the length of the house. Two large fixed pane windows are located on the east elevation of the room and another window is on the north wall. The northern window is embellished with a stained glass window. Deep cornice molding extends around the perimeter of the room. The fireplace is set at a diagonal in the southwest corner of the room. The classically detailed fireplace has an austere wood mantel supported by pilasters. A raised oval motif embellishes the top of the pilasters. A carved Grecian urn is carved in the center of fireplace surrounds. Marble surrounds the firebox and covers the hearth. The room has oak floors. Narrow French doors are located at the south end of the hall and lead into the study.

The study is a small rectangular room with windows on the south and east elevations. Built-in bookshelves and cupboards line the east and south walls of the room. Original iron grating covers the radiators. A door on the west elevation leads to the small back hall which contains the back staircase and door to the kitchen.

KITCHEN, BACK PANTRY, AND BUTLER'S PANTRY

The kitchen is a large open room with newer cabinets along the west wall and a centrally located L-shaped service counter. Two doors are located on the south elevation of the room; one leads to the back porch and the other to the back pantry. A stained glass transom window tops the door to the back porch. The pantry door is comprised of a large window which was removed from the historic Perkins Hotel (razed) in downtown Portland. The door to the butler's pantry is located on the north wall of the kitchen.

The butler's pantry is a rectangular room, located between the dining room and the kitchen. Original cupboards and china cabinets line the south wall of the room. The china cabinet is comprised of six shelves above with glass fronts and cupboards below. The sink and cabinets are along the west wall. A double hung window above the sink illuminates the small room.

SECOND FLOOR

The second floor is comprised of five bedrooms and two bathrooms. The bedrooms are arranged on the east or west side of the long central hall. A door to the balcony is located at the north end of the hall and the back hall staircase is at the south end. The master bedroom is in the northeast

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corner. A curved wall, in the southwest corner of the master bedroom, adds an usual accent to the otherwise rectilinear room. A door on the south wall of the bedroom leads to a small room now used as a dressing room. Originally this room was probably a sleeping porch or sitting room. A pair of high one over one double hung windows on the east wall illuminates the room. Closets line the west wall. A door on the south end of the dressing room leads to the bathroom.

The bathroom is decorated with rose tiles edged with beige accent tiles. The floor is covered with linoleum tiles. A door on the south elevation of the bathroom leads to a storeroom (originally a bedroom) and a door on the west wall leads to the main hall. Three bedrooms, a den, and a bathroom are located on the west side of the hall. The lower portion of the walls of the den are clad with beaded wainscotting. The room was originally a bathroom. All the bedrooms have original high baseboards, picture rails, intact pressed metal door and window hardware. The floors are fir.

A scalloped doorway in the center of the hall leads to the back hall stairs. The balustrade is comprised of turned balusters terminating with a simple square newel post with molded cap. The stairs are U-shaped in plan and lead to the first floor back hall adjacent to the kitchen. The stairs to the attic are also at the south end of the hall. High square balusters turned on the diagonal, and small wooden balls between the balusters create an unusual knob and spindle design.

LIGHT FIXTURES

The chandelier in the entrance hall came from the Perkins Hotel (razed) in downtown Portland. The fixture is made of brass and crystal and originally was fueled by gas. Silver plated, the chandelier in the living room was purchased in Romania by the current owner's parents in the 1950s.

ALTERATIONS

Historically, the residence had a round corner tower on the northeast corner of the house. The tower was removed ca. 1914 due to deterioration. The round brick foundation for the tower still remains in the basement. The remainder of the exterior of the residence remains virtually intact. The interior has undergone only minor alterations. An wall once separated the living room into the living room and parlor. The wall was removed in the 1940s by the current owner's parents. The kitchen has undergone modifications over the years to incorporate more efficient and modern utilities. A door was originally located on the east side of the hall on the second floor which led to the what is currently the dressing room. The original bathroom on the second floor was converted into a den.

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
Community Planning and Development

Period of Significance

1891-1892
1891-1903

Significant Dates

1892
1892, 1903

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

John Hale, builder (attributed)

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 0.25 acres Portland, Oregon-Washington 1:24000

UTM References

A

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

B

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Zone Easting Northing

C

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Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The nominated area is legally identified as Lots 1 and 2, Block 20, Willamette Heights Addition to Portland, Multnomah County, Oregon.

See continuation sheet

Boundary Justification

The nominated area encompasses 10,800 square feet (a quarter of an acre) and corresponds precisely to the legally recorded lot lines of property occupied by the Henry M. Grant House, built in 1892.

See continuation sheet

11. Form Prepared By

name/title Sally Donovan and Sharr Prohaska, Joint Venture

organization Donovan & Assocs./Prohaska & Assocs. date July 26, 1990

street & number PO Box 1671 telephone (503) 227-3307

city or town Portland state Oregon zip code 97207

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SUMMARY

The substantial, two-and-a-half-story Queen Anne style house on NW Thurman Street at Thirty-first Avenue in the Willamette Heights neighborhood in northwest Portland, Oregon commands a view of the Willamette River plain spreading out to the north and east. When it was completed in 1892, it had the distinction of being the first house erected in the newly platted Willamette Heights Addition, a project of local contractor John Hale and of the Scottish American Investment Company. Since 1885, the Scottish American Company had been investing in railroads, timber and real estate in the Pacific Northwest. Through its Portland office, the Company commenced in 1891 developing and promoting its real estate interests in the area adjacent to Guild's Lake, future site of the Lewis and Clark Centennial Exposition. In the same year, the platter of the addition, John Hale, succeeded in linking Willamette Heights to citywide street railway service, thus preparing the way for rapid development of the Heights.

The first occupant of the showpiece house was Henry M. Grant, a newly-arrived insurance underwriter who was manager and secretary of the Northwest Fire and Marine Insurance Company of Portland. Grant and his wife occupied the house to 1918, when the title was transferred to real estate investor James O. Elrod. The present owners represent a second generation of ownership by the Benjamin Johnson family that has held the property since 1939.

Owing to its prominence as the pivotal development in the Willamette Heights neighborhood, the H. M. Grant House meets National Register Criterion A in the context of community planning and development. It also is significant in the neighborhood as an outstanding example of well-crafted and well-preserved Queen Anne architecture. One of the most distinguishing features of its exterior, a cylindrical tower with conical roof at the northeast corner, was removed in 1914 or 1918--after 1910 in any case. In all other respects, the house conveys the essential characteristics of its style, including steeply-pitched hip roof with gabled projections and pedimented wall dormers, bracketed cornice, prominent brick flaretop chimney, shiplap siding accented by shingle belt courses and gable ends, and a slender-columned veranda that wraps around the northeast corner. The bowed corner section of the veranda has a balustraded upper deck that was originally the outlook for the tower.

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Window sash typically have one-over-one lights, and art glass was employed occasionally, as in the entrance transom and sidelights. The interior is distinguished by a staircase and paneled wainscotting of uncommon elegance employing a rectilinear pattern of horizontal inset panels having raised centers. The diagonally-placed living room chimneypiece in the Adamesque style is of unusual delicacy for 1892 and perhaps reflects, as does the slender-columned veranda, a growing interest in the more Classical vocabulary of the Colonial Revival. The marble firebox surround was added after 1939. The only appreciable interior alteration is the removal of a stud wall that subdivided ground story space into a living room and parlor. The latter modification also was carried out sometime after 1939.

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The H.M. Grant Residence, constructed in 1892 in the Willamette Heights Addition of Portland, is significant under criterion "c" as the most distinctive example of a Queen Anne style residence in Willamette Heights due to its prominent setting and unusual architectural features. Perched high on a hilltop, the visually prominent home defines the entrance to the Willamette Heights Addition. The wrap around porch accentuated by the classically detailed columns make the Grant Residence the most distinctive of its style in the neighborhood. The building displays many fine Queen Anne characteristics such as the irregular roof line, corbelled chimney, wrap around porch, veranda, bracketed eave line, a variety of exterior siding materials and stained glass windows. The interior of the residence is virtually intact and displays beautiful detailing in the panelled entrance hall and dining room, deep cornice moldings, oak floors, classically detailed marble fireplace and tall window proportions. The residence is in excellent condition.

The Grant Residence is also significant under criterion "a" as the first home built for the promotion of the newly platted Willamette Heights Addition on property owned by the Scottish American Investment Company of Edinburgh, Scotland. The Scottish American Investment Company, established in Portland in 1885, was instrumental in developing and promoting the Willamette Heights Addition as well as the surrounding area, including the adjacent site of the 1905 Lewis and Clark Exposition. The Willamette Heights Addition was the only residentially platted neighborhood in Portland that the Scottish American Investment Company owned and marketed. The company's primary investments were in the railroads, timber land, and mining. Due to the company investment in the railroad lines located at the base of Willamette Heights and in the Guilds Lake area (which included the future site of the Lewis and Clark Exposition), the company realized the potential investment potential of the newly platted Willamette Heights neighborhood in northwest Portland.

WILLAMETTE HEIGHTS

The Donation Land Claim Act of 1850 was established by a Congressional Act which gave a donation of land to people willing to homestead land in the undeveloped western territory. At the same time the act was passed, Danford Balch and his new wife, moved to the Oregon Territory from Massachusetts and on October 1, 1850 took a 640 acre Donation Land Claim on the northwest edge of Portland (Oregonian, October 22, 1850). The Balch land claim extended along St. Helens Road on the north northwest 27th and 28th streets on the east, Cornell Road on the south, and

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Aspen street on the west. A portion of Balch's land claim became Willamette Heights Addition to Portland. In a remote area near the creek across the street from the present Grant residence, the Balches raised their nine children. The creek, later named Balch Creek, ran through their property and emptied into what later became known as Guilds Lake. In 1859, Danford Balch was convicted of killing his daughter's husband. Balch became the first man to be legally hung in public in Portland (Orloff pg. 16).

In 1862 the Multnomah County District court sold the western one-half of the Balch Donation Land Claim to Lewis Gill for \$700. This portion of land is the present day Willamette Heights. On November 3, 1862, Gill sold his land to Henry and John Green and Herman Leonard. "These men incorporated the Portland Water Company (in the same year) which brought water from Balch Creek to downtown Portland via wooden pipes," (Orloff, pg. 19). The Portland Water Company sold their land to realtor John Hale and his partners for \$40,000 on September 9, 1887, however, the Portland Water Company retained their water rights to Balch Creek. This included all the water improvements they had installed during the previous twenty-five years such as dams and wooden water pipes. Two years later John Hale purchased the 146 acres for \$42,000 and became the sole owner of the land.

In 1890, Hale platted the land and named it the Willamette Heights Addition to Portland (Orloff, pg. 19). He contracted with surveyor John A. McQuinn to plat the area for residential properties. McQuinn planted a stone monument 6" x 6" x 24" long laid 24" in the ground, marked with a cross on the top, at the northwest corner of Lot 1 in Block 25. The stone was used as the reference point for the survey. On October 8, 1890 John Hale and his wife California, deeded a plat of Willamette Heights Addition to the City of Portland and "dedicated to the public for its use all streets and alleys, reserving the right for Mr. Hale to grade any or all streets at such time and in such a way as they might think proper," (Abstract, Lot 1 & 2, pg. 92). On September 14, 1891, John and California Hale conveyed a mortgage to Percy H. Blyth of the Scottish American Investment Company for lots 1-15 in Block 20 of Willamette Heights Addition.

The Scottish American Investment Co. from Edinburgh, Scotland opened an office in Portland because they anticipated a profitable financial return for investing in Oregon real estate, timber, and railroads. The two men ultimately responsible for their real estate investments in Portland were Robert Livingstone, a lawyer from Edinburgh who arrived in Portland in 1885, and Percy Blyth. In 1894 Blyth was appointed the company's attorney responsible for managing and selling their real estate investments.

The Scottish American Investment Company and the real estate firm of Russell, MacLeod, and Blyth, where Percy Blyth also served as a partner, was responsible for the exclusive marketing of the lots in Willamette Heights. The business offices of both companies were located in the same building at 147 First Street. In 1891 Blyth's firm of Russell, Macleod, and Blyth produced the first Willamette Heights promotional map which read: "Willamette Heights is near the business center of the city and connected with same by the Electric Street Car lines as shown on the Map. The situation of Willamette Heights is most sightly, being from 150 to 300 feet higher than the business

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portion of Portland and is most desirable for residences. Lots 50 x 200 feet at low prices and on easy terms, deferred payments on lots bearing seven percent interest. Special inducements will be offered intending purchases who contemplate erecting houses," (Map of City of Portland, Russell, Macleod & Blyth, 1891). The real estate firm of Russell, Macleod, and Blyth often advertised lots for sale in Willamette Heights in the Oregonian during 1891 and 1892. In 1892, the first building permit was issued for the building of a two story frame house on Thurman street, most likely the Grant Residence.

When John Hale platted Willamette Heights, transportation throughout the city was provided via horse-drawn or steam powered trolley cars, or the new electric street cars. Between 1890 and 1894, Hale listed himself in the City Directory as a railroad contractor and a real estate agent. Hale was also associated with the Oregon Railway and Navigation Company which in 1896, became part of the Union Pacific Railroad system. Hale was interested in the development potential of the Balch land claim and ultimately beautifying Willamette Heights as the garden spot of Portland.

John Hale also founded the Willamette Heights Railway Company and served as its company President. Hale is credited with extending the Portland Street Railway Company along N.W. Twenty-third Street to Willamette Heights in 1891. The Portland Street Railway Company began its operations on December 6, 1872 with a second hand car and one mule. The first railway cars to be drawn by steam motors were put into service on the East Side of Portland September 15, 1888. In 1889, the first electric car line began operation from Third and Glisan streets and ran across the Steel Bridge to the town of Albina. In 1890, cable cars began to carry passengers to Portland Heights from Fifth Avenue and Jefferson Street. In 1892, the Portland Consolidated Street Railway ran its cars on the Willamette Heights' line, having assumed the route from the Portland Traction Company. The schedule indicated that a trolley car left 1st Avenue and Washington streets every eight minutes from six in the morning to twelve midnight destined for Willamette Heights.

By 1896, the Portland Railway Company had assumed responsibility for the N.W. 23rd Street electric car line. Prior to 1903, riders on the Willamette Heights electric car line had to unload at the wooden bridge which crossed Balch Creek gulch, walk across Balch Creek on a wooden bridge, then transfer to electric cars which ran from Thurman and 29th streets to 31st and Gordon streets. With anticipation of the Lewis and Clark Exposition, a petition signed by Blyth was submitted to city hall for the construction of a steel bridge across Balch Creek. Funding for the amount of \$30,364 was approved for J.B. Lockwood to build the new bridge (Orloff, pg. 31). The same bridge has been serving the Willamette Heights neighborhood since 1903.

The Portland Railway Company dissolved on November 7, 1904 and reorganized into the Portland Consolidated Railroad Company. The new company took advantage of the location of its tracks which ran by the site of the Lewis and Clark Centennial Exposition at the base of Willamette Heights. The main entrance to the Lewis and Clark Exposition was two blocks north of Thurman Street on N.W. 25th Avenue. During the fair, the Portland Consolidated Railroad promoted a railway excursion to the nearby neighborhood of Willamette Heights, promoting its many beautiful residences and spectacular views of the city and mountains. By 1907, there were over 110

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property owners in Willamette Heights. The success of real estate sales in Willamette Heights led Percy Blyth to plat another residential area in 1909, known as Blythswood, on the northwest corner of Willamette Heights.

Willamette Heights has remained virtually unchanged since it was platted in 1890. "If a 1980 street map is overlaid onto the original plat map (taking into account that on the plat map the streets are misnumbered--27th should read 28th, etc.) we find only that some streets within the district never were laid down, the names of others have been changed, and that Vernon (later Savier St.) and Franklin Court were straightened out to run east-west. Streets play a primary role in the neighborhood. In Willamette Heights, the streets are an extension of the city in name only, as the only major arterial into the neighborhood from Portland is Thurman Street. The surrounding parks and Balch creek effectively isolate Willamette Heights from the rest of Portland." (Orloff, pg. 27)

SCOTTISH AMERICAN INVESTMENT COMPANY

During the early 1800's, Scotland was involved in establishing the Bank of France, fighting England's wars, developing the first international investments in India and the Far East, and developing industries and propagating international trade. There was little time for international investment in the sense of exporting capital. By the second half of the 19th century, Scotland had capital and resources to spare and was beginning to invest in American resources. By 1890, Scotland had \$200 million invested in the United States: \$150 million in industrial assets and \$50 million in shares and mortgages (Angus, pg.1). One of the leading companies involved in investing in the United States, specifically the Northwest, was the Scottish American Investment Company of Edinburgh.

The Scottish American Investment Company, still in business today, were prominent investors in the natural resources of the western United States in the 1890's. In Portland, the company's business interests were managed by Robert Livingstone, a lawyer who arrived from Edinburgh in 1885 and by Percy Blyth, son of Edward L. Blyth, one of the founding directors of the Scottish American Investment Company. Percy Blyth was responsible for managing the holdings of the company in Portland. In addition, he marketed the lots as a partner-realtor with the firm of Russell, Macleod and Blyth.

During the nineteenth century, the states and territories west of the Mississippi River were largely undeveloped. The need to obtain development capital was very important. Foreign investors were interested in investing in the United States because they could often receive a much higher rate of return on their capital than if they invested their money in Europe. As early as 1840, American railway securities were being handled on the London Exchange. By 1850 foreign investments in the United States totaled over \$200 million. and the amount of investment doubled by 1860.

Edinburgh was the financial, political, and social center of Scotland during the 1870's. With the passage of the Companies Acts of 1856 and 1862, the businessmen of Edinburgh decided to form companies to invest in the United States. Between 1873-1874, two such businesses were formed:

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one company concentrated on stock market securities and the other on investment on mortgages and real estate. The pioneers in the field were the Scottish American Investment Company and the Scottish-American Mortgage Company of Edinburgh (Jackson, Pg. 13).

On March 14, 1873, William Menzies, lawyer and financier, decided to establish a the Scottish American Investment Company whose purpose was to invest Scottish money in the United States. Menzies based this decision on visits to the United States in 1864, 1867, and 1872. During his last trip, Menzies was convinced by bankers in New York and Chicago that an investment company channelling money into the United States could made immediate profits. This advice was based on the knowledge of the abundance of natural resources in the United States, the rapid development of the railroad systems, the great influx of immigration, and the rich fertile soil available for agricultural purposes.

"The population of the United States is now larger than that of the British Isles, and besides natural increase, receives by immigration an additional half million annually; its territory is twenty-eight times as large, and the legitimate requirements of the country in developing its resources afford ample opportunities for employing capital profitably, for many years to come the demand must be greater than the supply, and the rate of interest therefore high" (Jackson, pg. 14).

When the Scottish American Investment Company was organized the following men were on the first board of directors: Menzies served as managing director; Edward L. Blyth as civil engineer; Alexander Hamilton, Writer to the Signet; A.R. Duncan, advocate; Thomas Nelson, publisher; and John Cowan, paper maker. Edward L. Blyth, father of Percy Blyth, was a "handsome individual who had made a fortune in civil engineering and was reputed to be almost as well known in Edinburgh as Sir Walter Scott's monument," (Jackson pg. 14).

The Scottish American Investment Company was formed with 1,000,000 pounds divided into 100,000 shares of 10 pounds each. Initial investments of 50,000 pounds were made in each of eleven mid-western and far-western American railroads. All gold which the Scots sent to invest on Wall Street brought a fifteen percent premium to the Scottish investor. During the financial panic of 1873 in the United States, prices for farm crops fell and rail construction was forced to stop, railroad securities also fell in value. However, the Scots continued to invest in the railroad bonds and stocks knowing that they would eventually increase in value. The company planned from its inception to establish a mortgage loan program for American real estate.

By the mid-1880's several mortgage companies, both foreign and domestic, were operating throughout the trans-Mississippi West. The Scottish Investment Company played a major role in developing the resources of the Pacific Northwest. Between 1888 and 1894, many of their investments failed due to bad timing and advice, poor weather conditions, and a depressed real estate market. Between 1890 and 1893, the Scottish Investment Company found it necessary to write down the value of its investment for each of the three years, and in some cases was forced to reduce their dividends. However, the Scottish American Investment Company declared a fifteen per cent annual dividend in 1891, the largest distributed since the recession of 1884. Steps were

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taken the next year to increase the company's investment capital from 2,000,000 pounds to 2,500,000 pounds. William Menzies, the company's managing director, had earned international recognition as a financial expert in American economic affairs. He was convinced that United States securities were an ideal form of Scottish investments.

During the 1890s, the Pacific Northwest was a favorite location for mortgage loans by the Scottish American Investment Company. The agricultural depression in the Northern Plains of the United States was not felt in the Northwest because of the rich agricultural. In addition, land values continued to soared because of the demand for increased railway facilities. The combination of investment in the railroads and the availability of fertile land reassured the Scottish American Investment Company that investment in the Pacific Northwest would generate a substantial profit. The purchase of lots in Willamette Heights was viewed as an excellent investment. It also offered the option for establishing a Scottish settlement in Portland. The Scottish American Investment Company had never been so prosperous since its formation ten years before.

Portland, with a population of only 75,000, was reported to have opened eight new extensive residential subdivisions by 1893, sufficient for a city of 350,000. The real estate boom pushed land values in Portland higher than those of St. Paul and Kansas City. A Scottish capitalist reported that in King's Addition, real estate was selling at \$80 and \$100 a front foot and he doubted that people living in seven and eight room houses could afford such high land values. Because of this inflation and the sudden competition among the many Scottish companies trying to do mortgage business in Portland, he urged that not more than one-third of the appraised value of city property be lent. Due to the rapid increase in land values, Guild recommended that agricultural loans in the Northwest be postponed and that investment in rural lands along the Willamette River be diminished.

Between 1893-1895, the Scottish American Investment Company met their most severe test since they were established due to the financial depression throughout the United States. The company did not come through the difficult times without some financial problems. The annual company dividend was reduced from fifteen percent to twelve and one-half percent in 1893. The book value of its securities was lowered and its dividends decreased each year until the SAIC were paying only one or two percent. Although their income was reduced, none of the Scottish investment companies were forced to liquidate. In the midst of the depression, tensions growing from other poor investments became so acute that the Scottish American Mortgage Company temporarily ceased lending money in the United States. Tensions were eventually alleviated by the end of the nineteenth century, as the United States regained its former prosperity.

The mortgage companies did not share the prosperity of the early years of the twentieth century equally with the investment companies. The investment companies paid twelve to eighteen percent and the mortgage companies paid five to ten percent interest. The Scots were beginning to experience serious competition from domestic capital. Interest rates were declining rapidly. Profits in the United States were not as easily made. Before World War I was over, the Scots realized that the United States would emerge a creditor nation. The European investors began to withdraw their

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money. New investment in the United States declined in the 1920's, although the total amount of Scottish capital in the United States did not greatly diminish due in part to the rapid appreciation of their real estate investments.

In the depression years of 1930-36, the Scottish investors experienced financial reversals. When the world went to war in 1939, practically every asset of the Scottish American Investment Company in the United States had to be sacrificed. Although investment in the United States ceased after that time, the Scottish American Investment Company is still in business in Edinburgh.

PERCY BLYTH (1866-1941)

Percy Blyth, was the son of Edward L.I. Blyth, founder of the Scottish American Investment Company of Edinburgh. Born in Edinburgh, Scotland, Percy Blyth moved to Portland to manage and sell the northwest real estate holdings of the Scottish American Investment Company. Percy Blyth received his education at Loretto school in Scotland and at Oxford University in Oxford, England. An accounting of his years at Oxford appeared in the Oregonian on May 28, 1933, entitled "Moments at Dear Old Oxford."

Percy Blyth moved to Portland, Oregon in 1891 and was appointed manager of the Scottish American Investment Company in 1894. Local managers were often more responsible for the success or failure of the company investments than the national Board of Directors in Scotland. The mortgage company preferred to name local agents to handle their funds, usually men with Scottish blood and connections. In general, Scottish agents were known as scrupulously honest business people.

Blyth not only represented the interests of the Scottish American Investment company but he also sold their properties in Willamette Heights as a partner with the firm of Russell, Macleod and Blyth, a realtors firm responsible for selling real estate owned by the Scottish American Investment Company. Percy Blyth was an entrepreneur involved in the development and promotion of many complimentary businesses in Portland.

Blyth was very concerned about protecting the natural beauty and the older buildings of Portland. He wrote two poems published in the Portland Spectator in 1935. The poems expressed his concerns about the proposed removal of the Skidmore Fountain from the old town area of Portland and about the proposed demolition of the Old Post Office in downtown Portland (see attachments). Blyth was actively involved in Portland athletics. He was a member of the Multnomah Club's football team, the Portland Rowing Club, Waverly Country Club and the prestigious Arlington Club. He is credited with introducing the game of football (soccer) to Portland. His father, Edward L. Blyth, on a visit to Portland, presented one of the first golf tournament trophies to the Waverly Country Club in 1897.

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As the marketer and real estate developer of Willamette Heights properties, Percy Blyth was very successful. This was partially due to the promotion of Willamette Heights in conjunction with the development of the Lewis and Clark Exposition. The exposition occurred at the base of Willamette Heights near Guilds Lake on land owned by the Scottish American Investment Corporation.

Due to the number of homes built in Willamette Heights following the Lewis and Clark Exposition, Blyth platted Blythswood in 1909 on the northwest corner of Willamette Heights. He named fourteen of the streets after British royalty and places. Blyth continued to promote the development of Portland through the real estate, insurance, and mortgage loan businesses until 1920's. After that time he devoted his time to the real estate business.

Percy Blyth was married to Mary Augusta Blyth. Mary Blyth died at Ashfield house, Branston, Lincolnshire, England on August 4, 1936. Mrs. Blyth left Portland in 1935 and returned to England in poor health. Percy and Mary Blyth were parents of a son, Edwin L. Blyth who lived in Portland and a daughter, Mona Blyth of Haselmere, England. Percy Harold Blyth died at the age of seventy five on October 3, 1941 in Portland.

THE GRANT RESIDENCE

The first residence to be built in Willamette Heights Addition to Portland was the home of Henry M. Grant, which was built on the southwest corner of NW Thurman and 31st streets. Constructed in 1892 by John Hale in conjunction with the Scottish American Investment Company, the house was the first residence built in the newly platted Willamette Heights Addition.

John Hale was a well-known railroad contractor and real estate investor who was born in New England and graduated from Amherst College. He was one of the first individuals to recognize the potential of the intercity railroad lines and the benefit to the development of Willamette Heights. He was instrumental in the extension of the Portland Street Railway Company's line along Twenty-third Street to Willamette Heights. Hale was known as a man "of magnetic personality and when he made a friend it was for keeps. He was a man of splendid character. Hundreds of people in Oregon feel that in the death of John Hale they have maintained a personal loss. To know him was to like him. He was a man we could ill afford to lose. He was one of the band of strong willing workers who have done so much within the last 10 years to develop the Northwest." (Oregonian, March 15, 1902). Hale died at age forty-five after a fatal attack of typhoid fever in March 1902.

On September 14, 1891, John and his wife California Hale, conveyed a mortgage to Percy H. Blyth, for all of Lots 1-15 in Block 20 of Willamette Heights Addition for a payment of \$9,143 due in 2 years at an interest rate of 8% per annum. The Hales held the rest of their land until August 28, 1892 when they then sold their real estate interests in Willamette Heights to the Scottish American Investment Company for \$150,000.

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Percy Blyth associated with both the Scottish American Investment Company and the real estate firm of Russell, Macleod, and Blyth, developers of Willamette Heights, satisfied the mortgage on November 17, 1892. At the same time Hale gave a deed to Blyth for Lots 1, 2, 6, and 9 of Block 20. A special covenant attached to the deed stipulated that a bond was given to H.M Grant for the conveyance of Lots 1 and 2 in Block 20. On March 27, 1893 Percy Blyth signed a warranty deed for the amount of \$5000 when the property was legally given to Grant. According to the 1892 tax rolls, the house was already constructed on the site prior to Grants deed transaction in March 1893.

At that time, the Grants agreed to pay the Scottish American Investment Corporation \$4500 in 3 years at the interest rate of 8% per annum plus taxes for their house and to Percy Blyth \$1700 as follows: \$615 in 6 months and \$1085 in 18 months, with interest of 7 percent per annum and all taxes. This seven percent interest coincides with the interest rate that the local realtors Russell, MacLeod, and Blyth charged for financing the lots their company were selling and developing in Willamette Heights. The records indicate that H.M Grant and his wife, Agnes E., did not satisfy the mortgage to Percy Blyth until August 29, 1909. Mr. and Mrs. Grant then made arrangements with Mary Lystrup to carry the mortgage on their property. On March 11, 1918, the Grants agreed to sell their property to James O. Elrod with a covenant for a mortgage of \$6000 that was still owed to Mary E. Lystrup.

James Elrod conveyed the original Grant property to the Portland Oregon Land Company Corporation of which Mr. J.O. Elrod was President. In 1918, Elrod contracted with Eugene Ruedy to install a new bathroom in the house. At the same time, the residence was connected to the sewer. Mr. Elrod owned the property for several years and rented the home to the George Gerlinger family. It was during Elrod's ownership that the corner tower was removed. George Gerlinger was secretary-manager and later president of the Willamette Valley Lumber Company.

In 1939 the Grant home was purchased by the Benjamin F. Johnson family. They had three children, Mary, Susan and Benjamin III. The residence has remained within the Johnson family since it was originally purchased. The Johnson's daughter, Susan, married Lawrence Stanford Merrifield. The Merrifields purchased the residence from her parents.

OCCUPANTS OF THE GRANT RESIDENCE

The Grant Residence has been associated with several prominent individuals in Portland. Henry Grant owned the residence from 1893-1918. James O. Elrod purchased the house in 1918 and rented to the George Gerlinger family. In 1939, the residence was purchased by the Benjamin Johnson family. The Johnsons sold the home to their daughter, Susan Johnson Merrifield, in 1966. Lawrence and Susan Merrifield still reside in the residence.

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HENRY M. GRANT

The first residence built in the Willamette Heights Addition of Portland on land owned by the Scottish American Investment Company was the home of the Henry M. Grant family. Located on the southwest corner of N.W. Thurman and 31st streets, the prominent Queen Anne Style home was constructed in 1892 by contractor John Hale.

Henry M. Grant was one of the best known fire insurance men on the Pacific coast. Born in Woonsocket, Rhode Island on September 14, 1842, Grant moved to the west coast in 1873. In the early 1890's he became the president of the Pacific Underwriter's Association in San Francisco. He moved to Portland in 1891 and became manager and secretary of the Northwest Fire and Marine Insurance Company of Portland.

Northwest Fire and Marine Insurance Company was the leading insurance company "making a specialty of insuring dwellings, household goods, farm buildings, farm property, churches, parsonages, schools and other public buildings as well as general fire insurance business". They were an unusual firm at the time, in that they were recognized as "The Leading Home Institution that deserves the patronage of everyone interested in home enterprises." The directors of the company were prominent Portland businessmen such as: Julius Lowenburg, President; John McCracken, Vice President; F.M. Warren, Treasurer; J.K. Gill; H.L. Pittock; S.E. Young; and other prominent Portlanders.

The Northwest Fire and Marine Insurance Company was the only insurance company in Portland to advertise their business on the front page of every issue of the Oregonian. In addition, the company took out full page business ads in the Portland City Directory. The Northwest Fire and Marine Insurance Company was incorporated in 1886 with a capital of \$500,000. The business was located in the Chamber of Commerce Building.

Henry and Agnes Grant were socially prominent in Portland in the 1890's and 1900's, documented by their listing in the Portland Blue Book, the elite social register of the day. Certain days of the week and hours of visitation were listed as the proper time to call on members of the Grant family. In addition, there are several newspaper accounts of the Grant family hosting and attending various social events in the city.

Agnes Grant passed away in 1924. Her obituary stated that at the time of her death she lived with her son, Earl. E. Grant in Pasadena California. She also had a step-daughter Mrs. T.E. Bibbins, who lived in Oakland, California. Henry Grant died May 18, 1922.

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JAMES O. ELROD

James O. Elrod purchased the Grant property in 1918 and rented the Grant home to the George Gerlinger family during the 1920's and 1930's. Elrod was the original developer of the landfill and terminals which later became the Port of Portland.

"In 1918 Elrod organized the Multnomah Drainage District No. 1, which included over eight thousand acres of land on the Columbia River. As President of the MDD#1, he developed the property from its original twenty residences to the grounds of the Riverside Golf Club, the Alderwood Country Club and the Columbia Country Club. By the summer of 1921, MDD#1 was reported to have increased the wealth of Multnomah County by \$3.5 million.

Elrod was appointed to the dock commission in November 1924, and was considered one of the Northwest's most prominent specialists in landfill acquisitions. He and J. H. Trimble, at the cost of over \$1.5 million dollars, built the Oregon Terminals project to provide modern cold storage facilities on the waterfront. The 300,000 box storage facility with docks for three large vessels was considered a very important addition to Portland's business environment.

Statewide, Elrod was considered a prominent developer of the business interest of the Columbia River Valley, with large scale operations in the lumber and logging business. He arrived in eastern Oregon in 1895 where he was a wheat farmer. He came to Portland in 1905 and began buying tracts of land which he subdivided and sold at a significant profit. Elrod owned two large, well equipped lumber mills in Reedsport and Cochran. He was the director and president of the Cochran Southern Logging Railway Company, owner of the Blue Lake Logging Company and president of the Umpqua Mills and Timber Company, all profitable concerns" (Elrod/Montgomery House National Register Nomination, 1990).

James and his wife lived in the residence across the street from the Grant residence. The Elrod residence was the one of the first homes built in Willamette Heights (1893). The Elrod / Montgomery home was listed on the National Register in 1990.

GEORGE GERLINGER

George Gerlinger rented the Grant home from James O. Elrod between circa 1920 and 1932. George moved west with his father in 1896 when he was twenty years old. He was the son of Louis Gerlinger, Sr., a successful businessman from Chicago who organized and built the Portland, Vancouver, and Yakima Railroad on behalf of the Harrimans.

George Gerlinger's first business venture was a small logging business near Yacolt, Washington. He introduced the first steam donkey engine to the area. In 1902, a devastating fire burned Mr. Gerlinger's logging operation. Thereafter, he returned to Oregon and purchased interest in the Deep Creek Lumber Co., in Clackamas County. Three years later he sold his interest in Deep Creek and invested in the Falls City Lumber Co., where he managed the mill which processed

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Coast Range logs. In 1906, the Gerlingers along with Henry Pittock and F.W. Leadbetter, purchased the Cone Lumber Mill, 1,200 acres of timberland, three donkey engines and miscellaneous logging equipment for \$50,000. This investment became known as the Willamette Valley Lumber Co. During the first year of operation, the Willamette Valley Lumber Company employed 50 men and produced over 60,000 board feet of lumber.

By 1920's, the Gerlinger family were the sole owners of Willamette Valley Lumber Co. In the late 1920's, the company suffered financially with the depression. The mill closed for a short time during the Depression due to shortage of logs, but by 1931 lumber sales were over \$1 million.

One of the men who went to work for the company was George Swindell, who married one the Gerlinger's middle daughter Irene. After George Gerlinger died, Swindells took over as manager of Willamette Valley Lumber Co. After acquiring several other lumber companies, Swindell created Willamette Industries.

George Gerlinger, prominent Oregon lumberman died October 9, 1948, at 72 years of age. At the time of his death he was active as president of the Willamette Valley Lumber Company and vice-president of Willamette National Lumber Company. He attained nationwide recognition as president of the National Lumber Manufacturer's Association. He served as a member of the Oregon State Board of Forestry since 1918 and as a director of the Portland branch of the Federal Reserve Bank. He was a member of the Masons and the Arlington Club.

Mrs. George Gerlinger was prominent in the Oregon Republican party. Born in Newburgh-on-Hudson, N.Y., she moved to Oregon in 1903. Named Portland's "Woman of the Year" in 1957, she was the first woman to serve on the Board of Regents of the University of Oregon, a position she held for 15 years. Gerlinger Hall was named in her honor, commemorating her role in helping to obtain several buildings on the University campus.

Mrs. Gerlinger was a founder of Scripps College Fine Arts foundation in Claremont, California. She founded the Council of Oregon Republican Women and served three terms as president in addition to serving two terms as Republican national committee woman for Oregon. Mrs. Gerlinger was a member of the committee responsible for placing the busts of Oregon pioneers Jason Lee and Dr. John McLoughlin in Statuary Hall at the U.S. Capitol Building in Washington D.C. In addition, she was active in securing funds to purchase the Herbert Hoover home in Newberg. She died in 1960 in San Francisco.

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COMPARATIVE ANALYSIS

The Grant Residence is the most distinctive and best preserved example of a Queen Anne Style residence in the Willamette Heights Addition to Portland. It was the first home built for the promotion of the newly platted Willamette Heights Addition on property owned by the Scottish American Investment Company of Edinburgh, Scotland. Most of the residences in Willamette Heights reflect a post-1900 building phase. There are few homes which reflect the primary building phase. According to the Portland Historic Resource Inventory and a windshield survey conducted in the neighborhood by the preparers of the nomination, there are only five other residences in Willamette Heights that compare in style to the Grant Residence:

1. **1627 N.W. 32nd Street (1905)**-This residence was classified as a Shingle Style Queen Anne residence with Colonial Revival Style details. The form, details and exterior shingle cladding exemplify the Shingle Style more than the Queen Anne Style. (Rank II).
2. **1722 N.W. 32nd Street (1895)**-This Queen Anne Style house is a good example of small Queen Anne cottage. The residence is in good condition. Alterations include a rear addition (1961) and a side stair addition (1953).
3. **1728 N.W. 32nd Street (1894)**-This residence is located directly to the north of the 1722 N.W. 32nd. It is also a good example of a Queen Anne Cottage Style residence.
4. **3320 N.W. Thurman (1901)**-This residence is classified as a Classic Box / Queen Anne Vernacular. The residence has more characteristics, especially the form and roof configuration, of the Classic Box (Craftsman Style) than the Queen Anne Style. There is some evidence that the second story porch has been enclosed.
5. **3446 N.W. Thurman (1900)**-Classified as a Queen Anne Vernacular.

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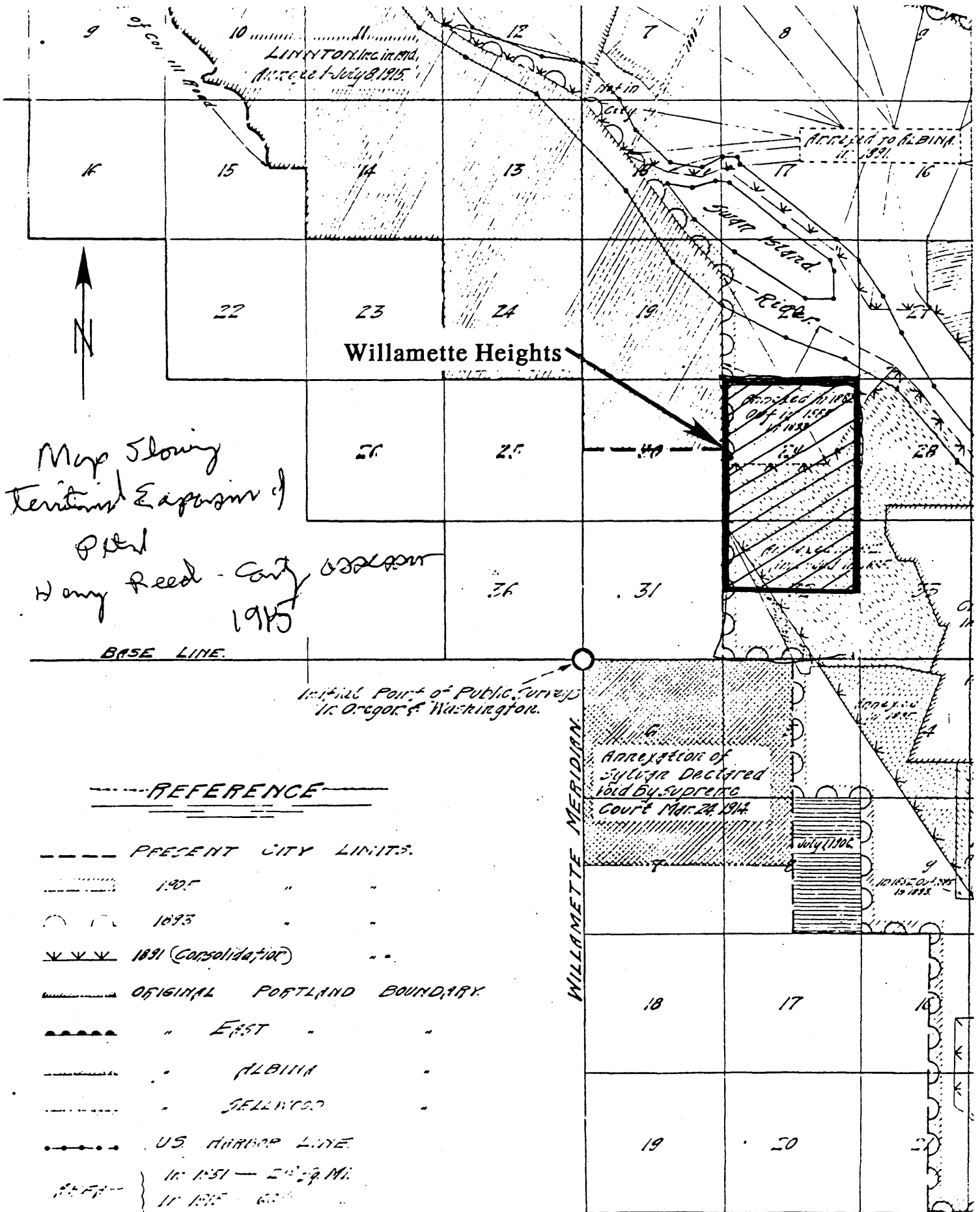
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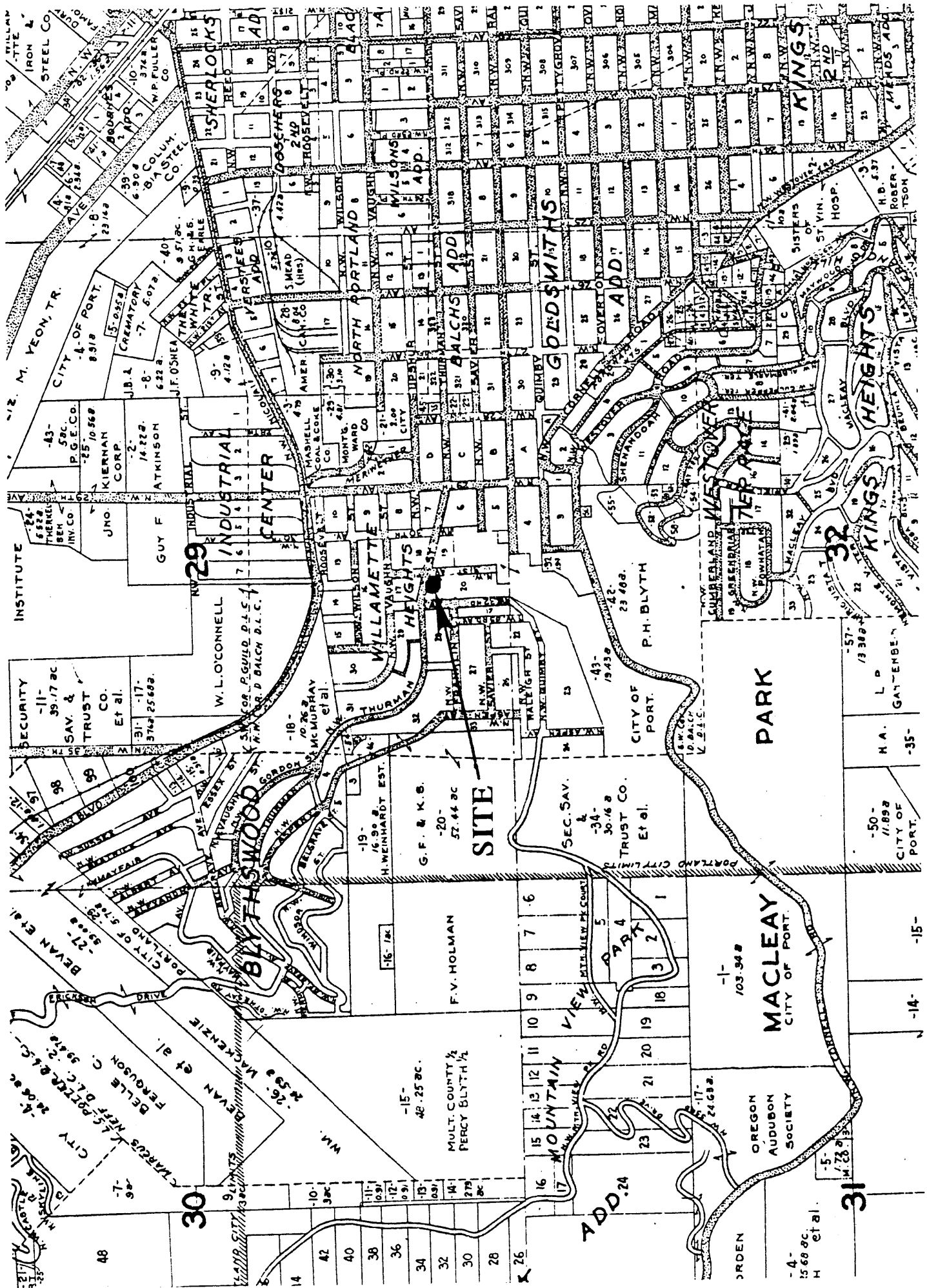
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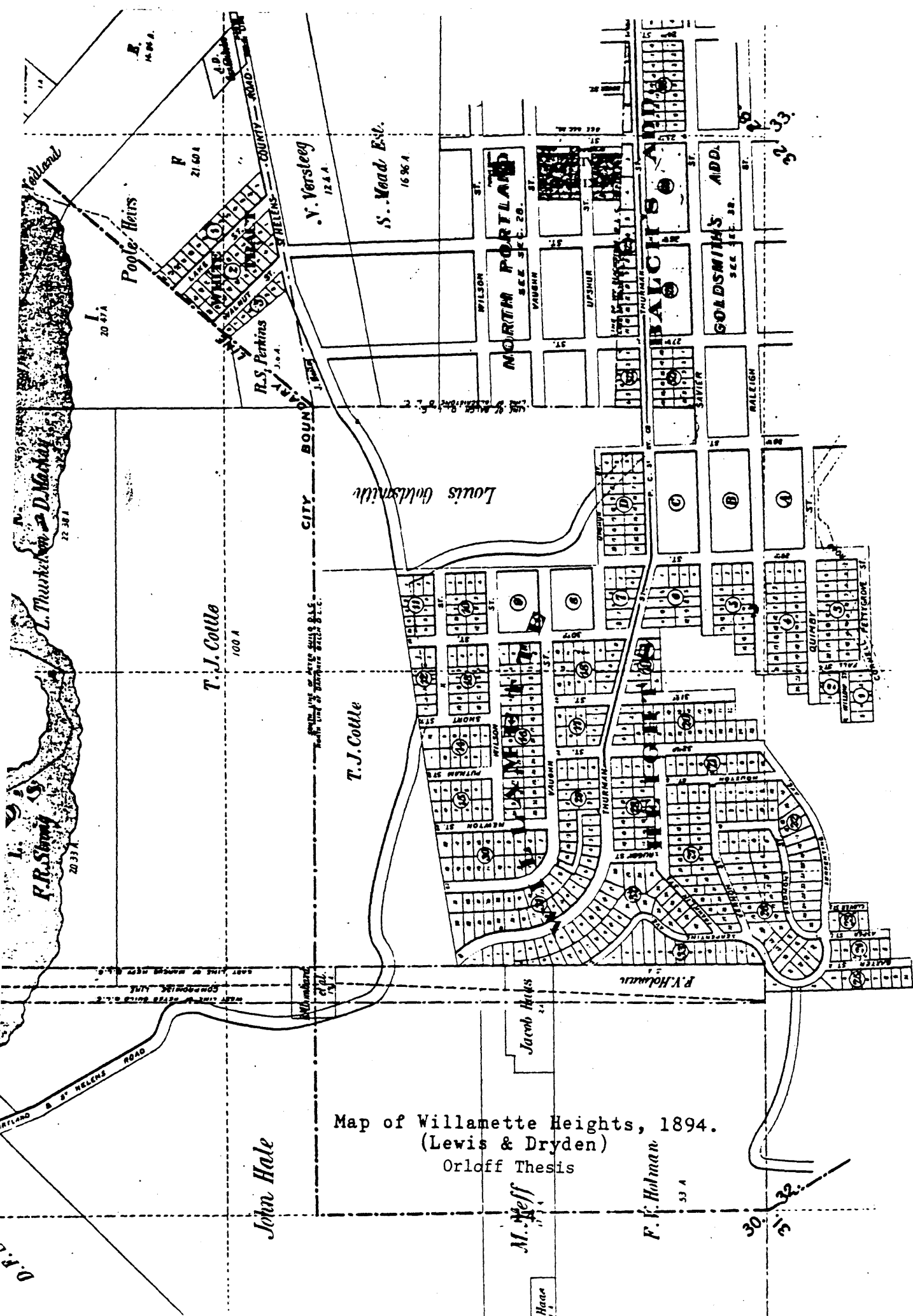


Map showing territorial expansion of Portland
 Henry Reed - Assessor 1915

Map showing territorial expansion in Portland area, Henry Reed-Assessor, 1915.



Early Portland map showing additions.



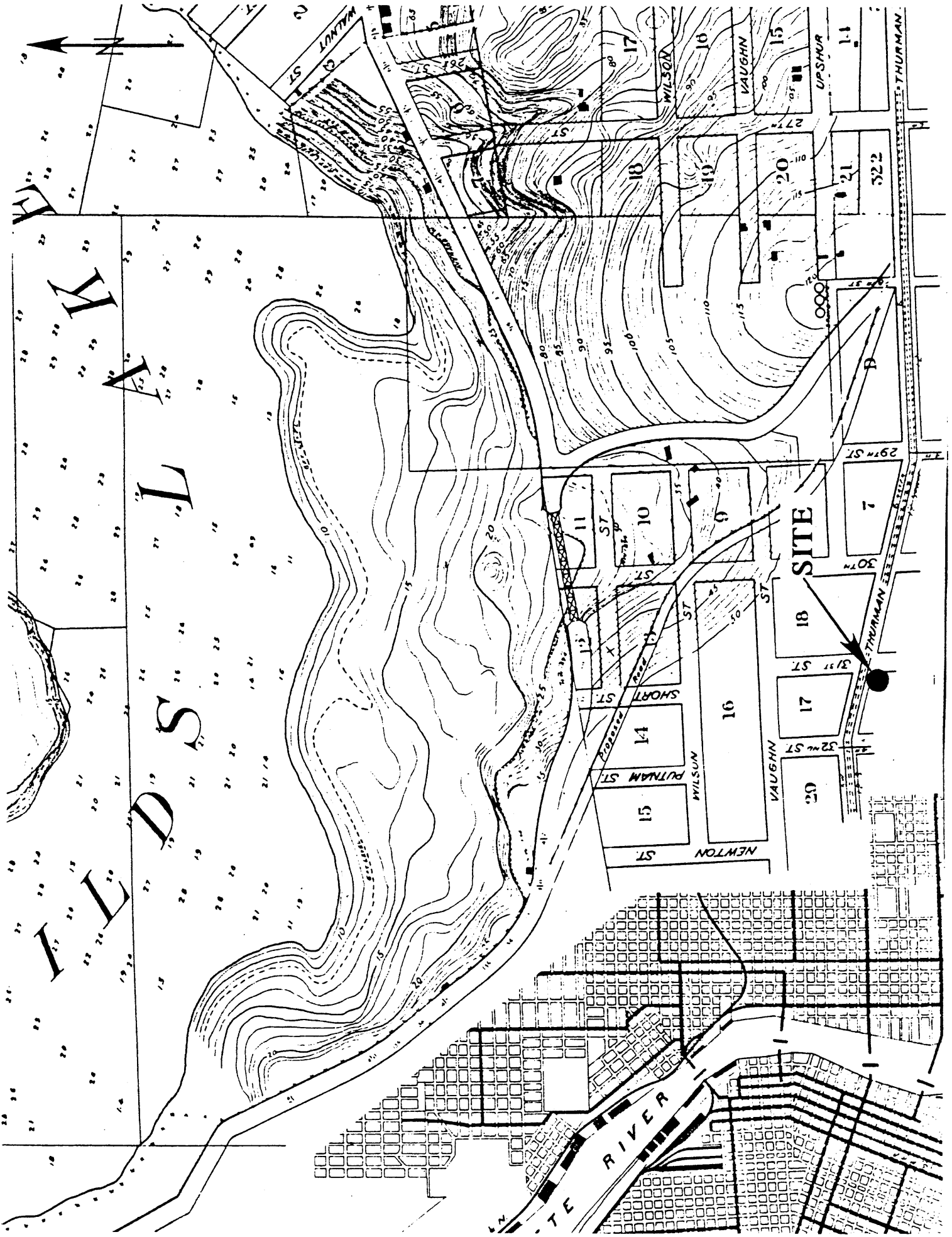
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 (Lewis & Dryden)
 Orloff Thesis

John Hale

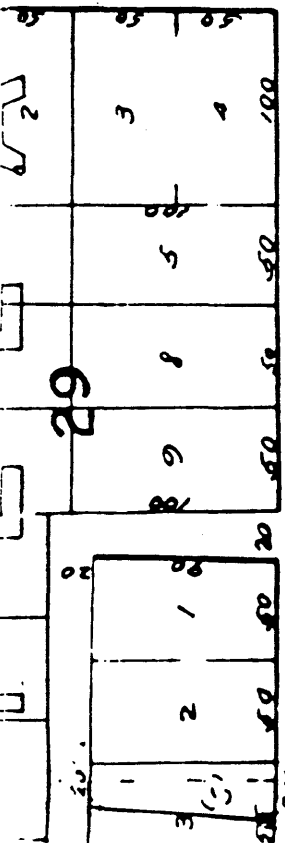
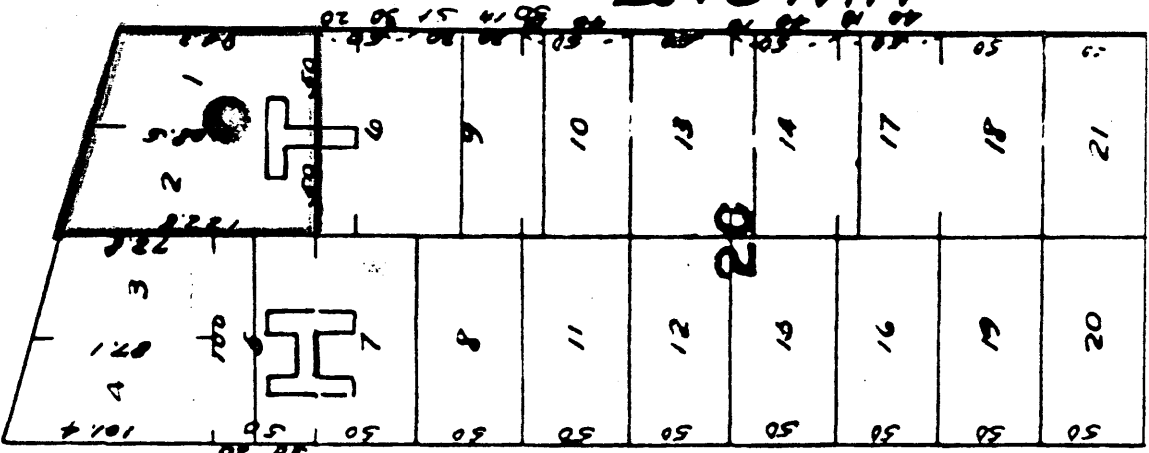
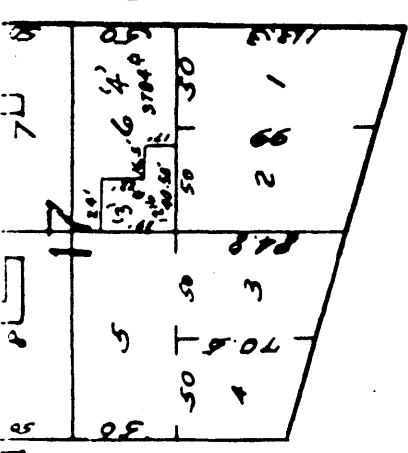
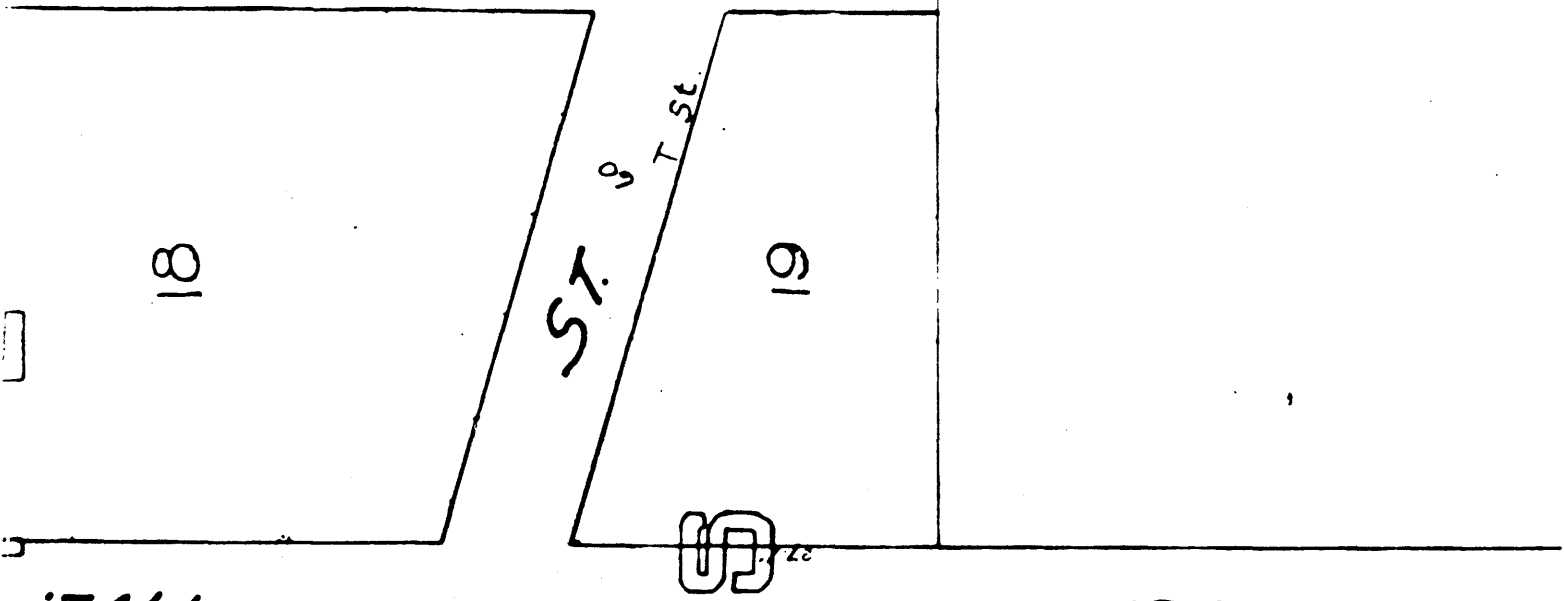
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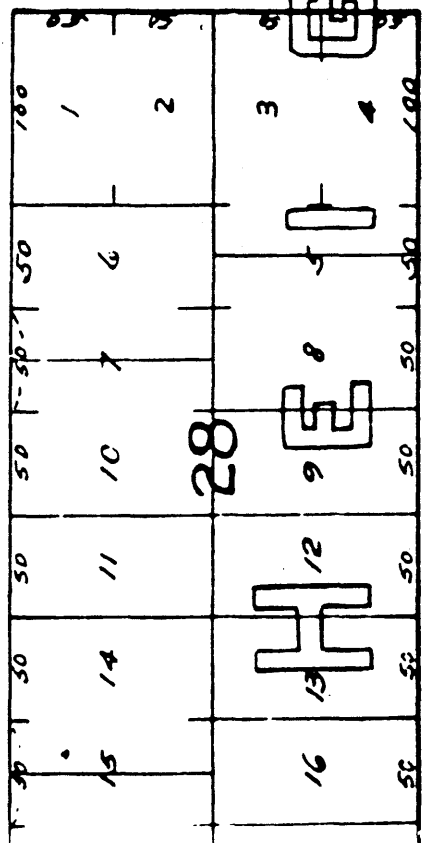
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Willamette Heights proximity to Guilds Lake, site of 1905 Lewis and Clark Exposition.

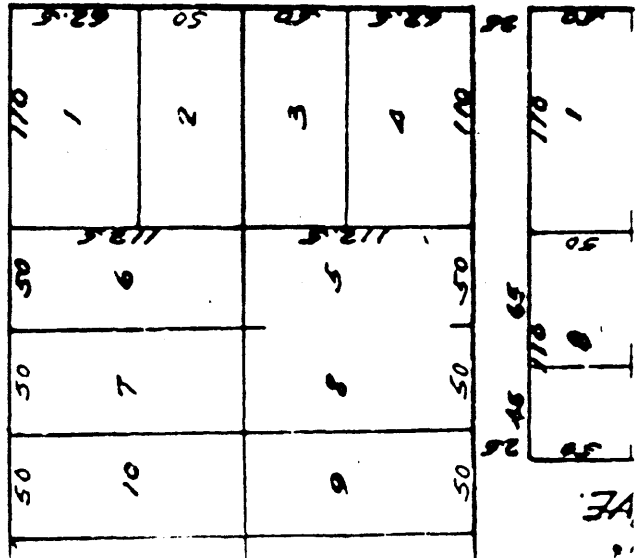
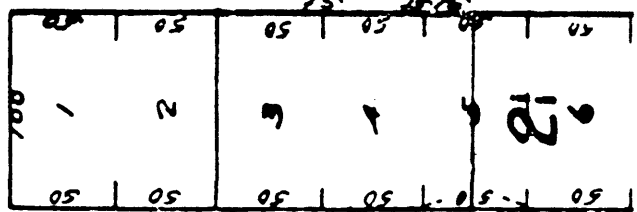


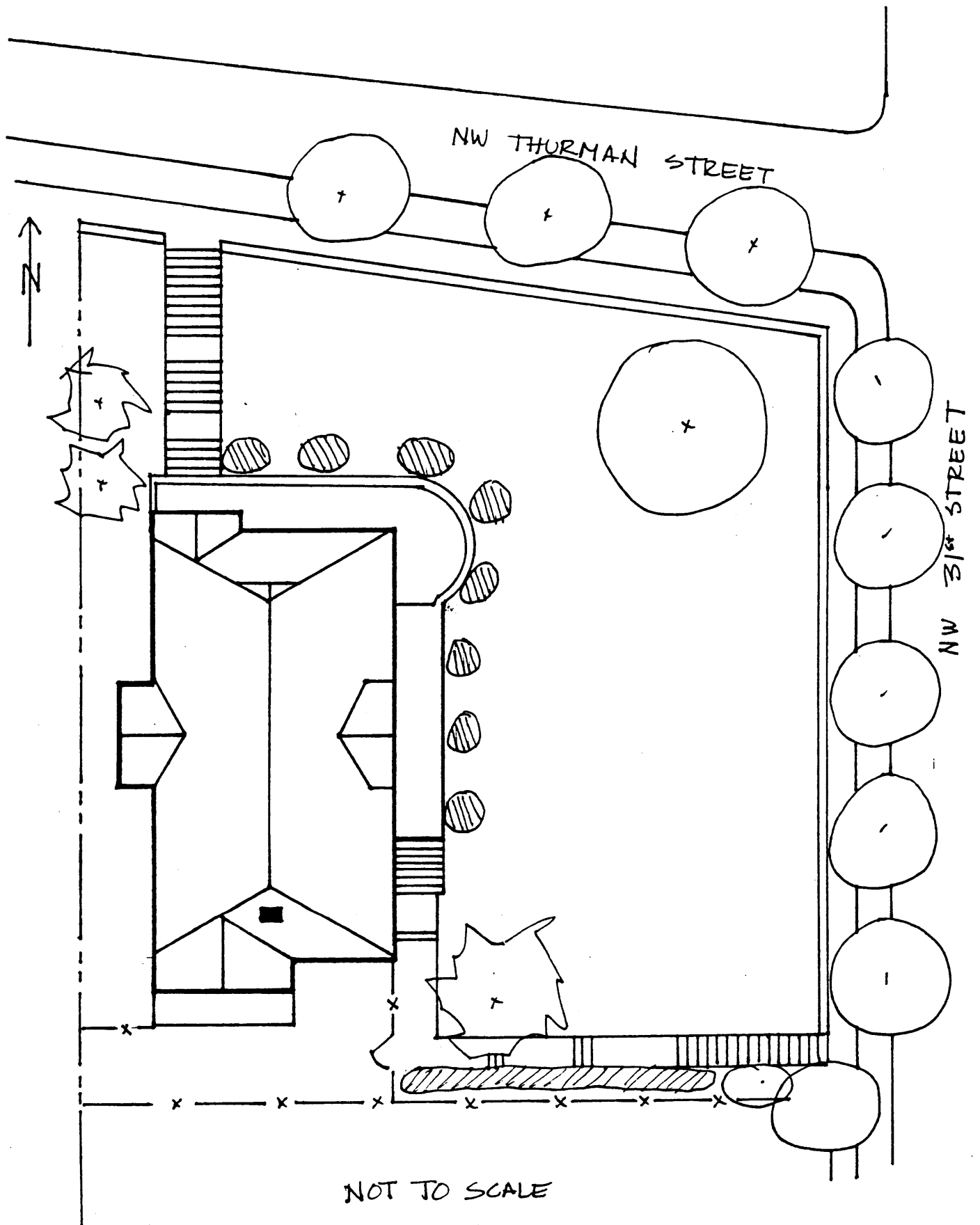
N.W. THURMAN



COURT

N-64121
FRANKLIN ST.





NOT TO SCALE

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON

2-888-03114

3114 N.W. Thurman Street

Willamette Heights, Block 20, Lots 1-2
QUARTER SECTION MAP #: 2825
Northwest District Association

ORIGINAL FUNCTION: Residence

DATE BUILT: 1892

STYLE: Colonial Revival, Queen Anne

ORIGINAL OWNER: Grant, Henry

OTHER OWNERS: Johnson, B.F.

TAX ASSESSOR'S ACCOUNT #: R-91340-2680

ZONING: R5

Rank II

SPECIAL FEATURES AND MATERIALS:

Multi-gable roof. Encircling porch with balcony above, columns on pedestals and balustrade. Casement window in front with leaded glass transom. Multi-light front door and side lights, and stained glass transom. Porthole window in gable end. Brackets.

SPECIAL F/M - SIGNIFICANT ALTERATION:

Large corner tower removed.

AREAS OF SIGNIFICANCE: Architecture, Development

