

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page 1

Supplementary Listing Record

NRIS Reference Number: MP100003460

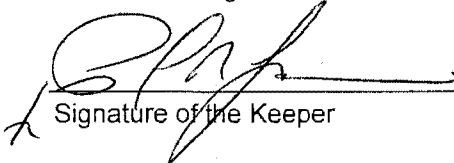
Date Listed: 03/18/2019

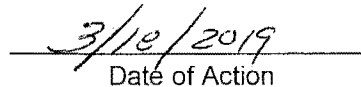
Property Name: Kiernan House

County: Multnomah

State: OR

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


Signature of the Keeper


Date of Action

=====

Amended Items in Nomination:

Resource Count:

The *Resource Count* is revised to add four (4) non-contributing structures (gazebo, shed, greenhouse and pool). [The introductory narrative description notes these non-contributing features, but did not include them in the final resource count. Each resource is of sufficient size and scale to warrant counting. The gazebo is a circular stone and metal structure set to the north of the upper landscaped yard; the pool is an irregular rectangle-shaped feature with tile detailing set at the basement level terrace of the raised house within the remnant concrete walls of the former property at this site; and the stone, wood and glass greenhouse and shed are set to the rear of the yard, again at the basement level of the property and away from the core historic building.]

Significant Dates

1964 is removed as a significant date. [While denoting the twentieth century relocation of the property, the date is outside the period of significance.]

The OREGON SHPO was notified of this amendment.

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

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Kiernan House

other names/site number N/A

Name of Multiple Property Listing Settlement-era Dwellings, Barns, and Farm Groups of the Willamette Valley, OR

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 1020 SW Cheltenham Court

☐ not for publication

city or town Portland

☐ vicinity

state Oregon code OR county Multnomah code 051 zip code 97239

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Christine Cuman

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

[Signature]
Signature of the Keeper

3/18/2019
Date of Action

Kiernan House
Name of Property

Multnomah Co., OR
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property
(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	Total

**Number of contributing resources previously
listed in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

MID-NINETEENTH CENTURY: Italian Villa

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Wood

roof: Not visible

other: N/A

Kiernan House
Name of Property

Multnomah Co., OR
County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The circa 1865 Kiernan House is located at 1020 S.W. Cheltenham Court in the Terwilliger Heights neighborhood of southwest Portland, Multnomah County, Oregon. The Italian Villa style house was moved to this location from downtown Portland in 1964, and today comprises 2,167 square feet with a 1,365-square-foot finished basement. This one-story, wood-framed building retains many of its original Italian Villa/Italianate features, including flush tongue-and-groove board siding, four-over-four segmental-arched windows, door and window trim, and porch and eave details, and as a result it readily reflects its historic appearance as a rare example of the Italian Villa style. Due to the sloping topography of the lot, the building now has a full-height basement, and was also expanded with a rear addition to the east of the original portion of the dwelling soon after the relocation. Included within the nominated area, which consists of the entirety of the .31-acre tax lot, are three newer non-contributing features (a gazebo, small garden shed, and greenhouse).

Although the building has been relocated and shows several alterations, including historic (circa 1885) and non-historic (1964-66 and 2000) additions, and some interior changes, it retains nearly all of the character-defining elements of its circa 1865 to circa 1885 period of significance. Because the Kiernan House was moved in 1964, its integrity of location and setting has been compromised, but the change of venue does not negatively affect the building's ability to convey its architectural period and style, or its historic appearance, and thus its architectural significance remains clearly evident.

Narrative Description

Setting and Landscape

The Kiernan House is situated about two miles southwest of downtown Portland in the 1920s-era Terwilliger Heights plat, a hilly residential area west of Interstate 5.¹ The house occupies an irregular, sloping, .31-acre lot, and fronts west onto S.W. Cheltenham Court, which forms the western property boundary (Figs. 1-4). The northern property line is delineated by SW Westwood Drive, and on the south and east the property is bound by neighboring residences. Conceived and platted in the 1920s, the wooded, park-like neighborhood is traversed by narrow curvilinear streets lined with a variety of twentieth-century residential architecture dating from the 1920s to the 1960s and later. The Kiernan House is, by a large margin, the oldest house in the immediate vicinity, and although it pre-dates many of its neighbors by nearly a century, the current setting is well-suited to its architectural style, more effectively evoking the landscape surrounding an Italian villa than the flat, gridded, urban environment from which it was moved.

The house is positioned on the southern portion of the lot, with a designed landscape that includes a swimming pool, gazebo, and greenhouse occupying the northern portion of the property (Figs. 4, 5; Photos 3, 17). Incorporated into the property's landscape are the ruinous concrete foundations of a former auto garage, which had been abandoned in a state of partial completion by the mid-1960s when the subject house was moved to the site. The swimming pool, constructed in 1969, utilizes the mechanic's pit that was originally built as part of the garage development. The iron fencing was salvaged

¹ "Permit For Arch Given," Portland *Sunday Oregonian*, (9/5/1926).

Kiernan House
Name of Property

Multnomah Co., OR
County and State

from the old Portland Academy and Female Seminary (built circa 1889), which was located on S.W. 13th Street, one block west of the Kiernan House prior to its relocation.²

Exterior Description

The Italian Villa-style Kiernan House is one story in height with an expansive full basement, and is composed of three distinct sections corresponding to three building episodes, two of which were constructed during the circa 1865-circa 1885 period of significance. The house has the boxy, angular form that is characteristic of the Italian Villa style, and rests on a poured concrete perimeter foundation that consists in part of the 1950s-era garage foundations. The wood-framed walls are clad in two types of original horizontal board siding, and windows are predominantly four-over-four wood sash with wood trim. About half of the window sashes date to the historic period. The roof on all sections of the house is flat, with varying degrees of ornamentation at the eave, nearly all of which is original (Photos 1, 2).

The front entrance porch is positioned more or less at street grade, but the slope of the lot is such that the remainder of the building is elevated significantly above ground level. As a result, there is a substantial basement that includes a generous garage and living space. Above, along the north and south side elevations, flagstone terraces provide easily accessible outdoor space.

Original House, circa 1865

The earliest portion of the building is the boxy front (western) volume, constructed circa 1865 and historically located at 1873 SW Twelfth Street in Portland.³ This original dwelling is nearly square in plan, measuring approximately 30'x 32'', and displays a symmetrical front (west) façade and asymmetry in the north and south side fenestration.

Constructed of what appear to be balloon-framed walls, the house is clad in horizontal, 3 to 3½" tongue-and-groove boards fitted to form a smooth exterior wall surface with simple cornerboards. The tall, segmental-arched windows in this original section reach to the floor, and consist of four-over-four wood-framed double-hung sash with simple, flat, 1½ x 5" board surrounds and moulded architraves. In typical Italianate fashion, the house has a paneled frieze with broad, overhanging boxed eaves embellished with several sets of paired scroll-sawn brackets beneath the flat roof (Photos 2, 5). The centered front entrance is marked by an original projecting porch approximately 8' wide by 6' deep with square chamfered support posts trimmed with moulding and scroll details, a sawn-board open rail, original scroll-sawn and carved spandrel detailing, and a flat roof (Photo 5). The paired, paneled, ¾-light front doors are surmounted by an etched glass fanlight, the glass of which is modern (Photo 8).

Fenestration on the north and south elevations was originally identical and symmetrical, consisting of two elongated, evenly spaced windows with operable shutters (Fig. 23).⁴ The current side elevation fenestration patterns reflect mid-twentieth century changes that occurred following the move to Cheltenham Court. On the north elevation, the westernmost window appears to remain in its original position (Photos 3, 6). At the east end of this wall, a newer door allows access to the north side terrace,

² Karla Pearlstein, personal communication with author (January 2018); William G. Robbins, "A Framework for Learning," The Oregon History Project (2002). <<https://oregonhistoryproject.org/articles/a-framework-for-learning/>> Retrieved February 2018.

³ In 1891 the names of the streets west of the Park Blocks were altered (the numbering sequence shifted), and Twelfth Street was renamed Tenth Street. Sanborn Fire Insurance Maps, Portland, Oregon (1889, 1901); Crane Direct Mail Service, "Ordinance 61325: Street re-numbering report, Providing for renumbering of buildings and renaming of streets." (Portland, Oregon: Crane Direct Mail Service, 1931). Retrieved January 2018 from City of Portland Archives, <<http://efiles.portlandoregon.gov/Record/2685610/>>.

⁴ Although the existing windows are clearly historic, this earliest historic view of the house suggests that the windows on the south (now north) side elevation may have been vertical three-paned casement windows with a solid bulkhead, rather than the four-over-four double hung sash on the building today. If the windows were altered, the date of the change is not known.

Kiernan House

Name of Property

Multnomah Co., OR

County and State

and is flanked by two windows of the same configuration as the originals. On the south elevation, as on the north, the westernmost window appears to be original, and is joined by a smaller one-over-one window, a door that opens onto the south terrace, and a four-over-four window (which may be the relocated original) (Photo 1).

Addition, circa 1885

The east (rear) elevation of the original volume was exposed until the early small, rear porch was replaced by an enclosed addition around 1885 (Figs. 16-19, 23). The circa 1885 completion of this addition forms the closing date for the identified period of significance for the building. This balloon-framed addition is subordinate to the original portion of the house in size, position, and level of architectural detail. Measuring approximately 18' x 28', the addition spans nearly the entirety of the rear wall of the original house, with the roofline abutting the original volume just below the paneled frieze (Photos 3, 6). This section is compatible but distinguished from the original volume in its display of the architectural characteristics of its 1880s construction, including wide shiplap siding; common four-over-four double-hung sash windows with flat, simply moulded architraves; a simple, shallow boxed eave; and a flat roof.

At the center of the shared wall between these two volumes is a red brick chimney, which augmented or replaced the original centrally positioned chimney that historically serviced the entire house. It appears from building permit records that the current fireplace and chimney were rebuilt following the 1964 relocation.⁵

Rear Addition, 1964-66

Attached to the rear of the historic portions of the residence is an addition begun following the 1964 move and updated by the current owner. This back expansion began as a less defined and detailed volume, and was upgraded under the current owner's guidance (Fig. 30; Photo 1, 4). Also a single story with basement, this section is finished with details that match those on the original portion of the house, and is situated and scaled in such a way as to not overwhelm the original, diminutive building. The materials and basic design features of this addition mimic, and in some cases match, those on the original portions of the house. Although the addition extends beyond the north- and south-side walls of the original residence, it is situated in such a way as to minimize visual and physical impacts to the original volume, and is clearly discernible as a distinct volume to the rear (east) of the historic dwelling.

Interior Description

The Kiernan House floor plan has been altered since its original construction, probably several times. Although the original plan configuration isn't known with certainty, it may be assumed that changes were made with the 1880s addition, and again following the 1964 move. Today, the front, original portion of the house has a partial center hall plan: two rooms flank the hall, which leads from the front door directly to an adjacent full-width room behind, accessed through paired four-panel doors. The circa 1885 addition contains the dining room and a stair hall with access to the basement level, and the new rear addition provides for a bedroom, bathrooms, kitchen, and butler's pantry (Figs. 6-9; Photos 7-13). Typical interior features throughout the house include Douglas fir floors (partially covered with carpet), wide baseboards, heavy moulded door and window trim, original four-panel doors, papered or painted plaster walls, heavy cove moulding, and plaster ceilings. In order to lighten the building for the 1960s relocation, the plaster was removed and no original plaster finish remains. Further, none of the light fixtures appear to be historic.

⁵ Roy Roos, "George L. Curry House" (November 2000); City of Portland building permit number 412664, 8/30/1965.

Kiernan House

Name of Property

Multnomah Co., OR

County and State

The two smaller front rooms flanking the center hall presumably served originally as a parlor and sitting room (or possibly parlor and bedroom). This section is likely of original design. The north-side parlor remains largely intact, while the south-side room has been partitioned to accommodate a small bathroom. The large, full-width rear room was historically divided into two or more smaller spaces, and was likely the location of the kitchen and a bedroom or two. Today it is finished similarly to the rest of the house, with the addition of marble-painted wainscot capped with a moulded chair rail. The walls are papered, the ceiling plastered, and the central ceiling light fixture is marked with an ornate ceiling medallion. Centered on the east wall is an 1880s-era fireplace with a non-original but compatible marble surround (Photo 10). The original 1880s marble surround has been located, and it is the intention of the owner to eventually reinstall that feature.

It seems probable that the circa 1885 rear addition was built to serve as a new or expanded kitchen space as well as potentially providing additional storage or a kitchen porch. Today it contains a dining room and stair access to the basement level. The dining room is detailed with flooring, baseboards, wall finishes, and door and window trim that is similar to the original portion of the house. The stair hall is dominated by a well-appointed staircase with an open, wood balustrade, and also provides access to the adjacent dining room, as well as the master bedroom and a guest bathroom, both in the 1965 addition.

The modern addition, the first 1960s iteration of which was built soon after the house was moved to the site, was essentially removed and reconfigured to its current appearance by the current owner in the early 2000s. It measures approximately 15' x 48', and includes the kitchen, butler's pantry, master bedroom, and guest bathroom (Figs. 8, 9; Photos 14-16). Although all of these rooms are new, they have been fashioned to complement detailing in the historic sections of the house, with the Douglas fir floors, plaster walls, baseboards, door and window trim, and window sash that are all similar to the details found in the nineteenth-century portion of the building.

Alterations

Over its 150 years, the Kiernan House has been relocated and subject to both exterior and interior alterations. As noted above, the move from downtown Portland affected the historic location and setting, although it could be argued that the current setting better suits the dwelling's Italian Villa style.

The circa 1885 rear addition appears to be the only extant, historic-period alteration made to the building's exterior that remains. A smaller third section, possibly contemporary with the 1885 volume, appeared on the 1889 Sanborns and was gone by 1950 (Figs. 15-19). The existing brick chimney was also built in the 1880s, and the original central brick chimney was removed sometime in the early to mid-twentieth century.⁶ The original window shutters had been replaced following the move, and were still present in the 1980s but have since been removed.⁷ Most other exterior alterations visible today were made after the building was moved in 1964. The Powers' were responsible for the relocation (1964), the first iteration of the rear addition (1964-1966), the north and south side terraces, and some window changes (1965-1966). The mid-1960s single-story rear addition was essentially removed and the building was brought to its current appearance in the early 2000s. As noted above, this modern addition is not insubstantial, but has been designed and situated so that the historical integrity of design and materials on the historic volume are minimally affected.

Original exterior materials and features include most of the siding; several window sash; the front and north side entry doors and transoms; eave details such as the entablature, cornice moulding and brackets, and panel moulding; most of the carved and scrolled porch detailing; the porch roof, entablature, and brackets; and the engaged front porch posts. The freestanding porch posts and the

⁶ The date of the existing chimney was provided by current owner, January 2018.

⁷ McMath and Sullivan, *City Landmark* (1970).

Kiernan House
Name of Property

Multnomah Co., OR
County and State

porch rail were reproduced using architectural and photographic evidence, and several window sash were reproduced to match the originals.

In terms of architectural detailing, the interior appears to retain a reasonable degree of integrity. The original floor plan is not known, although one plan presented in Allen F. Lewis' 1852 publication "Rural Architecture" provides an idea of how the plan may have been arranged (Fig. 32).⁸ Floor plan changes were made as a result of the 1880s additions, particularly to the rear portion of the house, but the exact nature of those changes is unclear. The south side parlor was partitioned to accommodate a bathroom, and several new windows were added (or the originals moved).

Great care has been taken to replicate missing interior elements based on the physical evidence and historic features remaining in the building, and in some places wood features such as baseboards, door and window trim, doors, and decorative mouldings are still in place. In preparation for the move in 1964, the house was "lightened up" by the removal of the original plaster and presumably the dismantlement of the fireplace(s) and chimney(s). Post-move building permit notes indicate that three fireboxes were being built, all of which were new according to City Landmark documentation, which indicates that the building was heated originally by wood stoves, not fireplaces.⁹

Original interior materials and features include the floor joists and support beams; flooring (under the new floor boards); the roof framing and ceiling structure; and some original doors and trim. An historic fireplace surround is in existence and will be installed by the current owner at some point in the future.

Conclusion

Given the building's age, some alterations are to be expected. Exterior changes to the Kiernan House have been accomplished in such a way as to retain nearly all character-defining architectural detailing, and apart from the relocation the most significant change has been additive (the 1965 addition) rather than subtractive. Interior floor plan changes to a large degree have retained and respected many of the original mid-nineteenth century details, and yet have allowed the house to function well for modern, 21st century living. Overall the Kiernan House retains a high degree of historical integrity related to its period of significance (c. 1865-c. 1885). Because of the building's relocation, integrity of location and setting has been compromised, but its integrity in other areas—design, materials, workmanship, feeling, and association—remains high, and it successfully illustrates its era of construction and the Italian Villa style through its physical form and remaining historic features.

⁸ Allen F. Lewis, *Rural Architecture, Being a Complete Description of Farmhouses, Cottages, and Out Buildings...* (New York: C.M. Saxton, Publisher, Printed 1863, Copyright 1852), p. 87.

⁹ McMath and Sullivan, *City Landmark* (1970). The original central chimney is the only one evident in early photographs, suggesting it likely serviced more than one room, and was possibly meant for stoves rather than fireplaces. Although the 1960s permit notes indicate an effort to rebuild three fireboxes, it is unclear whether any of these would have been original to the building since the only fireplace remaining is the one in the wall separating the original house and the circa 1885 addition.

Kiernan House
Name of Property

Multnomah Co., OR
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☒ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

c. 1865 - c. 1885

Significant Dates

c. 1865, initial construction

c. 1885, addition of rear wing

1964, relocation to current address

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

N/A

Kiernan House
Name of Property

Multnomah Co., OR
County and State

Period of Significance (justification)

The period of significance, circa 1865 to circa 1885, embraces the building's construction date and extends to circa 1885 to include the date of the extant historic rear addition. The building remained little altered following the circa 1885 alteration through the mid-1960s, and it continues to illustrate its Italian Villa style, retaining the form and details from the first two building episodes to the present day.

Criteria Considerations (explanation, if necessary):

The Kiernan House was moved approximately two miles south of its historic location in 1964, from 1873 S.W. 12th Street to its current site at 1020 SW Cheltenham Court, in order to clear the way for the Stadium Freeway (I-405), and thus Criteria Consideration B is being applied. The relocation removed the house from its historic urban setting on a regular street grid near downtown Portland to a park-like suburban location in Portland's southwest hills. The Registration Requirements in the Multiple Property Document, "Settlement-era Dwellings, Barns, and Farm Groups of the Willamette Valley, Oregon" allow that a building moved from its original location may still qualify for National Register listing if it retains integrity in other areas, namely those related to design, workmanship and materials, and perhaps to a lesser degree, association.¹⁰ Although the historical integrity of location and setting have been lost, the move did not compromise the character-defining elements of the Kiernan House—the materials, design, and workmanship features—that qualify it for listing in the National Register under Criterion C as a rare example of early Italian Villa/Italianate residential architecture. The building's associative value, as one of Portland and the Willamette Valley's few survivors of the settlement era, also has not been significantly compromised by the move, particularly since its physical characteristics remain clearly evident and indicative of its early construction date. Thus any negative impacts of relocation are overcome by the building's enduring historical integrity, its importance in the architectural chronology of Portland, and its association with the area's settlement period.

¹⁰ Liz Carter, "Settlement-era Dwellings, Barns, and Farm Groups of the Willamette Valley, Oregon," Multiple Property Documentation Form (Washington, D.C.: U.S. Department of the Interior, National Register of Historic Places, 2015), p. F-25, F32-33.

Kiernan House
Name of Property

Multnomah Co., OR
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The circa 1865 Kiernan House is being nominated to the National Register under Criteria A and C, utilizing the Multiple Property Document "Settlement-era Dwellings, Barns, and Farm Groups of the Willamette Valley, Oregon (1841-circa 1865) (MPD). The period of significance spans the period of its nineteenth century construction, circa 1865-circa 1885. The house is locally significant in Portland, Multnomah County, as well as within the broader context of the nine Willamette Valley counties addressed in the MPD.

The house meets National Register Criterion A at the local level of significance in the area of Exploration/Settlement as a rare survivor of Portland's pioneer past. The circa 1865 construction date places the house at the end of the settlement era as outlined in the MPD, and its physical characteristics provide an excellent illustration of the early use of the Italian Villa/Italianate style on residential architecture in Oregon. Houses from this period and style are rare: this building is one of only three Italianate single-family houses built before 1870, and one of nine single-family dwellings of any style built before 1870 that are known to remain in Portland from the early period of development.¹¹

The property is also locally significant under National Register Criterion C in the area of Architecture as an excellent example of the Italian Villa style in Portland. The diminutive, boxy form is embellished with relatively simple but finely articulated Italianate detailing, including the flush exterior wood siding, segmental arched windows, paneled frieze, paired brackets, and sawn porch details. The house was listed as a Portland City Landmark in 1970, and was included in the City of Portland Historic Resource Inventory of the mid-1980s. Initially constructed circa 1865 with additions circa 1885 and in 1964-1966, this pioneer-era house continues to clearly and effectively convey its historic style and function through the many remaining original materials and architectural elements.

Because the house was moved, Criteria Consideration B applies, and in spite of (or perhaps as a result of) the relocation, it retains a high degree of historical integrity in the areas of materials, design, workmanship, feeling, and association. All integrity of location and setting has been lost, but stylistically the house clearly reflects the characteristics of the Italian Villa style, and it is well-suited to its current location, which complements and highlights the spirit of the Italian Villa mode promoted by Andrew Jackson Downing in the mid-nineteenth century. Retaining most of the qualities that characterize its style and period of construction, the Kiernan House stands as a rare, mid-nineteenth century example of the style in Portland, a city that retains very few dwellings from its early years of development.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Kiernan House meets all four of the MPD's General Registration Requirements, as well as the Registration Requirements for dwellings under Criteria A and C. The house was built circa 1865 in the Willamette Valley, it retains its original residential use, and it possesses "sufficient physical integrity to effectively convey its historic appearance and significance."¹² After over 150 years, nearly all of these early dwellings display some alteration as they maintain viability into the twenty-first century. The Multiple Property Documentation allows for some change and for relocation, as long as the property retains integrity in other areas, particularly those related to design, workmanship, materials, and association.¹³

The Kiernan House is locally significant under Criterion A in the area of Exploration/Settlement as one of Portland's rare residential survivors of the settlement period. The same qualities that support the building's architectural significance under Criterion C allow it to convey its historic period, appearance, and function, and

¹¹ Data derived from the Oregon Historic Sites Database in February 2018.

¹² Carter, MPD (2015), p. F-24.

¹³ Carter, MPD (2015), p. F-25.

Kiernan House
Name of Property

Multnomah Co., OR
County and State

therefore its associative significance under Criterion A. Few built representatives of the pioneer period remain in Portland or the Willamette Valley, and each survivor embodies a part of the settlement story of Oregon.

As a vestige of the late pioneer era, the building not only marks the growing popularity of the Italianate style, but its period of significance also coincides with the time in which Portland was shifting from a frontier town to a fast-growing center of regional trade. Historically located within the Coffin Addition of 1867, the house was situated about one mile from the community's initial development along Front (now Naito Parkway) and First streets. This historic location marked the outer southwestern edge of the city at the time, and in subsequent years the area saw significant residential development as Portland's commercial area expanded, displacing earlier residences in favor of business development (Figs. 11-14). Although no longer at the historic location, the house is still capable of conveying this early history through its appearance and associations; it remains as one of the earliest examples of its style remaining in Portland, illustrates the type, scale, and character of urban (non-farm) pioneer houses in Portland, and is one of the three oldest known dwellings on the west side of the Willamette River.¹⁴

In accordance with the Settlement MPD, the Kiernan House meets the Registration Requirements for listing under Criterion A "by virtue of [its] inherent association with the early years of Oregon settlement," and it "retains the essential physical features that made up its character or appearance during the period of its association...."¹⁵ The significance and fragility of the Willamette Valley's remaining settlement-era residential architecture is being constantly re-affirmed as rare examples of the period are being lost to demolition and neglect. With about 200 remaining (less than 5% of the estimated original number) in the seven-county area covered by the MPD, and only seven of those representing the earliest examples of the Italianate style, the importance of the Kiernan House as an architectural marker of the closing of the settlement period is quite clear.¹⁶

Under Criterion C the house is locally significant in the area of Architecture as an excellent example of the Italian Villa style, and one of a very small number of its style and type known to remain in Portland, Oregon: three that predate 1870 (and only six that pre-date 1880) have been identified and included in the Oregon Historic Sites database, and none of those shares this building's particular form and characteristics. In addition to vernacular buildings, only a handful of identifiable architectural styles was utilized on domestic architecture during Oregon's settlement period, namely the Classical Revival, Gothic Revival, and toward the end of the period, the Italian Villa/Italianate, which was just coming into vogue for domestic architecture at the end of the period around 1870. Very few of any of these three styles from the early period of Oregon's history remain in Portland or anywhere in the Willamette Valley, but early Italian Villa/Italianate examples are extremely limited in number.

In addition to being a rare survivor of the style in general, this house is architecturally unique in Portland for its diminutive, single-story, boxy form with relatively simple but finely articulated Italianate detailing. Original details including the flush exterior wood siding, segmental arched windows, paneled frieze, paired brackets, and sawn porch details all present a sophisticated take on the style that is more commonly associated with the larger, grander buildings of the 1870s and 1880s in old downtown Portland. Though moved, the house retains the integrity of design, materials, workmanship, and association that allows it to effectively convey its style and period of construction.

¹⁴ The oldest identified residence on the west side is the circa 1855 Tigard-Rogers house on S.W. Shattuck Road. Using the Multnomah County and City of Portland records, which list the construction date of the Kiernan House as 1861, it may in fact be the third-oldest house identified to date in all of Portland, surpassed in age only by the Tigard-Rogers residence and the Bybee-Howell House on Sauvie Island, built in 1856.

¹⁵ Carter, MPD (2015), p. F-32.

¹⁶ SHPO data indicates there are 201 extant, pre-circa 1865 houses in the seven Willamette Valley counties addressed in the MPD. Of the seven listed as Italian Villa or Italianate in style, two are in Portland. The estimate of 5% remaining is a generous assumption that is based on a very rough estimate of about 4,600 dwellings that likely existed by 1865. Liz Carter and Historic Preservation League of Oregon, "Pioneer Houses and Homesteads of the Willamette Valley, Oregon, 1841-1865," (Portland: Historic Preservation League of Oregon, May 2013), pp. 38-39. Available at <http://restoreoregon.org/wp-content/uploads/2013/12/Pioneer-Houses-and-Homesteads_web.pdf>

Kiernan House
Name of Property

Multnomah Co., OR
County and State

The Criterion C Registration Requirements under the MPD are met because as noted above, the Kiernan House stands as a good representative example of the Italian Villa style that was just coming into popularity in local domestic architecture. It retains its original form (albeit expanded by a rear addition), cladding, roof type, and nearly all of the features typical of the style, including window and door trim, eave details, and porch elements, and readily exemplifies its original appearance, style, and period of construction.¹⁷

Contextual Background

Brief History of Early Portland

Situated on the west bank of the Willamette River at one of the waterway's few natural inlets, Portland's story began in 1843 when William Overton and Asa Lovejoy became co-holders of a 640-acre land claim on which they proceeded to plan a town. After Overton sold out to eastern merchant Francis Pettygrove in 1844, Lovejoy and Pettygrove proceeded to enlarge the natural clearing along the water, had a store and warehouse built, and hired surveyor Thomas Brown to survey and plat a town site that would come to be named Portland after Pettygrove's hometown in Maine.¹⁸ In 1845 Lovejoy sold his half-interest to Benjamin Stark, a short time later Pettygrove sold out to Daniel Lowndale, and eventually the proprietors of the Portland town site included Lowndale, William Chapman, Benjamin Stark, and Stephen Coffin.¹⁹

Early plats of Portland, of which there are several, center around the waterfront at present-day Washington, Stark, and Oak Streets, encompassing portions of the Stark, Lowndale, Chapman, and Coffin holdings, and extending to varying degrees north and south along the river and west toward the Tualatin/West hills. Adjacent land was occupied by John Couch to the north, Thomas Carter to the west, and Finice Carruthers to the south (Figs. 10-12).²⁰ Around 1850 on the east side of the Willamette River, James and Elizabeth Stephens purchased land and established the first ferry service across the river. They began laying out the new town site of East Portland with a plat officially filed in 1861.²¹ The Stephens' second house, an Italian Villa residence built in the early 1860s, survives on this plat, and is located on S.E. 12th Avenue near Stephens Street.

The visual character of the waterfront changed quickly from a natural inlet to an established shipping port, lined with large wooden wharves and warehouses, and paralleled by Front and First Street's growing array of businesses. Residences were scattered in the areas around this business center, on land recently cleared of the naturally heavy timber. The city was incorporated in 1851, and by the mid-1850s there were about thirty operating businesses including Terwilliger's blacksmith shop at First and Morrison, Lowndale's tannery, and Pettygrove's store and wharf at the foot of Washington Street.²² The population grew exponentially, from 821 in 1850 to 2,874 in 1860, and by 1870 there were more than 8,000 living in Portland.²³

¹⁷ Carter, MPD (2015), p. F-33.

¹⁸ Carl Abbott, *Portland: Gateway to the Northwest* (Northridge, California: Windsor Publications, 1985), pp. 18-19; Chet Orloff, "Francis Pettygrove," Oregon Encyclopedia entry, October 2017.

¹⁹ U.S. General Land Office, survey maps Township 1 South, Range 1 East (1852 and 1860). Accessed via U.S. Department of the Interior, Bureau of Land Management, "General Land Office Records." <<https://glorerecords.blm.gov/default.aspx>>; Stephen Leflar, *The Pursuit of Happiness: A History of South Portland* (Portland, Oregon, 20017), pp. 33-34.

²⁰ U.S. General Land Office, 1860. Accessed via U.S. Department of the Interior, Bureau of Land Management, "General Land Office Records." <<https://glorerecords.blm.gov/default.aspx>> From the City of Portland, see also Pettygrove & Stark plat map, 1845; Lowndale map 1845-1852; and Brady map, 1852, among others.

²¹ Zisman, Karen et. al, *Portland's Eastside: Historic Context 1850-1938*. Revised from Portland Oregon's Eastside Historic and Architectural Resources Multiple Properties National Register nomination, 1988 (1989), 4.

²² Liz Carter for Metro, "South/North Corridor Project Historic Context Statement," Appendix A for the Historic, Archaeological and Cultural Resources Impacts (Section 106) Results Report. (Portland, Oregon: Metro, November 1997), p. 25-26.

²³ Campbell Gibson and Kay Jung, "Historical Census Statistics On Population Totals By Race, 1790 to 1990...For Large Cities And Other Urban Places In The United States." (Washington, D.C.: U.S. Census Bureau Population Division, 2005), Table 38.

Kiernan House
Name of Property

Multnomah Co., OR
County and State

Spurred by the increasing population, efforts to avoid the lowland flooding along the river, and eventually by the streetcar line along Morrison Street, expansion continued westward from the early town plat, and in 1867 most of Stephen Coffin's claim was formally platted, significantly expanding Portland's footprint to the south.²⁴ The Coffin Addition plat continued the established grid pattern of Portland, with several large lettered blocks along the northwestern corner of the plan. Double block lettered A of Coffin's Addition was the historic location of the Kiernan House (Fig.12).

Portland was established primarily and deliberately as a business venture by speculators, rather than as an agricultural community as with so many other Oregon towns. Some of the most prominent early west side settlers—William S. Ladd, Henry Corbett, Josiah and Henry Failing, Lucius H. Allen and Cicero H. Lewis—were merchant sojourners and wholesalers who came to Oregon from the northeastern U.S. with the goods and backing of eastern merchants.²⁵ The California Gold Rush also provided impetus to commercial development and investment in the Oregon Territory thus stimulating Portland's growth, and also likely influenced the town's earliest architecture, which reflected the New England roots of many of the early settlers in its classical gabled, clapboard-covered, white buildings.²⁶ Soon, in addition to the typical log and other vernacular buildings, residential architecture displayed elements of the Classical Revival, Gothic Revival, and Italianate styles that were common in mid-nineteenth century America, and a number of well-articulated examples of all types were soon represented in Portland.

The character of the Coffin Addition area slowly shifted from a recently cleared tract with remnant tree stumps, scattered houses and outbuildings, and zigzag fencing, to a more defined residential area with new streets and a mix of modest nineteenth century residential styles applied to single- and small multiple-family dwellings (Figs. 21, 23). By the early 1870s the earlier vernacular, Classical Revival, and Gothic Revival residential styles were giving way to more elaborate Italianate and Victorian-era designs. Influenced by the styles in the east, the grandeur of some of Portland's residential architecture reflected the community's wealth: by the 1870s and 1880s several large houses occupied full or half blocks in what is now downtown Portland, many along the Park Blocks, including those owned by Henry W. Corbett, Alexander Ankeny, J.C. Ainsworth, Henry Failing, and others.²⁷

The neighborhood from which the Kiernan House originally came was, around the time of the building's construction, the southwestern edge of the town of Portland; early photographs and maps illustrate the relatively rural, recently cleared area skirting still-wooded hillsides south and west of the developing downtown in the 1850s and early 1860s (Figs. 13, 14, 21-23). With the exception of the numbered streets west of the Park Blocks, street names have remained the same since 1867, with east-west streets being named, and north-south streets being numbered. Historically the north-south streets, numbered sequentially from the Willamette River westward, skipped the Park Block avenues, with the street east of the Park Blocks being Seventh Street, and the numbered names resuming on the west side of the Park blocks with Eighth Street. In 1891 the names of streets west of the Park Blocks were altered; the numbered street names west of Seventh Street were shifted up two (Eighth became Tenth, Ninth became Eleventh, etc.), presumably to account for the two Park block streets.²⁸ Today that numbering sequence remains, although the streets bounding the Park Blocks on the east and west comprise the S.W. Park Street couplet.

The neighborhood became home to many of the city's working class, and was soon scattered, then filled, with architecture that reflected its predominantly post-1870 development. Single-family houses large and small

²⁴ Multnomah County Surveyor, "Map of Coffin's Land Claim" (1867). Retrieved November 2017 from <<http://www4.multco.us/Surveyimages/Plats/PL0000-0499/PL0001-043.PDF>>; Carter, "South/North...Context...", (1997), p. 31.

²⁵ MacColl, E. Kimbark and Harry H. Stein, "The Economic Power of Portland's Early Merchants, 1851-1861," *Oregon Historical Quarterly* 89 (Summer 1988), 117-156.

²⁶ MacColl and Stein, (Summer 1988), 117.

²⁷ Carter, "South/North...Context...", (1997), pp. 34-35.

²⁸ Sanborn Fire Insurance Maps, Portland, Oregon (1889, 1901); Crane Direct Mail Service, "Ordinance 61325: Street re-numbering report, Providing for renumbering of buildings and renaming of streets." (Portland, Oregon: Crane Direct Mail Service, 1931). Retrieved January 2018 from City of Portland Archives, <<http://efiles.portlandoregon.gov/Record/2685610/>>.

Kiernan House
Name of Property

Multnomah Co., OR
County and State

mixed with duplexes and small apartment buildings constructed in a variety of nineteenth century styles; vernacular, Classical Revival, modest Gothic Revival, Italianate, French Second Empire, and eventually Queen Anne and Craftsman style buildings are all evident in historic overview photographs (Figs. 21-25).

The Italian Villa/Italianate Style

The Italian Villa/Italianate style entered into the American landscape as part of the picturesque movement, the architecture of which evoked the buildings of particular regions or earlier periods of architectural history, and ranged from fairly true to their historic precedents to loose, creative interpretations. "The Romantic movement was to some degree a rebellion against architecture's strict adherence to the classical form. The movement expressed a desire for greater freedom of architectural expression and for more organic, complicated forms that were intended to complement their natural setting."²⁹ As its name implies, the Italian Villa style recalls the buildings of the Italian countryside, which were blocky, irregular stone and stucco buildings with timber-framed flat roofs, square towers, cupolas, and broad bracketed eaves, with little other architectural embellishment.³⁰ The published pattern books of architect Andrew Jackson Downing—*Cottage Residences* (1842) and *The Architecture of Country Houses* (1850) in particular—popularized the Italian Villa mode in the United States in the 1840s and 1850s, although the first Italianate houses were built in the United States in the 1830s.³¹

According to architectural historian Virginia McAlester,

Other books published plans for Italianate houses, with the most widely used being the two volumes of Samuel Sloan's *The Model Architect* that introduced the cube-and-cupola house. By the 1860s the style had completely overshadowed its earlier companion, the Gothic Revival. [...] The decline of the Italianate style, along with that of the closely related Second Empire style, began with the financial panic of 1873 and the subsequent depression. When prosperity returned late in the decade, new housing fashions—particularly the Queen Anne style—rose quickly to dominance.³²

The style is usually defined by an asymmetrical form of two or three stories; a low-pitched hip or gable roof; overhanging eaves with single or paired brackets; tall, narrow windows with flat, segmental, or full-arch windows; elaborated window crowns or architraves; and often a square cupola or tower.³³ In western Oregon, the traditional use of masonry (stone or brick) on Italianate houses was supplanted by wood construction. Downing provided occasional examples in wood, typically in vertical board-and-batten exteriors that showed "sensitivity to [the] positive aesthetic qualities of wood" rather than attempts to imitate masonry.³⁴ Efforts to simulate stone features in wood were variably successful, but many elements such as quoins, keystones, and columns were fashioned in wood to aid in the representation of the style. The Kiernan House design effectively simulates masonry wall surfaces by employing flush, fitted, tongue-and-grove boards for siding, a relatively uncommon detail also found on the 1872 Jacob Kamm house.³⁵

²⁹ Pennsylvania Historical and Museum Commission, "Italianate Villa/Italianate Style, 1840-1885" website <<http://www.phmc.state.pa.us/portal/communities/architecture/styles/italianate.html>> Accessed December 2017.

³⁰ Downing "...used as inspiration for designs in this style ['Modern Roman'] the rambling country villas of Italy; comprised of asymmetrically related geometric forms, flat roofed and with few decorative details...". Wallace Kay Huntington, "Victorian Architecture," in *Space, Style and Structure: Building in Northwest America*, Vol. I (Portland, Oregon: Oregon Historical Society, 1974), p. 273.

³¹ Downing "...used as inspiration for designs in this style ['Modern Roman'] the rambling country villas of Italy; comprised of asymmetrically related geometric forms, flat roofed and with few decorative details...". Wallace Kay Huntington, "Victorian Architecture," in *Space, Style and Structure: Building in Northwest America*, Vol. I (Portland, Oregon: Oregon Historical Society, 1974), p. 273.

Virginia Savage McAlester, *A Field Guide to American Houses...* (New York: Alfred A. Knopf, 2013), p. 302.

³² McAlester, *Field Guide to American Houses* (2013), p. 302.

³³ McAlester, *Field Guide to American Houses* (2013), p. 283.

³⁴ Huntington, "Victorian Architecture," (1974), p. 265.

³⁵ Paul Hartwig, "Jacob Kamm House," National Register Nomination Form (Washington, D.C.: U.S. Department of the Interior,

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Italianate architecture first appeared in Oregon on the small commercial buildings of early towns in the 1850s (and a few survive), but it was rarely used on houses of that period. Settlement-period domestic architecture advanced from simple log buildings to the identifiable styles of the Classical and Gothic Revivals at least a decade before the Italian Villa/Italianate mode really took hold, and sightings of the style in the early years must have been almost exclusively in town settings rather than on farms. An early depiction is provided on an 1858 Kuchel and Dresel lithograph of Portland, which shows the flat-roofed, Italian Villa-style Alexander P. Ankeny house in the border vignettes (Fig. 31).³⁶ No residential examples of the style from the 1850s are known to survive in Oregon. The style became more common in the 1860s, primarily in urban or town settings, but its popularity as a residential style grew even more significantly in the 1870s and 1880s. Perhaps the oldest, and certainly one of the best examples of an Italian Villa/Italianate house in Oregon is the Benjamin F. Dowell House in Jacksonville (Jackson County), a brick residence built in 1861. The oldest remaining in Portland is the James Stephens house, dating to 1864. As demonstrated on the Dowell house, even with the shift from the simpler qualities of the earlier styles, the geometry and symmetry of classical buildings persisted in many houses built through the 1870s, including in those influenced by the typically asymmetrical (but balanced) Italianate.³⁷ When the proportion and symmetry of classical design were coupled with the more organic Italian Villa mode promoted by the publications of Downing and others, buildings such as the Kiernan House were the result.

Both contemporary sources and modern studies suggest that single-story Italian Villa/Italianate houses were the exception rather than the rule; Downing's mid-nineteenth century source books discuss and illustrate primarily two-story examples, with minimal mention of smaller one-story types. Locally, this certainly appears to be the case in the category of pre-1870 Italianate dwellings in Portland, where apart from the subject house none of the known remaining examples from the early period in Portland is a single-story building. This pattern also holds in analyzing the style statewide, with no known pre-1870 one-story examples in existence.

Other than the predominant use of wood construction rather than masonry, Oregon's interpretation of the Italian Villa/Italianate style did not deviate significantly from that in the eastern United States. There is some suggestion that earlier examples were more restrained, with relatively simple detailing, and later forms were more robustly decorated.³⁸ Although this theory is debated, in western Oregon there does seem to be a delineation between those houses built prior to 1870 and those constructed after, with the early houses favoring a more spartan, classically influenced appearance, and later examples showing a bolder mix of eclectic features that reflected more of the Victorian era's exuberance.

Although the Kiernan House lacks the asymmetry and tower or cupola detail of the Downing models, it does display the flat roof, overhanging bracketed eave, smooth exterior siding simulating stone, elongated windows with arched window openings, and small porch with scroll-sawn details that are characteristic of the Italian Villa style. The symmetry in form and fenestration that recalls earlier Classical buildings, coupled with the relatively restrained level of Italian Villa/Italianate detailing, are both indicative of its early date and seem to be typical of Oregon buildings of the style and period.

National Register of Historic Places, 1974). The Kamm House is a beautiful example of the French Second Empire style, also displaying some of the characteristics of the Italianate.

³⁶ Kuchel and Dresel (1858).

³⁷ Huntington (1974), p. 266.

³⁸ Huntington, "Victorian Architecture," (1974), pp. 266 and 274; McAlester, *Field Guide to American Houses* (2013), p. 302.

Kiernan House
Name of Property

Multnomah Co., OR
County and State

Property History

Ownership and Occupancy

The earliest history of the Kiernan House may have been lost or perhaps has not yet been definitively determined. Research by several individuals has been inconclusive regarding the building's definitive original construction date, owner, or location. Previous documentation suggests that the house was constructed in the early to mid-1860s, was the residence of Oregon's last territorial governor George Law Curry, and was moved to its site on 12th and Hall in 1880 or in the 1890s.³⁹ 1960s owners James and Ruth Powers were evidently recipients of this information, perhaps received from Matthew Kiernan's niece Ruth Kiernan Joyce.⁴⁰ The story was perpetuated in newspaper articles, one of which stated that,

According to...Jim Powers, the house was originally constructed by George Law Curry, last of Oregon's Territorial governors, at 8th and College (now the Park Blocks). Delving into city directories, it would appear the "manse" was moved to 12th and Hall in the '90s when Mrs. Francis Kiernan moved into it with her children, among whom was the late Matthew Kiernan...⁴¹

Although none of this information has been clearly attributed to identified, historic-period sources, it cannot be wholly dismissed. The dates of construction provided in the Oregon State Historic Preservation office database, Multnomah County Assessor's records, and in previous city landmark and inventory documentation are 1861 and circa 1865, both of which are credible based on the building's physical attributes.⁴²

The 1970 city landmark nomination and the 1980s inventory form indicate that the house was associated with Oregon's last territorial governor, George Law Curry, again without any specific source credits. Multiple research efforts—including review of census records, deeds, available directories, and newspapers—have uncovered no evidence to support any claim of the Curry family's association with the subject house, either by ownership or occupancy, during the time it was located at S.W. Twelfth and Hall.⁴³ George Curry (1820-1878) had a farm on his 1850 donation claim in Clackamas County for many years. He and members of the family kept residence (possibly rentals) at various locations in Portland starting in the mid-1860s, but it appears that Curry did not own property in Portland until after selling his claim in 1874, at which time he was listed as living at the northwest corner of Eighth and College Streets, a property he evidently did own.⁴⁴ He remained there until his death in July of 1878, and family members continued to occupy the residence until at least the late 1880s.⁴⁵

The previous documentation also states that the house was relocated twice, once in 1880 from Eighth and College Streets to the Twelfth and Hall location, and the second time in 1964 to its current site. While the

³⁹ McMath and Sullivan, City Landmark (1970); City of Portland, Historic Resource Inventory (1981?).

⁴⁰ Ruth Kiernan Joyce (1893-1979) was the daughter of Matthew Kiernan's brother Frank. The Frank Kiernan family lived nearby at 434 Hall Street starting in 1905; Ruth's mother Agnes lived at that address until her death in 1959. Ruth Kiernan Joyce had first-hand knowledge of the subject house, and along with Ruth Powers was evidently interviewed for the Portland City Landmark documentation. "Matthew P. Kiernan," obituary (Portland *Morning Oregonian*, 12/6/1961); Portland city directories, 1904-1958; "Agnes Kiernan," Ancestry.com; George McMath and Joan Sullivan, "Portland, Oregon Historical Landmarks Commission Inventory Form," (1970).

⁴¹ "Things to Come? On the Town," Portland *Morning Oregonian* (9/28/1965), Section 2, p. 1.

⁴² Multnomah County Assessor, "Multnomah County, Oregon Property Records," retrieved December 2017; Oregon Historic Sites Database; McMath and Sullivan, City Landmark documentation (1970).

⁴³ Roos (2000).

⁴⁴ Salem Public Library, "Home of Governor George Law Curry near Wilsonville, Oregon, 1939," Oregon Historic Photograph Collections, <<http://photos.salemhistory.net/cdm/singleitem/collection/max/id/1119/rec/7>>; Roos (2000), p. 3.

⁴⁵ Starting in the mid-1860s Curry worked in Portland as a mining agent and real estate broker, with offices and several different places of residence (presumably rented) in town. Curry family members were listed in city directories at the corner of Sixth and Morrison (1865), the east side of Seventh between Alder and Morrison (1866), the corner of Seventh and Mill (1867), and the corner of Third and Montgomery (1871-1874), and Eighth and College/435 Eighth (1875-1882 and 1888). The house on Eighth appears on the 1889 Sanborn map just two blocks from the subject house, and both appear on the same map. Portland city directories, 1863-1890; Sanborn 1889; Portland *Morning Oregonian*, "'Died," (7/29/1878); "Gov. Curry's Funeral" (7/30/1878).

Kiernan House
Name of Property

Multnomah Co., OR
County and State

second move is verifiable through newspapers and permit records, the circumstances of the first remain unclear. Part of the story seems to be intertwined with the fact that the Curry family's house was located at the northwest corner of Eighth and College.⁴⁶ While it is possible the subject residence was moved from another corner of that intersection, the buildings in question are not one and the same; the Curry house and the Kiernan house appear at the same time on the 1889 Sanborn maps, both on northwest corners. Moreover, the relocation would have occurred prior to 1880, since deeds suggest the existence of the Kiernan residence at 12th and Hall in 1871, directories list occupants there as early as 1873, and the house is clearly evident on the Glover map of 1879 (Figs. 14, 15). The 1891 shift in the names of numbered streets also may have contributed to some confusion about the actual street addresses of both the Curry house and the Kiernan House and perhaps about any purported relocation. Regardless, the idea of a nineteenth century move is not altogether unreasonable. Given the gap between the mid-1860s construction date and the fact that the house did not appear at the 12th and Hall site until 1871, it seems probable that the house was moved to that site from an unknown location, likely from the rapidly expanding downtown.

The following is known about the building's history. In August of 1870, Martha V. Northrop (widow of Henry C. Northrop) sold the property on which the house was historically located (lots 3 and 4 in the south half of double block A in Coffin's Addition) to Ward C. and Mary [Smith Coffman] Wetmore for \$450.⁴⁷ Ward Wetmore was a builder who was responsible for the construction of several houses and cottages in the neighborhood during the late 1870s and early 1880s.⁴⁸ This relatively low price for two city lots measuring 100 feet square suggests that the house was not in place on the property at that time. Less than a year later, in May 1871, the Wetmores sold the same property for \$2,000 to William S. Ladd, a value increase consistent with the existence of a house at that location.⁴⁹ City directories indicate that Mary Wetmore was residing in the house apart from her husband in 1873, despite having sold the property the year before.⁵⁰ She was not listed in directories at this location in following years, but her sons Levi and Nathan Coffman, a carpenter and a lather, were occupants through 1875, the same year Mary and Ward Wetmore divorced.⁵¹

William S. Ladd transferred his personal interest in the property to the Trustees of the Stephen Mead estate, of which William S. Ladd was one, in April of 1880.⁵² The house remained a rental, and between 1876 and 1893 directories list a number of occupants, including S.H. Reed (1877) and Alexander McDonald (1881-1885), both carpenters.⁵³ For at least one year, in 1889, Clarence L. Smith lived in the house. Smith was an artist for the regionally popular *West Shore Magazine*, and "[a]lthough he was hired [in 1884] to head the *West Shore* art

⁴⁶ The Curry house was on the northwest corner of Eighth and College, and the Kiernan house on (near) the northwest corner of Twelfth and Hall.

⁴⁷ The property was described in deeds as "one hundred feet square out of the South-easterly corner" of double block A, and later as "town lots 3 & 4 in the South ½ of Double Block lettered 'A' in Coffins land claim." Roos (2000), p. 38 (copy of deed Martha V.I. Northrop and Leander Quivey to W.C. Wetmore, August 1, 1870).

⁴⁸ "Growth of Portland...W.P. Wetmore [sic], two residences, on Mill and Twelfth Streets," *Portland Morning Oregonian* (1/1/1879); "Portland's Growth..." (three announcements of six cottages being built by Wetmore near 11th and 12th and Mill Streets), *Portland Morning Oregonian* (1/1/1880), p. 5.

⁴⁹ Roos (2000), p. 41 (copy of deed W.C. and Mary Wetmore to W.S. Ladd, May 18, 1871).

⁵⁰ The 1873 directory listed the location only as "cor[ner] Tenth and Hall." Until at least 1879 this was one of only two houses on Tenth between Harrison and Hall, and was the house closest to Hall Street. Directories from 1881 to 1884 listed the address as 411 Hall; from 1886 to 1890 the address was 405 10th, which is also the street number given on the 1889 Sanborn map. Starting in 1891 the address was 405 12th (the street name changed in 1891), and by 1912 the address was shown as 409 12th. In 1934 the street number again changed, to 1873 12th Street.

⁵¹ Levi and Nathan Coffman were Mary Smith Coffman Wetmore's sons from her previous marriage to Jeremiah Coffman. The family came to Oregon from Iowa in 1852, and Jeremiah died in 1854. Oregon Historical Society, Biographical and Other Cards, "Jeremiah Coffman." (via Ancestry.com). Ward C. Wetmore had declared bankruptcy in 1868, and was living apart from his wife Mary by 1872. "Explanation...Wetmore vs Wetmore and Lownsdale...", *Portland Morning Oregonian* (3/26/1875), p. 2; *Portland City Directories*, 1873-1876.

⁵² Stephen Mead, who died in 1875, had been a partner in the Ladd & Tilton Bank.

⁵³ *Portland City Directories*, 1876 through 1893. Given the dates of his occupancy, it is possible that carpenter Alexander McDonald participated in building the rear addition that appeared on the 1889 Sanborn map, a portion of which is extant today.

Kiernan House

Name of Property

Multnomah Co., OR

County and State

department, Smith also did much of the magazine's lithography and provided numerous sketches of Portland and general subjects".⁵⁴

In 1893, the Stephen Mead Trustees continued ownership of the property, but Mary Kiernan and her four adult children, Mary Ann (1865-1948), Helen (1869-1953), Matthew (1871-1961), and Louisa (1875-1903) were listed as occupants of the residence, identified in directories and Sanborn maps at 405 12th Street (10th had become 12th in 1891). Mary A. Kiernan had immigrated from Ireland in 1860, and was married in the early 1860s to Francis, who was also from Ireland and nearly thirty years her senior.⁵⁵ Francis died around 1892 after which time the family moved to the subject house, where Louisa died in 1903 and Mary passed away in 1917 at the age of 75.⁵⁶ Her obituary stated that "Mrs. Mary A. Kiernan, widow of the late Francis Kiernan, died at her home, 409 Twelfth street...after an illness of three and half years... Mrs. Kiernan was 75 years of age, had resided in Portland for many years and was well known and beloved by a large circle of friends."⁵⁷ Following their mother's death, Helen, Matthew, and Mary continued living together in the house.

The Kiernans were listed as renters in the 1900, 1910, and 1920 census, but property ownership was finally transferred from the Trustees of the Stephen Mead estate to siblings Matthew and Helen Kiernan in 1922 for the sum of \$10.⁵⁸ It appears that daughter Mary Ann Kiernan never married, and continued living in the house with her brother and sister until her death in 1948. Helen Kiernan was a lifelong teacher, and held a position at Atkinson School for a number of years around the turn of the century, from about 1893 until 1910. She subsequently taught at Davis School from 1911 until the mid-1920s. She also remained unmarried, and lived in the house with her brother Matthew until she died in 1953.⁵⁹

Matthew Kiernan occupied the house for a total of nearly seventy years, until his death in 1961 at the age of 90. At the time the Kiernans moved into the house in 1893, Matthew Kiernan worked for Cook & Kiernan Transfer and Storage Company, which was operated by Charles Cook and John Kiernan, likely one of Matthew's relatives, several of whom lived nearby.⁶⁰ By 1912 he was listed in directories as the vice president of the Oregon Transfer Company. His obituary stated that "Mr. Kiernan was born Oct. 19, 1871 at Galesburg, Ill. and had lived at Portland for 70 years. He had been in the transfer business and at one time was owner of the Oregon Transfer Company. He never married."⁶¹

After 1961 the house was evidently left vacant, but being in the path of the new Stadium Freeway (I-405) it was soon slated for demolition. In 1964 James and Ruth Powers purchased the building at auction for the sum of \$350.⁶² According to the Portland City Landmark nomination, "[t]here was difficulty finding a site for it. The Powers found an abandoned foundation on a site which had been used by the city to dump dirt while digging a nearby reservoir. So the...house, after a long trip from downtown, came to rest in its present site at 1020 SW Cheltenham Court."⁶³ The event held some local interest, as the *Oregonian* noted the move with a photo and caption that read in part,

Purchased by James A. Powers, the home, thought to have belonged to a territorial governor, was moved to make way for the Stadium Freeway project. The two-day project neared completion Wednesday as the house edged cautiously into the foliage of a maple tree which

⁵⁴ J.D. Cleaver, "L. Samuel and the 'West Shore': Images of a Changing Pacific Northwest," *Oregon Historical Quarterly* 94, No. 2-3 (Summer-Fall 1993), p. 189.

⁵⁵ US Census, 1900. The 1880 census listed Francis Kiernan, aged 75, and Mary, aged 47, as farmers in Warren Co., Illinois.

⁵⁶ Portland City Directories, 1892-93; "Mary Kiernan," retrieved from <http://www.findagrave.com>; "Old Resident of This City Called By Death," *Oregon Daily Journal* (10/20/1917).

⁵⁷ "Old Resident of This City Called By Death," *Oregon Daily Journal* (10/20/1917), p. 2.

⁵⁸ Roos (2000), p. 55 (copy of deed, Anna M. Lee, Joshua Roberts Mead and Stella B. Mead, as Trustees...of Stephen Mead to Matthew P. Kiernan and Helen A Kiernan, June 21, 1922).

⁵⁹ "Mary Ann Kiernan," "Helen Kiernan," "Louise Kiernan," and "Matthew Kiernan," retrieved from <http://www.findagrave.com> January 2018; Portland City Directories, 1892-1959, retrieved from <http://www.ancestry.com> July 2017-January 2018.

⁶⁰ Portland city directories, 1892-1893.

⁶¹ "Matthew P. Kiernan," [obituary] *Portland Morning Oregonian*, 12/6/1961.

⁶² McMath and Sullivan, *City Landmark*, (1970).

⁶³ Ibid.

Kiernan House
Name of Property

Multnomah Co., OR
County and State

almost, but not quite, blocked the way. The tree lost a few limbs in yielding but housemover Vic Foglio termed the job merely 'routine'.⁶⁴

The Terwilliger Heights neighborhood, though organized and platted in the 1920s, appears to have been still largely vacant in the 1950s, and today most of the area's architecture dates to the late 1940s through the mid-1960s.⁶⁵ The curved, meandering streets traverse wooded hills and offer limited but picturesque views, making for a surprisingly well-suited environment for this mid-nineteenth century Italian Villa residence. The Cheltenham Court site was in the early 1950s intended to be the location of a garage owned by S & S Projects Inc., but the garage was never completed and the site was evidently abandoned in the mid- to late 1950s.⁶⁶

Once the Kiernan house was moved onto the property the remnant foundations were integrated into both the building and the landscaped grounds. The Powers' shared their plans with friends by holding a "Before" party at the house in which "guests were intrigued with the remodeling plans of Barney Franks and Dick Norman. Blueprints were tacked to both the facade and interior of the house, which [was] described by Ernie Tucker as Georgian, but by Glenn Stanton as Greek Revival."⁶⁷ Building permit records partially document the 2½-year renovation/restoration project, including an addition to the rear of the house. This expansion was initially quite simple in design, and was altered and updated by the current owner, bringing the exterior to a form and appearance more in keeping with the Italian Villa style of the original dwelling.

The Powers' owned the house from 1964 until 1994, when it was sold to Martha Ostrander, who then sold the property to W. R. Stokes in 1997. The current owner purchased the house in 2000.

Architectural Chronology

The building's architectural chronology is documented in several graphic sources. The earliest view comes on an 1879 birdseye map of Portland known as the Glover map, which shows the small, boxy house at the edge of town, with a shallow hipped roof and a small rear stoop (Figs. 14, 15).⁶⁸ An Oregon Historical Society photograph of Portland that dates to circa 1880 appears to be slightly later than the Glover map, and the Kiernan house shows clearly in the foreground, situated at the edge of town and surrounded by trees and a picket fence (Fig. 23). The photo provides more architectural detail than the Glover map, including windows with operable shutters, broad bracketed eaves, a flat or slightly hipped roof, central chimney, small front porch with scrollwork, and a small rear stoop or porch.

Two circa 1880 views provide glancing views of the front portion of the Kiernan house, along with overviews of the neighborhood to the north and east. One is an image from the City of Portland Archives, and another is a slightly later stereograph card (it appears to be probably mid-1880s), both providing a (very) partial view of the front of the Kiernan house at the far left of each image (Figs. 24, 25).⁶⁹

Sanborn Fire Insurance maps from 1889 help clarify the circa 1880s images, and the maps present the first depiction of the house with the circa 1885 rear addition, which at that time consisted of two smaller volumes attached to the west side (rear) of the original house (Fig. 16). The house appears again on the 1901 and the 1908-1909 Sanborns, which was the period in which the Kiernan family occupied the building as renters, and it was under the ownership of the Stephen Mead trustees.

⁶⁴ "House Just Squeezes By Trees," *Portland Oregonian* (7/2/1964), p. 16.

⁶⁵ "View Tract To Be Opened," *Portland Sunday Oregonian* (4/16/1922); "Permit for Arch Given," *Portland Sunday Oregonian* (9/5/1926).

⁶⁶ Roos (2000), p. 52; Karla Pearlstein, personal communication with author, January 2018. Reverse city directories of the early 1950s list S.W. Cheltenham Court as an identified road, but provide no addresses or occupants.

⁶⁷ "On the Town," *Portland Oregonian* (9/28/1965), Section 2, p. 1.

⁶⁸ E.S. Glover, "Portland, Oregon...Looking East To The Cascade Mountains." (San Francisco, Cal.: A.L. Bancroft & Co., Lithographers, 1879).

⁶⁹ J.G. Crawford, "Portland Oregon from Robison's Hill," (Harrisburg, Linn County, Oregon: J.G. Crawford's Oregon Scenery, c. 1885 (?)). Retrieved December 2017 from Vintage Portland. <<https://vintageportland.files.wordpress.com/2011/08/portland-oregon-from-robisons-hill-by-jg-crawford.jpg>>

Kiernan House
Name of Property

Multnomah Co., OR
County and State

No images or depictions of the building have been found for the years between 1909 and about 1930. Sometime in the 1930s, Minor White made two detail photographs of the front of the building, and the description provides notes once again suggesting an association with Governor George Curry.

The 1950 Sanborn map depicts the original house with only one of the two additions still in place (the smaller rear portion had been removed) (Fig. 19). This is the form the building retained until and through the relocation to S.W. Cheltenham Court. Several images exist of the house in the months before its 1964 move to Cheltenham Court (Figs. 26, 27). Following Matthew Kiernan's 1961 death the house fell into disrepair, yet the photos show that it still possessed a surprising amount of historical integrity, including windows, siding, eave details, and some porch elements (others were found in a burn pile behind the house).

The move itself was documented in two known photographs, one in the Oregon Historical Society collection, and another grainy view published in the *Oregonian* (Figs. 28, 29).⁷⁰ Once situated on its new lot on SW Cheltenham Court, the Powers' proceeded on a 2½-year effort to renovate the building and build a new rear addition. The new addition was later updated to the form and appearance seen today.

Comparative Analysis

In Oregon, Italian Villa and Italianate residential buildings built in the years prior to 1870 (embracing the decade of the 1860s, the period in which the Kiernan House was constructed) are relatively rare. In Portland, only three pre-1870 Italian Villa/Italianate dwellings have been identified and included in SHPO's Oregon Historic Sites database, all of which were built in the 1860s. All of the identified examples have been altered, and two have been moved. In addition to the subject house, those properties include the following:

- The 1864 James Stephens House is located at 1825 S.E. 12th Avenue, and is listed in the National Register for its association with early East Portland landowner and ferryman James Stephens. The boxy two-story house has been moved several blocks from its original location, and alterations include removal of the original outlook/cupola, porch and window changes, and alterations to the interior to facilitate a shift from single-family to apartment use. The Stephens House continues to display a number of Italianate features, including the boxy form, hooded window lintels, low-pitched hip roof, and paired eave brackets.
- The John and Sarah Sheffield house is located at 4272 S.E. Washington Street and was built in 1866. This 1½ story, upright-and-wing farmhouse is located on its original site, and its Italianate influence is clearly illustrated through the paired eave brackets and heavy, moulded window architraves. Rear additions were made in 1900, and were more recently expanded to include a modern two-car garage. The historic rural setting of the Sheffield house has been lost as the urban neighborhood grid has grown around it. The house retains a fair to good degree of historical integrity.

In the nine Willamette Valley counties addressed in the Settlement-era MPD, the incidence of pre-1870 Italian Villa/Italianate-style dwellings is also low. In addition to the subject house, six are included in SHPO's database, all with 1860s construction dates.

- The H.T. Maxfield House in Benton County, built in 1860, is a simple version of the Italianate style that "has been altered to look like a 20's or 30's building" according to survey data.⁷¹
- The circa 1860 Parrish house of Salem, Marion County, has been identified in two separate surveys with construction dates of circa 1852 (1992 survey) and circa 1910 (1981 survey). The SHPO

⁷⁰ "House Just Squeezes By Trees," *Portland Morning Oregonian* (7/2/1964), p. 16.

⁷¹ "H.T. Maxfield House," Benton County Cultural and Historic Resource Survey 1983. Accessed December 2017 via <<http://heritagedata.prd.state.or.us/historic>>

Kiernan House

Name of Property

Multnomah Co., OR

County and State

database lists its date as circa 1860. Few of its architectural characteristics suggest Italianate or Italian Villa styling, and it is labeled as “vernacular” in the 1992 description. The house has been moved.

- A portion of the Wetzel-Green House in Linn County dates to circa 1860. This does not appear to be a good comparative property due to the later date of the Italianate section. The house has simple Gothic Revival rear section dating to circa 1860, but the front, two-story volume that displays Italianate features evidently dates to circa 1890.
- The William Schindler house in Clackamas County was built circa 1865. It is identified in the SHPO database with a date of construction of circa 1865, but is listed in the National Register with a construction date of 1870-1871. The house has been altered by additions as well as window and porch changes. Its steeply pitched, intersecting-gable roof, expansive porch with Craftsman-era posts, and irregular fenestration presents a building more eclectic in appearance than is typical of the Italianate style.
- The Jacob L. Miller house, in Linn County, was evidently originally a two-story residence, and was significantly altered by the removal of the second floor sometime in the 1920s or 1930s. As noted in survey information, “From its general appearance, the house looks as if it were built in the late nineteenth or early twentieth century”⁷²
- The 1864 Stephens house and the 1866 Sheffield house, both in Portland and discussed above, round out the list of Italian Villa/Italianate houses from this period that have been identified in the MPD study area.

If the comparison is expanded to include pre-1870 residences of any style or type in Portland, the list includes only nine properties (including the subject house), ranging in age from circa 1855 to 1866. This number amounts to perhaps .002% of the dwellings that might have existed in Portland by 1870, a stunning statistic illustrating the subject building’s rarity and fragility as a remnant of this period.⁷³

The Kiernan House is distinguished from its few counterparts listed above by its diminutive (original) stature, its single-story form, flat roof, paired brackets, paneled frieze, distinctive siding, and segmental arched windows. Although altered by a relocation and the mid-1960s rear addition, upgraded in the early 2000s, the historic form remains clearly evident, and the character-defining architectural features are intact and identifiable. In terms of overall historical integrity the house compares favorably to other examples from this period in that its primary façade and views from the street remain largely unobstructed by later porches or other major additions or alterations.

In sum, the Kiernan House remains an excellent example of its type and style in Portland and in the broader Willamette Valley region. Its integrity of materials and design, as well as its outstanding stylistic features, overpower the impacts of its mid-twentieth century addition and the fact that it was moved from its historic setting, allowing it to stand out among the small collection of similar survivors in Portland and the Willamette Valley.

⁷² Elaine Smith, “Miller House,” Linn County Inventory of Historic Resources (1983). Accessed December 2017 via <<http://heritagedata.prd.state.or.us/historic>>

⁷³ 1870 census data for Portland indicates there were 8,293 people in the city by that time. The given statistic is purely conjectural, based on the arbitrary assumption that one-half of the population was living in single-family dwellings (approximately 4,126).

Kiernan House
Name of Property

Multnomah Co., OR
County and State

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Kiernan House
Name of Property

Multnomah Co., OR
County and State

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"Permit for Arch Given," September 5, 1922.
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Kiernan House
Name of Property

Multnomah Co., OR
County and State

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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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Kiernan House
Name of Property

Multnomah Co., OR
County and State

10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1	<u>45.481640°</u> Latitude	<u>-122.691395°</u> Longitude	3	<u></u> Latitude	<u></u> Longitude
2	<u></u> Latitude	<u></u> Longitude	4	<u></u> Latitude	<u></u> Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is located at 1020 SW Cheltenham Court, Portland, Multnomah County, in Township 1 South, Range 1 East, Section 16. The nominated area includes the property map/tax lot 1S1E16DB-06400 in its entirety, which includes the house and all associated landscape elements. The irregular lot measures roughly 85' x 157', encompassing .31 acres.

Boundary Justification (Explain why the boundaries were selected.)

The nominated area boundaries as described were selected because they correspond directly to the current legal tax lot boundaries, which include Lot 25, Block 10, of the Terwilliger Heights tract.

11. Form Prepared By

name/title	<u>Liz Carter</u>	date	<u>1 July 2018</u>
organization	<u>N/A</u>	telephone	<u>541-343-6499</u>
street & number	<u>1375 E. 22nd Avenue</u>	email	<u>lizcarterhp@gmail.com</u>
city or town	<u>Eugene</u>	state	<u>OR</u> zip code <u>97403</u>

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Kiernan House
Name of Property

Multnomah Co., OR
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Kiernan House
City or Vicinity: Portland
County: Multnomah **State:** OR
Photographer: Liz Carter
Date Photographed: March 29, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 17:** OR_MultnomahCounty_KiernanHouse_0001
View of southwest corner, looking northeast from S.W. Cheltenham Court.
- Photo 2 of 17:** OR_MultnomahCounty_KiernanHouse_0002
Front (west) elevation, looking east.
- Photo 3 of 17:** OR_MultnomahCounty_KiernanHouse_0003
North elevation view, with greenhouse, remnant foundation wall, and section of salvaged iron fencing, view looking south/southwest.
- Photo 4 of 17:** OR_MultnomahCounty_KiernanHouse_0004
Rear (east) elevation (corner of greenhouse in right foreground), view looking south.
- Photo 5 of 17:** OR_MultnomahCounty_KiernanHouse_0005
Detail of front (west) façade showing siding, window, porch, and eave details, looking southeast.
- Photo 6 of 17:** OR_MultnomahCounty_KiernanHouse_0006
View of north side with original circa-1865 house (right), circa-1885 addition (center), and 1965-1966 addition (left), view looking east.
- Photo 7 of 17:** OR_MultnomahCounty_KiernanHouse_0007
Entrance hall from front doors, looking east.
- Photo 8 of 17:** OR_MultnomahCounty_KiernanHouse_0008
Entrance hall toward front doors, looking west.
- Photo 9 of 17:** OR_MultnomahCounty_KiernanHouse_0009
North parlor, view looking north/northeast.
- Photo 10 of 17:** OR_MultnomahCounty_KiernanHouse_0010
Living room, looking south.
- Photo 11 of 17:** OR_MultnomahCounty_KiernanHouse_0011
View looking from living room through double doors into central hall toward front entrance, looking west.

Kiernan House
Name of Property

Multnomah Co., OR
County and State

- Photo 12 of 17:** OR_MultnomahCounty_KiernanHouse_0012
Stair hall in circa 1885 addition, view toward master bedroom, looking east.
- Photo 13 of 17:** OR_MultnomahCounty_KiernanHouse_0013
Stair hall in circa 1885 addition looking west.
- Photo 14 of 17:** OR_MultnomahCounty_KiernanHouse_0014
Master bedroom in 1965-1966 addition, looking northeast.
- Photo 15 of 17:** OR_MultnomahCounty_KiernanHouse_0015
Kitchen in 1965-1966 addition, view looking southeast.
- Photo 16 of 17:** OR_MultnomahCounty_KiernanHouse_0016
Kitchen in 1965-1966 addition, view looking southwest.
- Photo 17 of 17:** OR_MultnomahCounty_KiernanHouse_0017
Landscape to north of house, with gazebo, swimming pool, remnant foundation walls, and salvaged iron fencing, looking north/northeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, D

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 29

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** Regional Location Map. Latitude/Longitude Coordinates: 45.481640°, -122.691395°.
- Figure 2:** Local Location Map. Latitude/Longitude Coordinates: 45.481640°, -122.691395°.
- Figure 3:** Tax Lot Map. Detail of tax lot map with location of Kiernan House indicated.
- Figure 4:** Current aerial view of property, with approximate boundaries indicated. Source: Google.
- Figure 5:** Kiernan House site plan. Courtesy Matthew Roman, Roman Design LLC.
- Figure 6:** Kiernan House south and north side elevations. Courtesy Matthew Roman, Roman Design LLC.
- Figure 7:** Kiernan House east (rear) and west (front) side elevations. Courtesy Matthew Roman, Roman Design LLC.
- Figure 8:** Kiernan House first (main) floor plan. Courtesy Matthew Roman, Roman Design LLC.
- Figure 9:** Kiernan House basement plan. Courtesy Matthew Roman, Roman Design LLC.
- Figure 10:** 1860 General Land Office map showing "Portland City Claim" and surrounding land claims.
- Figure 11:** 1845 Lownsdale map of Portland. Source: City of Portland Archives.
- Figure 12:** 1866 Burrage "Map of the City of Portland." Source: Vintage Portland (City of Portland Archives).
- Figure 13:** Circa 1870 aerial map. Source: Oregon Historical Society 12517.
- Figure 14:** 1879 E.S. Glover birds-eye view of Portland. Source: Library of Congress.
- Figure 15:** Detail of 1879 Glover map showing Kiernan House at the northwest corner of Tenth and Hall Streets.
- Figure 16:** 1889 Sanborn map showing Kiernan House at Tenth (later Twelfth) and Hall, and Curry house at Eighth and College.
- Figure 17:** 1901 Sanborn map detail with Kiernan House indicated.
- Figure 18:** 1908-1909 Sanborn map detail with Kiernan House indicated.
- Figure 19:** 1950 Sanborn map with Kiernan House indicated.
- Figure 20:** 1950 Sanborn map of S.W. Cheltenham Court site.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 30

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

- Figure 21:** Early view of southern section of Portland looking north/northwest, 1850s. Source: Oregon Historical Society, ba019143.
- Figure 22:** Downtown Portland, 1854. View looking north/northwest along Front Street showing extent of development and clearing to west and south. (City of Portland Archives).
- Figure 23:** Earliest known view of Kiernan House (in foreground) looking north along Tenth Street, early 1870s. Source: Oregon Historical Society, OrHi 102030.
- Figure 24:** "Portland from Robison's Hill," 1880s. Front edge of Kiernan house is visible at far left of image. Source: Vintage Portland (City of Portland Archives).
- Figure 25:** "Portland looking north on SW 11th" with front edge of Kiernan house visible at far lower left corner, circa 1880. Courtesy City of Portland Archives & Records.
- Figure 26:** Kiernan House prior to move to 1020 S.W. Cheltenham Court, September 21, 1963. Courtesy Oregon Historical Society, 084558.
- Figure 27:** Kiernan House in preparation for move to 1020 S.W. Cheltenham Court, 1964. Courtesy Matthew Roman.
- Figure 28:** Kiernan House being relocated from 1873 S.W. 12th Street to 1020 S.W. Cheltenham Court, 1964. Courtesy Oregon Historical Society.
- Figure 29:** Oregonian image of house being moved to S.W. Cheltenham Court, July 2, 1964.
- Figure 30:** Kiernan House at 1020 S.W. Cheltenham Court, early 1980s. From City of Portland Historic Resource Inventory form.
- Figure 31:** 1850s Italian Villa residence of Alexander P. Ankeny. Kuchel and Dresel, 1858.
- Figure 32:** From Lewis F. Allen, *Rural Architecture* (1852, 1863), p. 87.

Section number Additional Documentation Page 31

Kiernan House

Name of Property

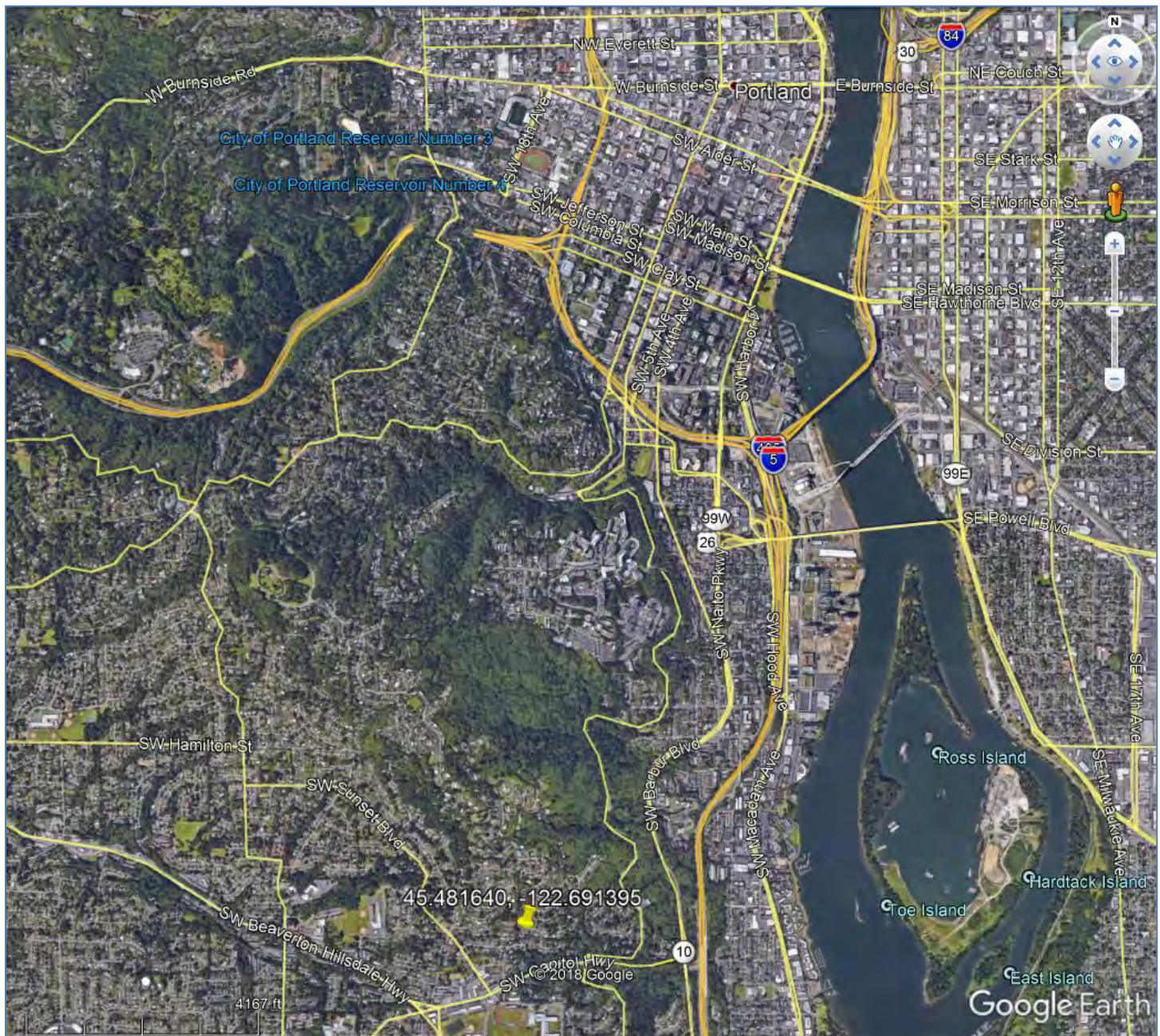
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and Farm Groups of the Willamette Valley,

Name of multiple listing (if applicable)

Figure 1: Regional Location Map. Latitude/Longitude Coordinates: 45.481640°, -122.691395°.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 32

Kiernan House

Name of Property

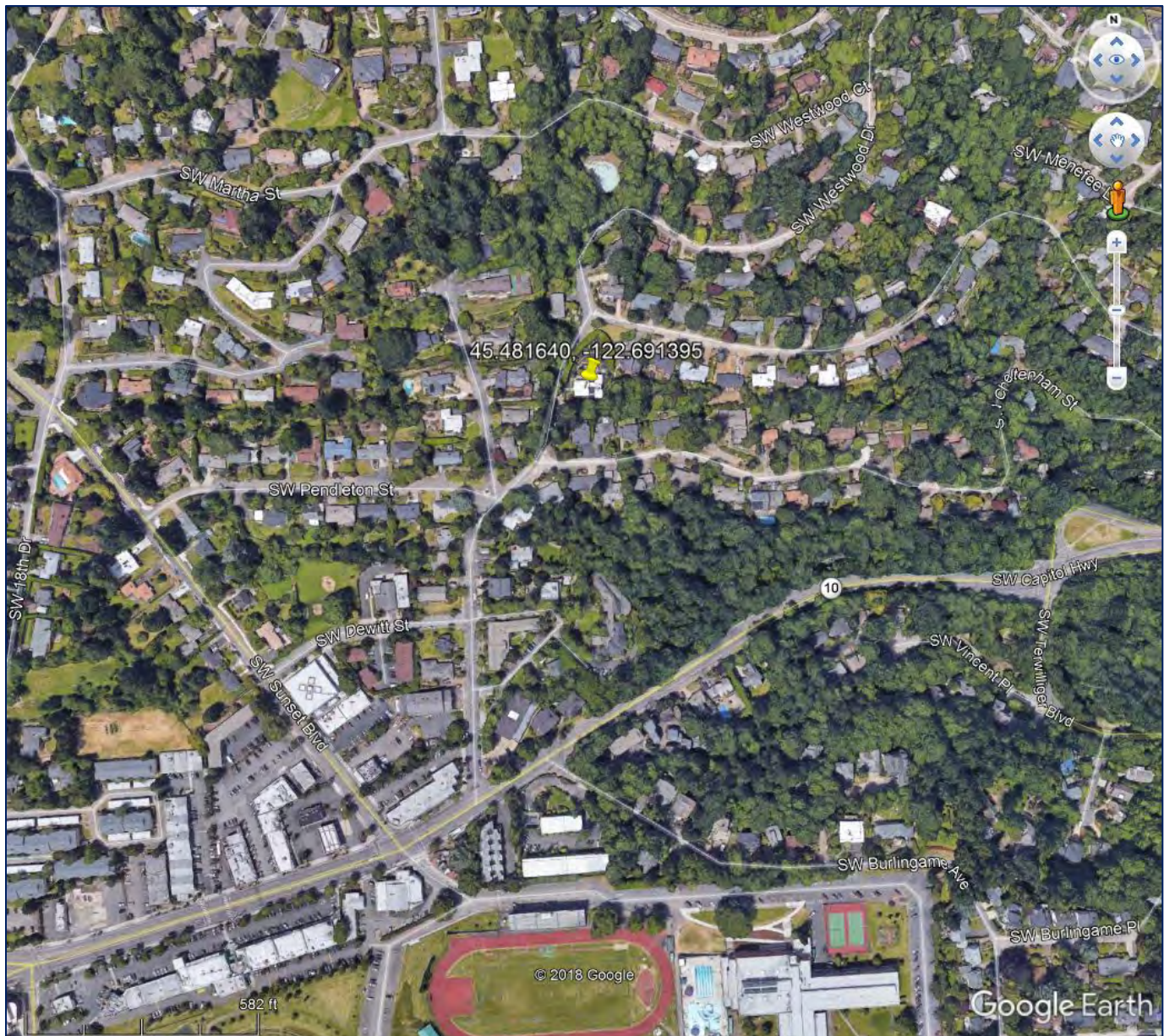
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 2: Local Location Map. Latitude/Longitude Coordinates: 45.481640°, -122.691395°.



National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 33

Kiernan House

Name of Property

Multnomah Co., OR

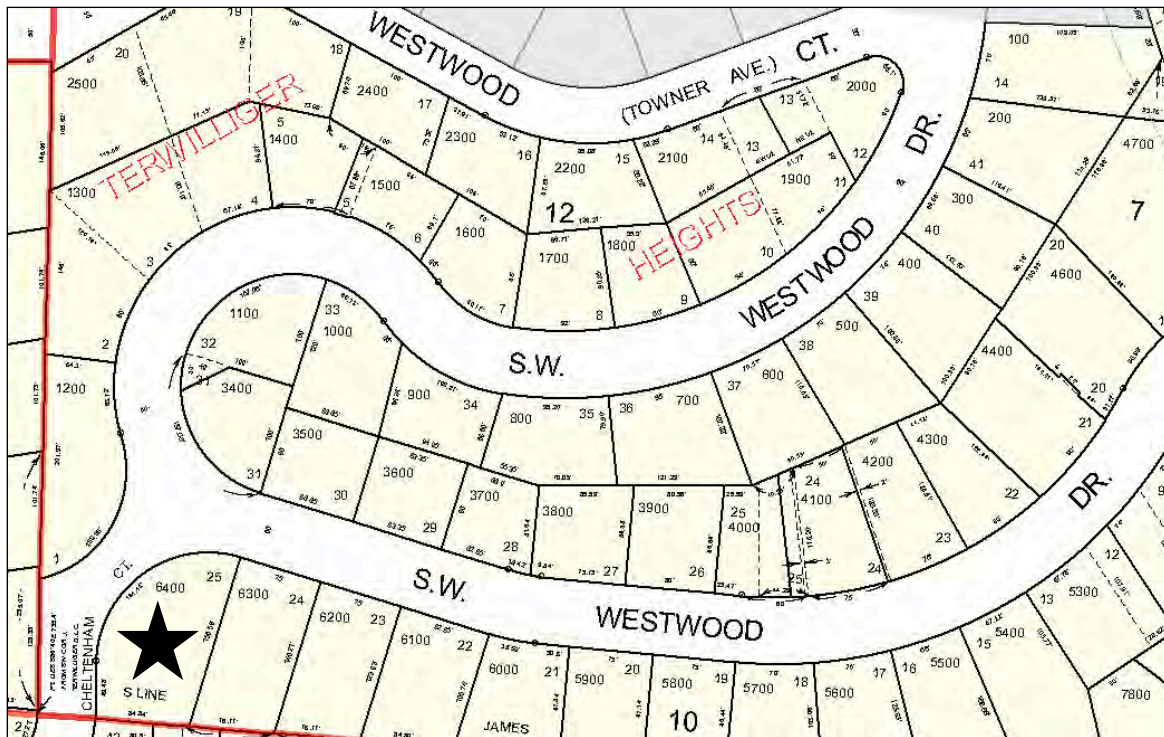
County and State

Settlement-era Dwellings, Barns, and

Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 3: Tax Lot Map. Detail of tax lot map with location of Kiernan House indicated.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 34

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and

Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 4: Current aerial view of property, with approximate boundaries indicated. Source: Google.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 35

Kiernan House

Name of Property

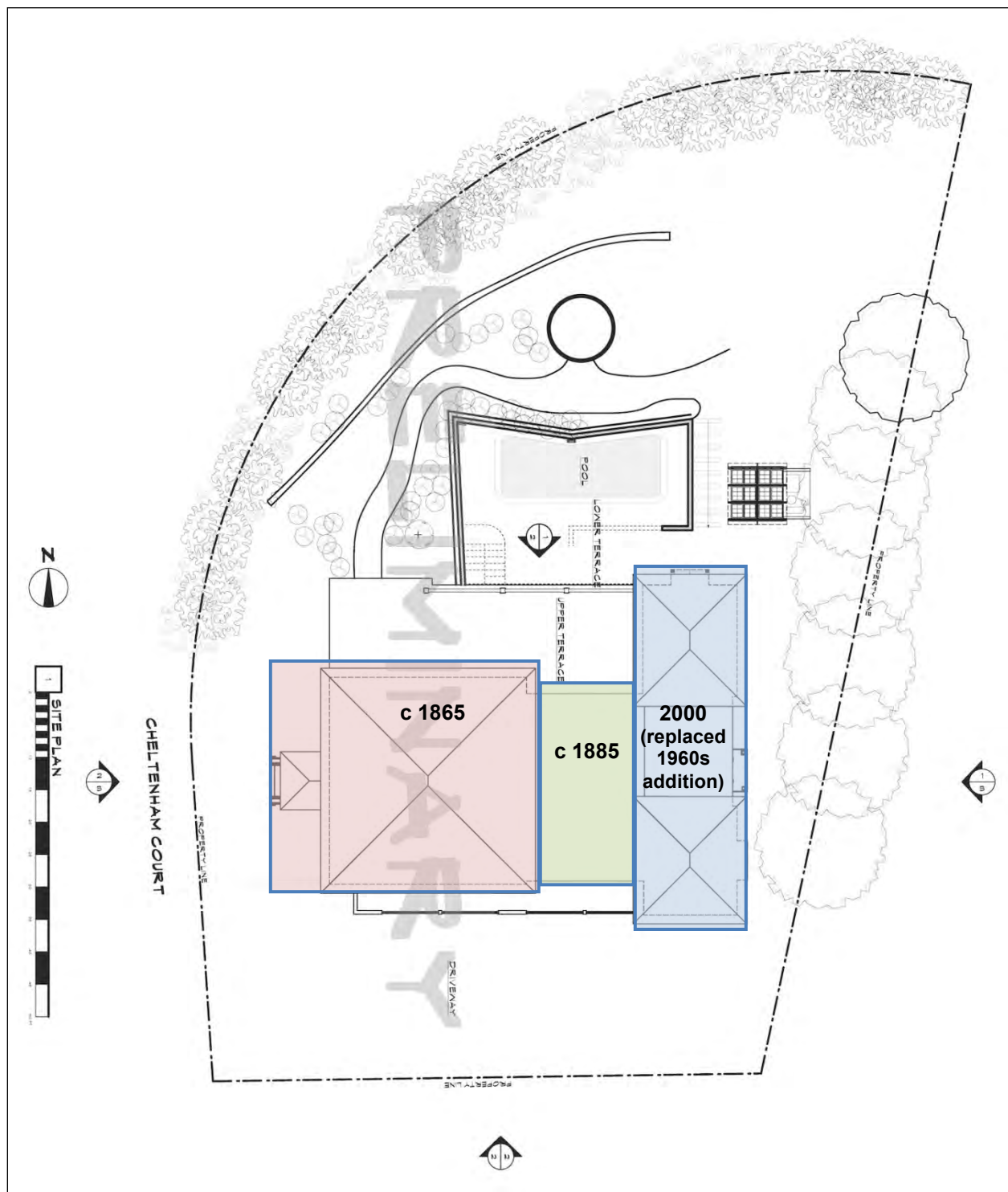
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 5: Kiernan House site plan. Courtesy Matthew Roman, Roman Design LLC.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 36

Kiernan House

Name of Property

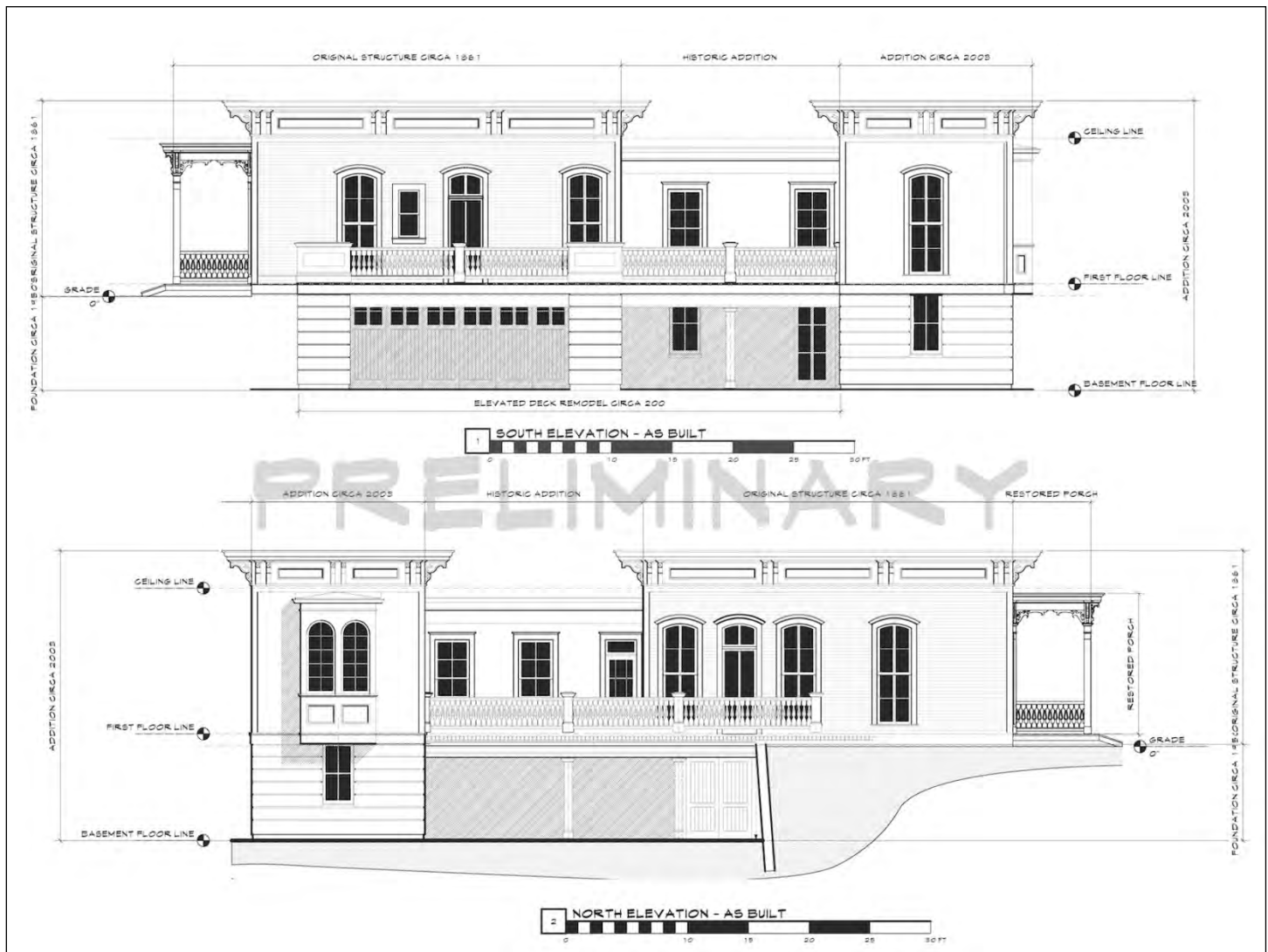
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 6: Kiernan House south and north side elevations. Courtesy Matthew Roman, Roman Design LLC.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 37

Kiernan House

Name of Property

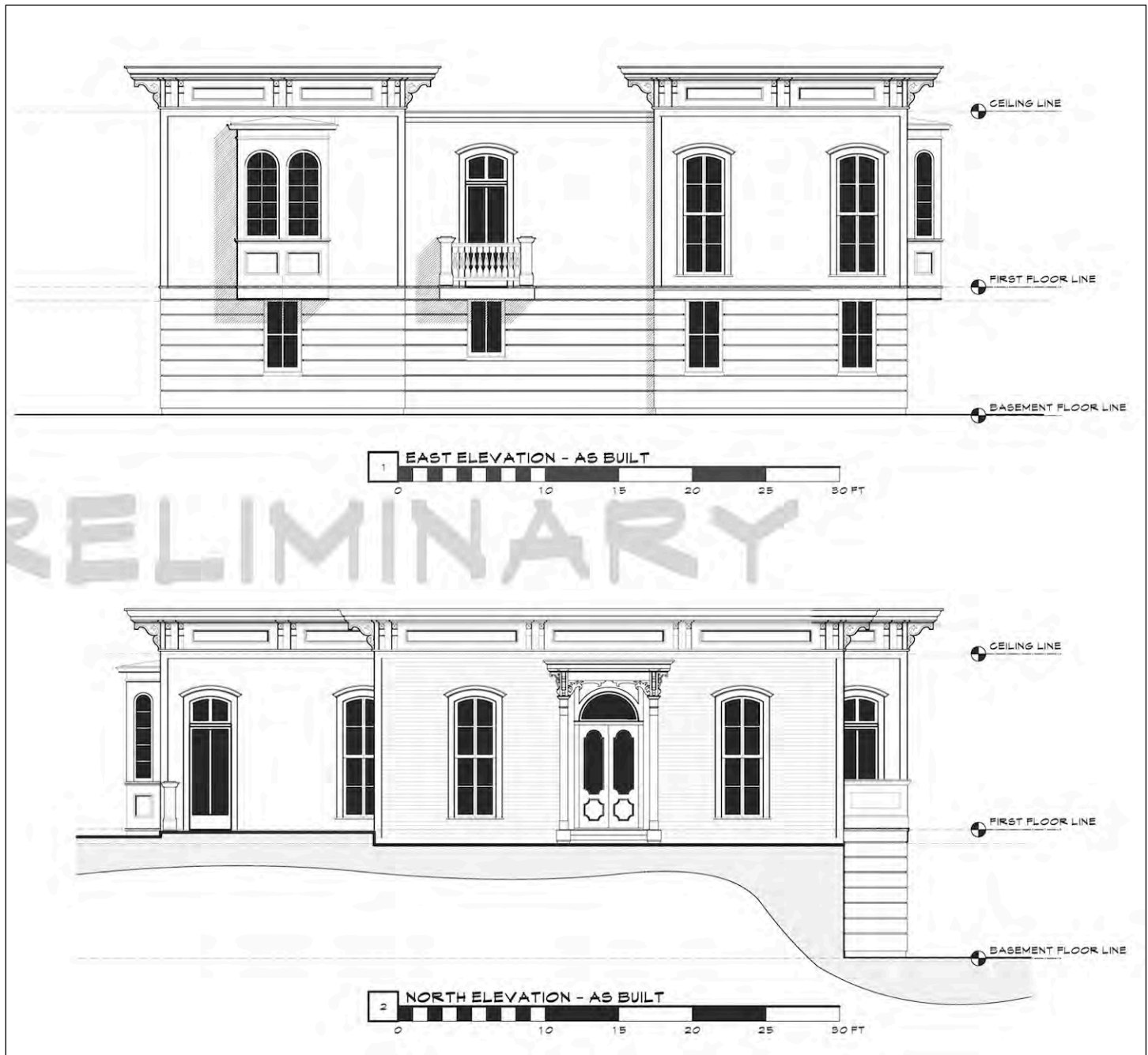
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 7: Kiernan House east (rear) and west (front) side elevations. Courtesy Matthew Roman, Roman Design LLC.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 38

Kiernan House

Name of Property

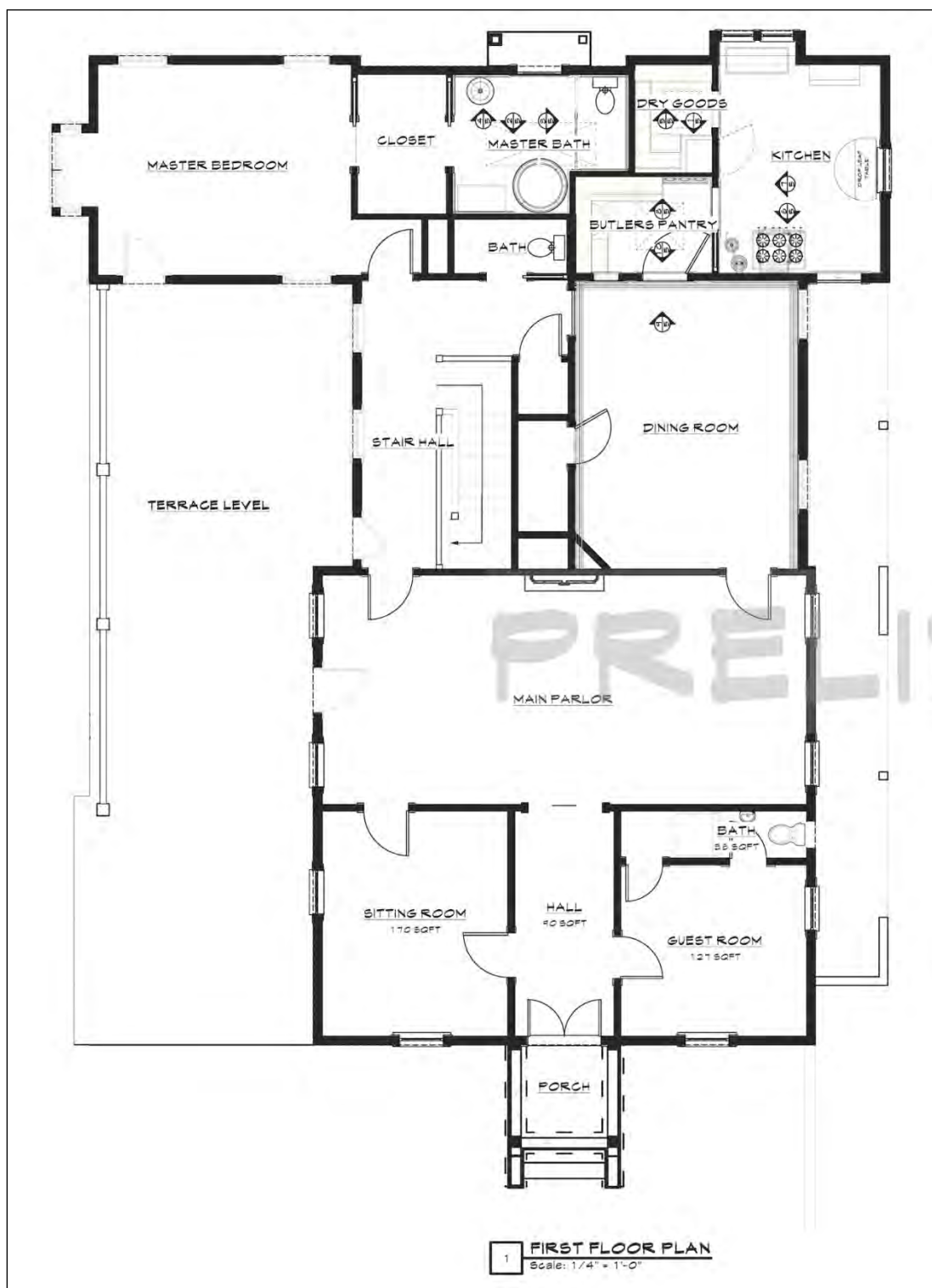
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 8: Kiernan House first (main) floor plan. Courtesy Matthew Roman, Roman Design LLC.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 39

Kiernan House

Name of Property

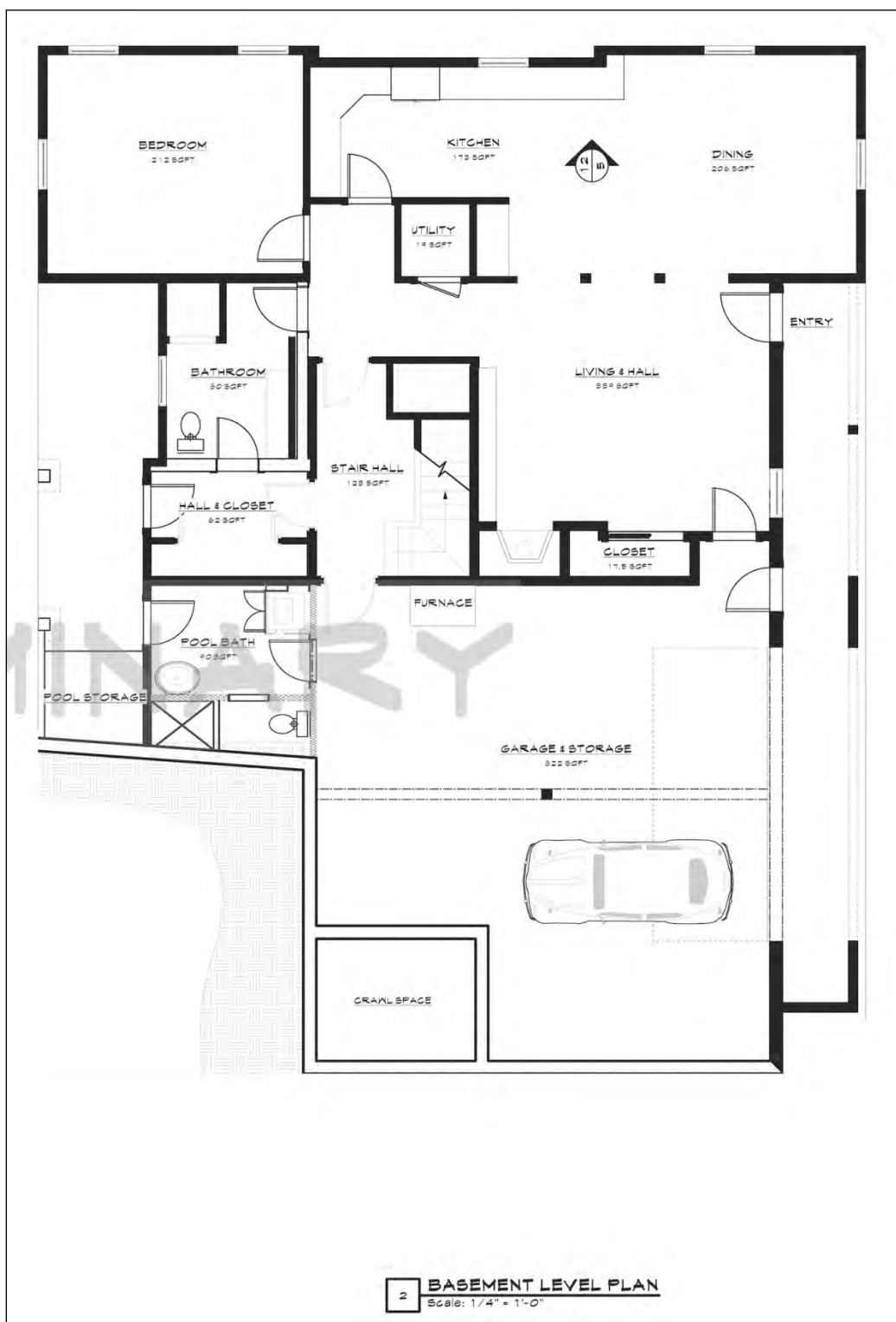
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 9: Kiernan House basement plan. Courtesy Matthew Roman, Roman Design LLC.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 40

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 10: 1860 General Land Office map showing "Portland City Claim" and surrounding land claims.

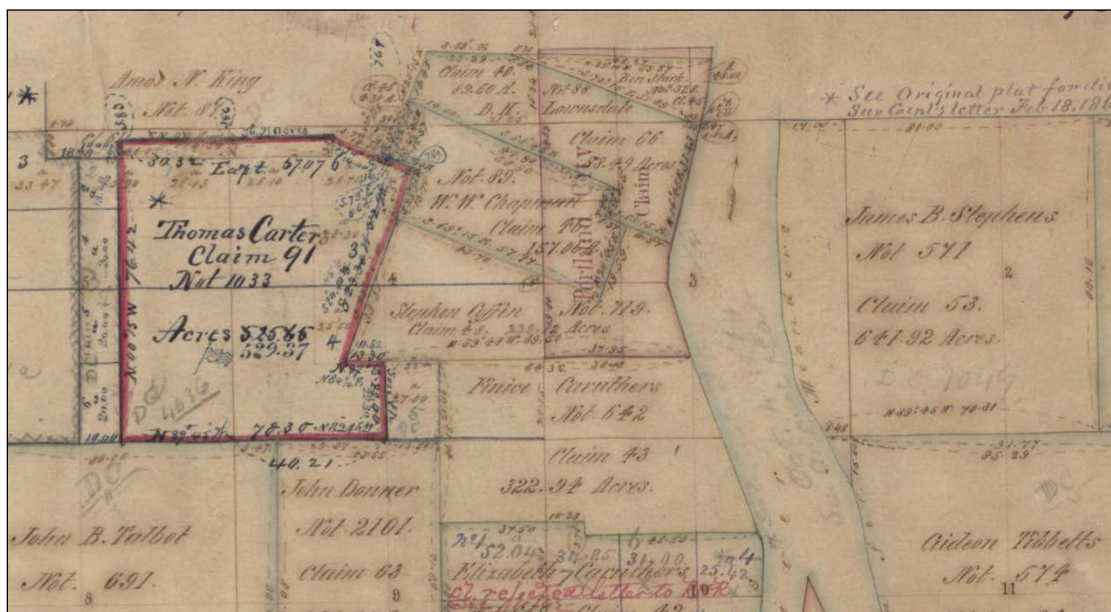


Figure 11: 1845 Lownsdale map of Portland. Source: City of Portland Archives.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 41

Kiernan House

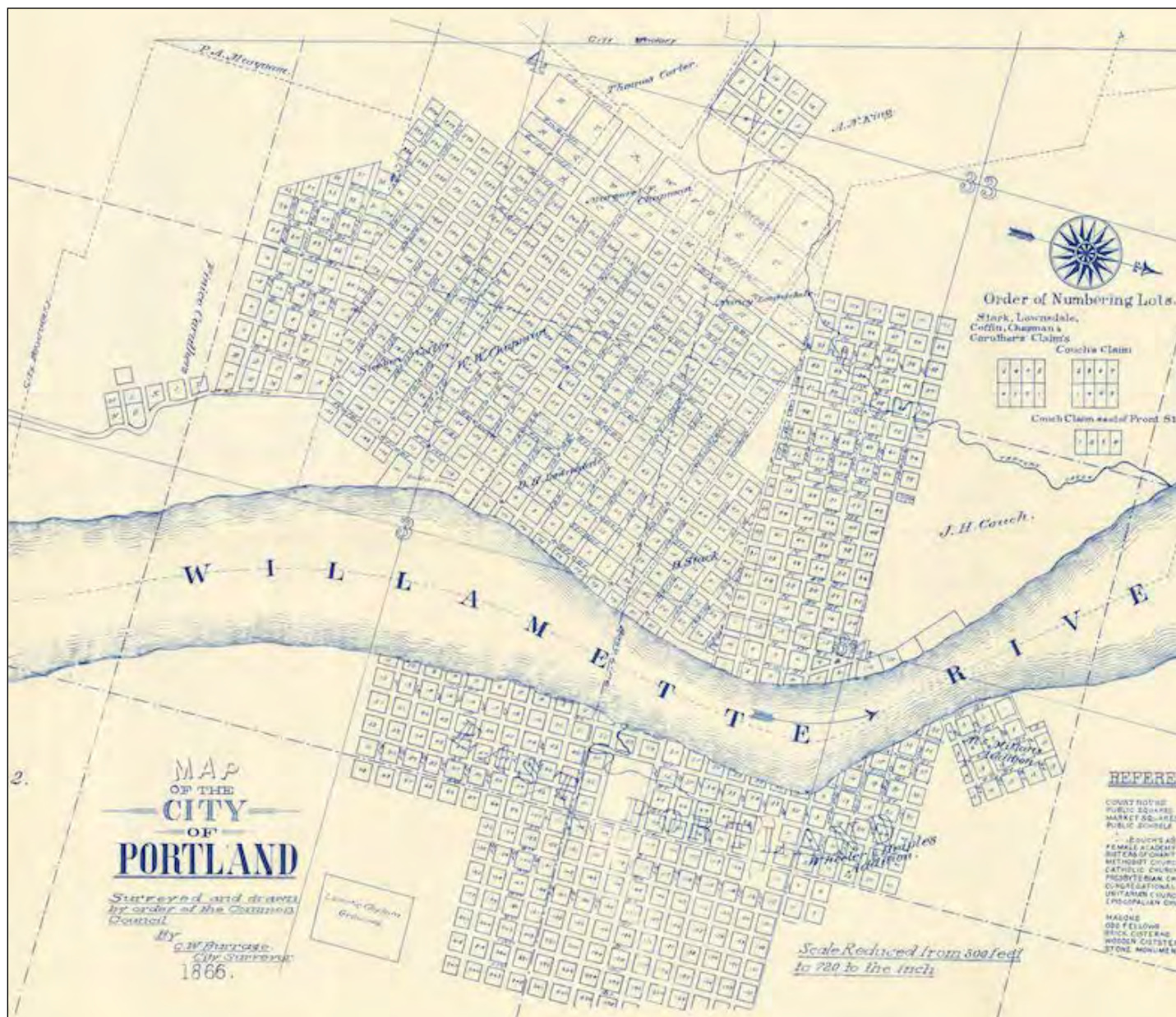
Name of Property
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 12: 1866 Burrage "Map of the City of Portland." Source: Vintage Portland (City of Portland Archives).



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 42

Kiernan House

Name of Property

Multnomah Co., OR

County and State

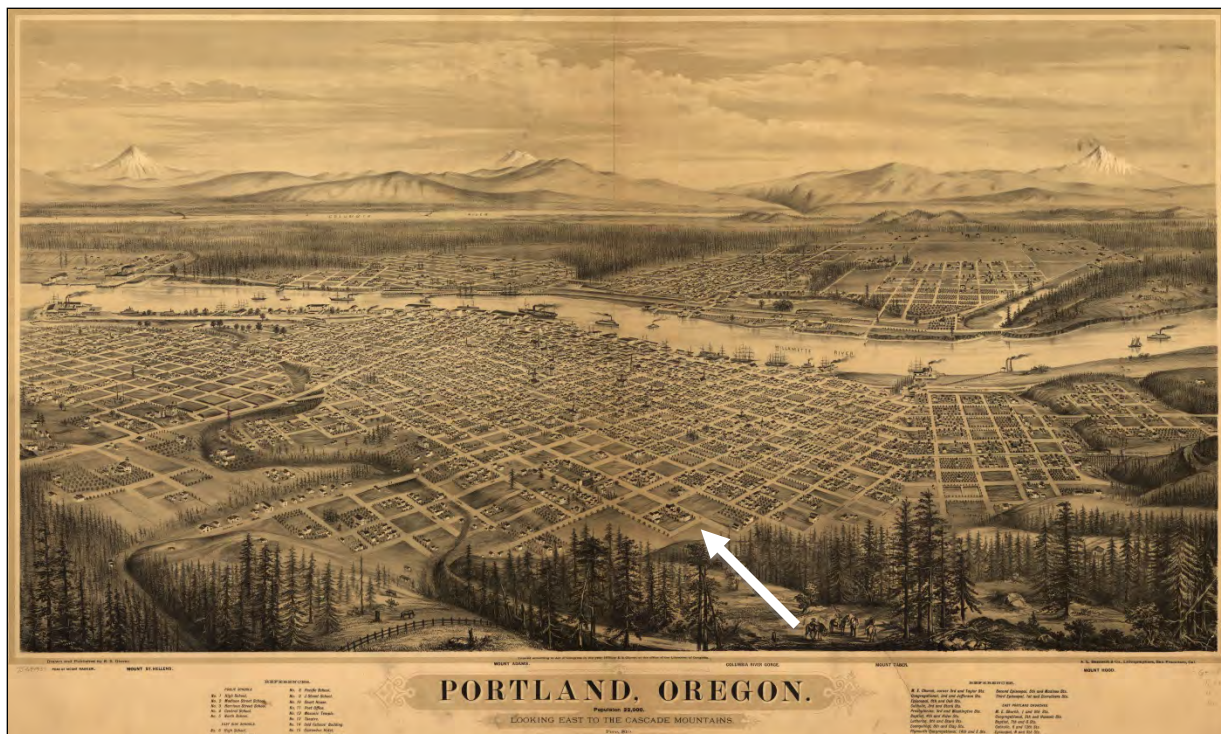
Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 13: Circa 1870 aerial map. Source: Oregon Historical Society 12517.



Figure 14: 1879 E.S. Glover birds-eye view of Portland. Source: Library of Congress.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 43

Kiernan House

Name of Property

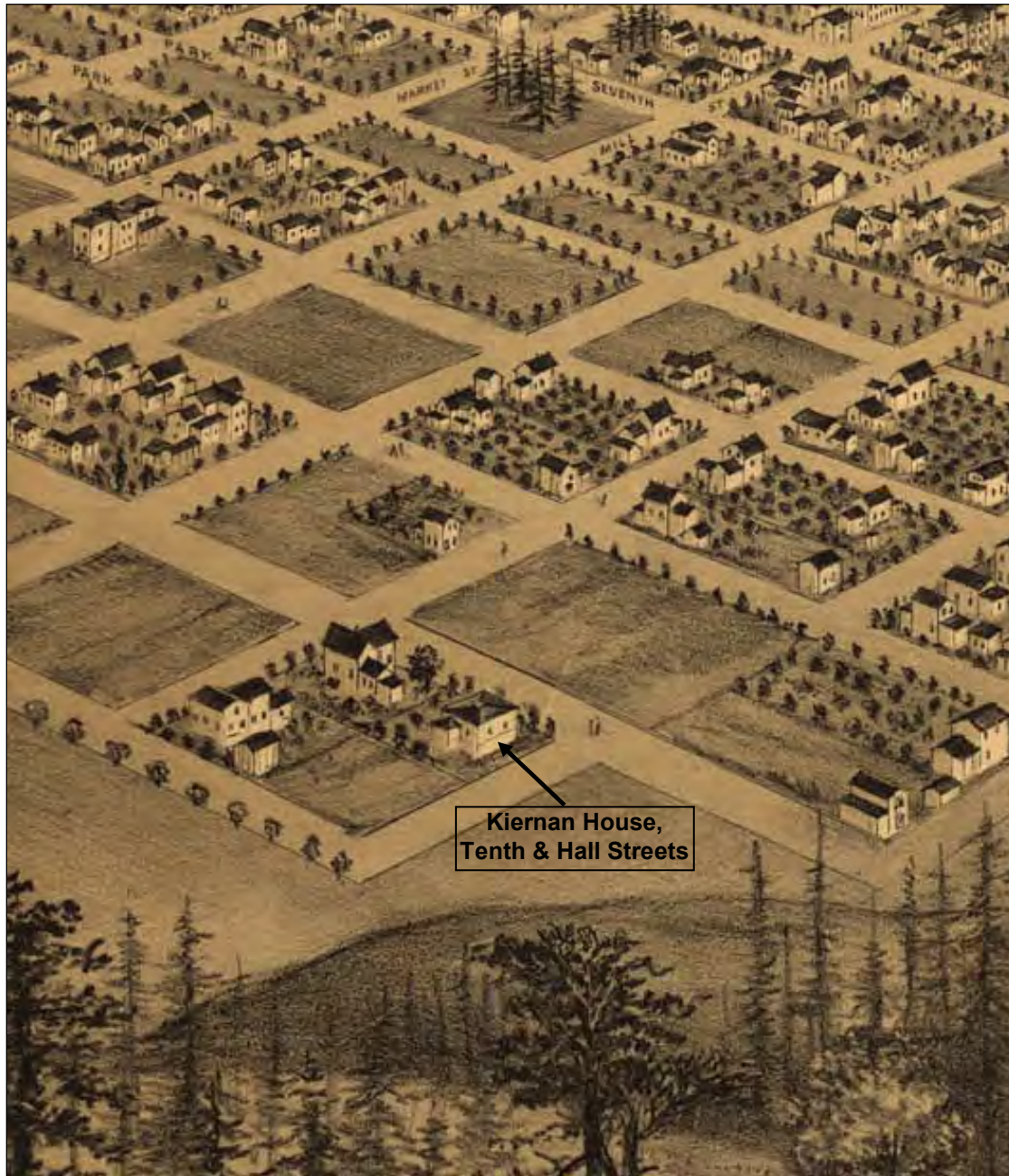
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 15: Detail of 1879 Glover map showing Kiernan House at the northwest corner of Tenth and Hall Streets.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 44

Kiernan House

Name of Property

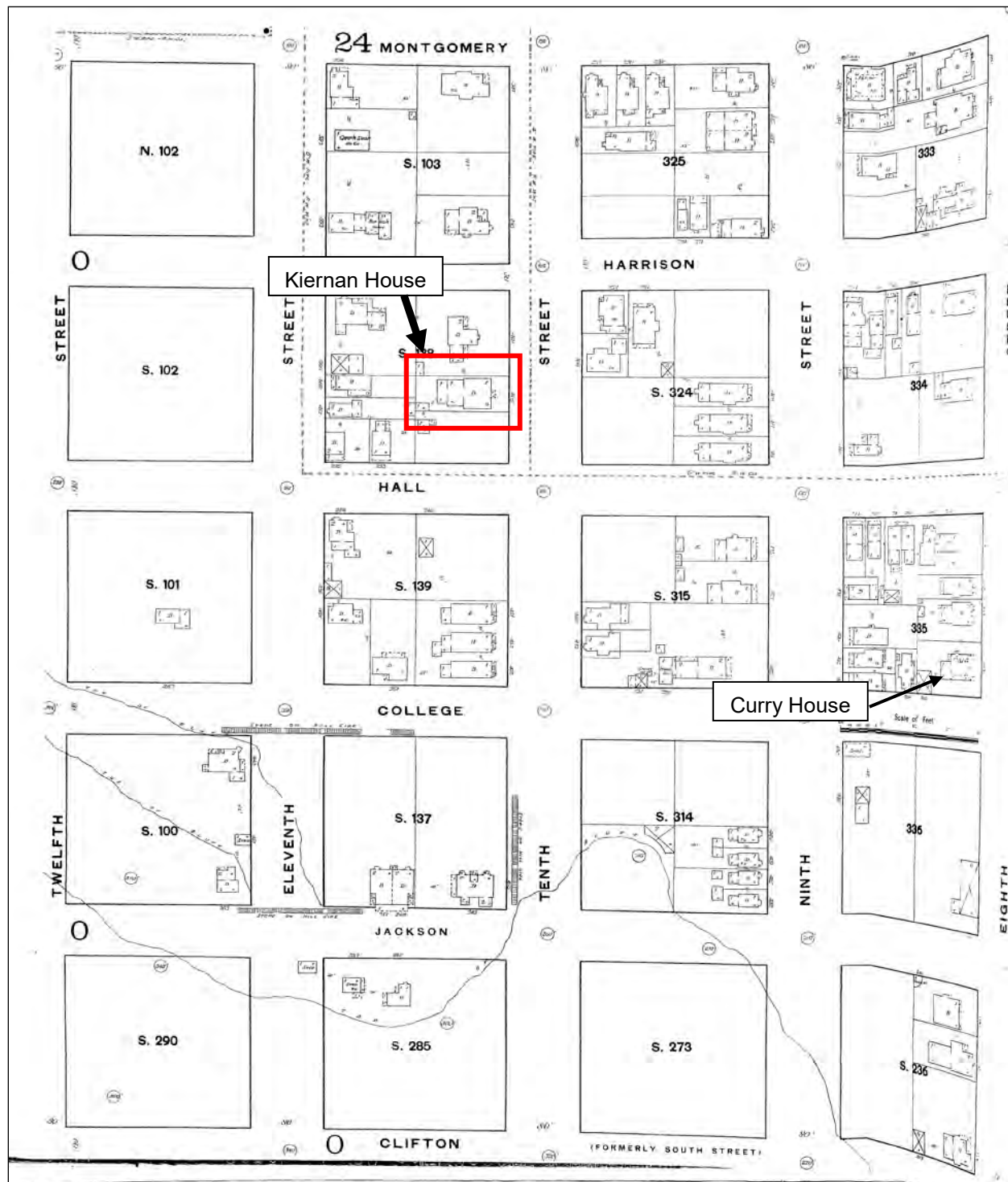
Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 16: 1889 Sanborn map showing Kiernan House at Tenth (later Twelfth) and Hall, and Curry house at Eighth and College.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 45

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 17: 1901 Sanborn map detail with Kiernan House indicated.

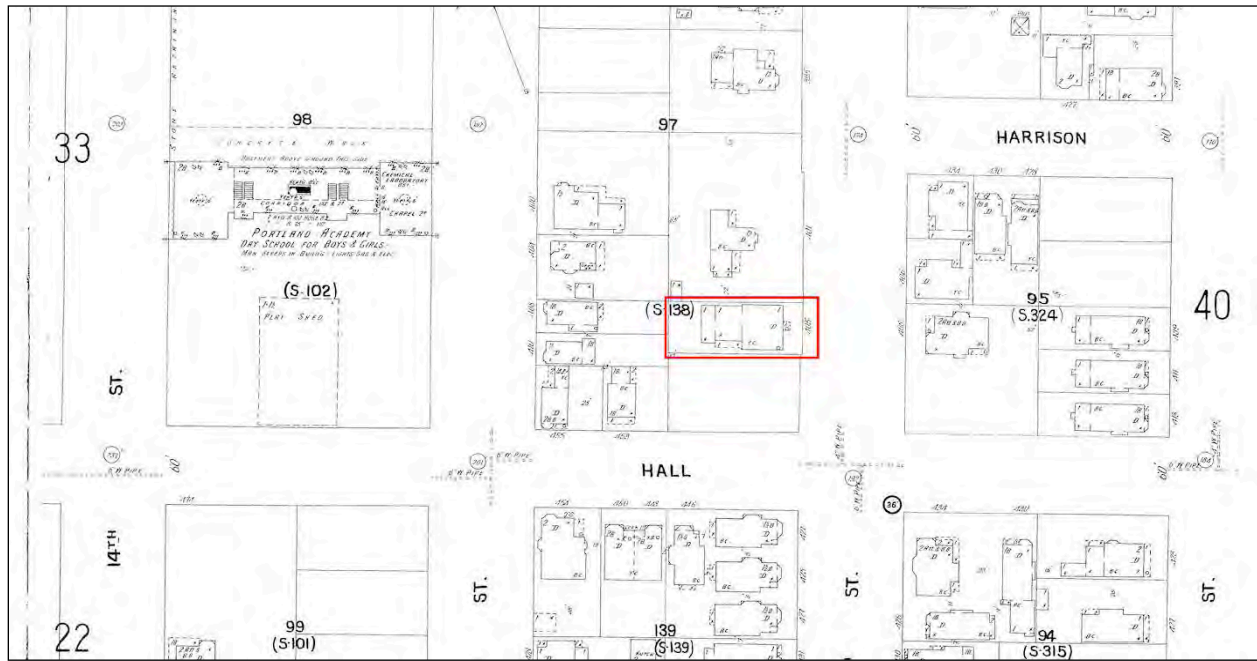
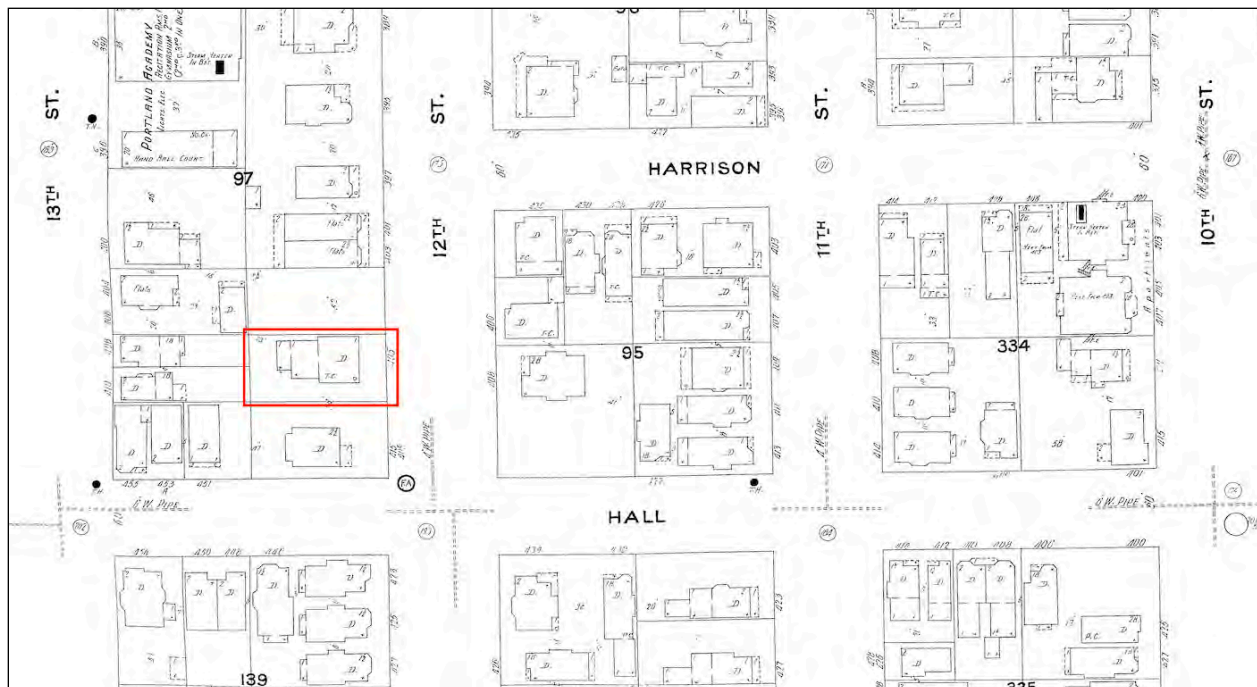


Figure 18: 1908-1909 Sanborn map detail with Kiernan House indicated.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 46

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 19: 1950 Sanborn map with Kiernan House indicated.

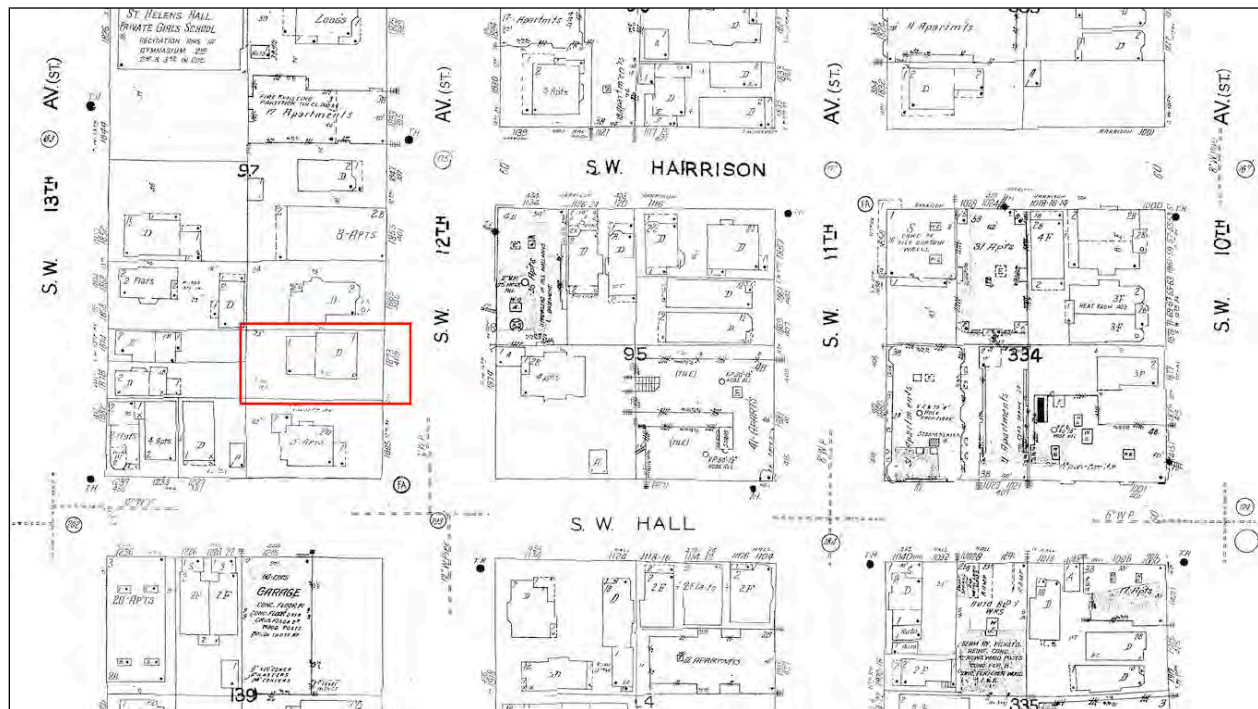
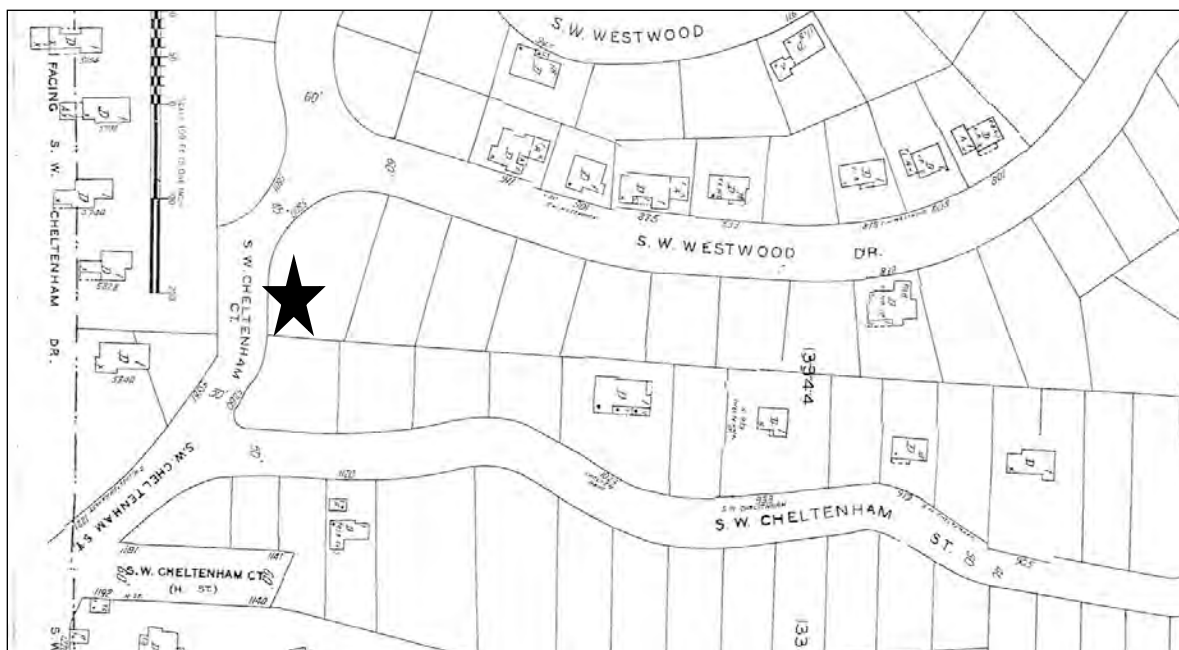


Figure 20: 1950 Sanborn map of S.W. Cheltenham Court site.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 47

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 21: Early view of southern section of Portland looking north/northwest, 1850s. Source: Oregon Historical Society, ba019143.



Figure 22: Downtown Portland, 1854. View looking north/northwest along Front Street showing extent of development and clearing to west and south. (City of Portland Archives).



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 48

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 23: Earliest known view of Kiernan House (in foreground) looking north along Tenth Street, early 1870s. Source: Oregon Historical Society, OrHi 102030.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 49

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 24: "Portland from Robison's Hill," 1880s. Front edge of Kiernan house is visible at far left of image.
Source: Vintage Portland (City of Portland Archives).



Portland Oregon from Robison's Hill.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 50

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 25: "Portland looking north on SW 11th" with front edge of Kiernan house visible at far lower left corner, circa 1880. Courtesy City of Portland Archives & Records.



Figure 26: Kiernan House prior to move to 1020 S.W. Cheltenham Court, September 21, 1963. Courtesy Oregon Historical Society, 084558.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 51

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 27: Kiernan House in preparation for move to 1020 S.W. Cheltenham Court, 1964. Courtesy Matthew Roman.



Figure 28: Kiernan House being relocated from 1873 S.W. 12th Street to 1020 S.W. Cheltenham Court, 1964. Courtesy Oregon Historical Society.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 52

Kiernan House

Name of Property

Multnomah Co., OR

County and State

Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 29: Oregonian image of house being moved to S.W. Cheltenham Court, July 2, 1964.

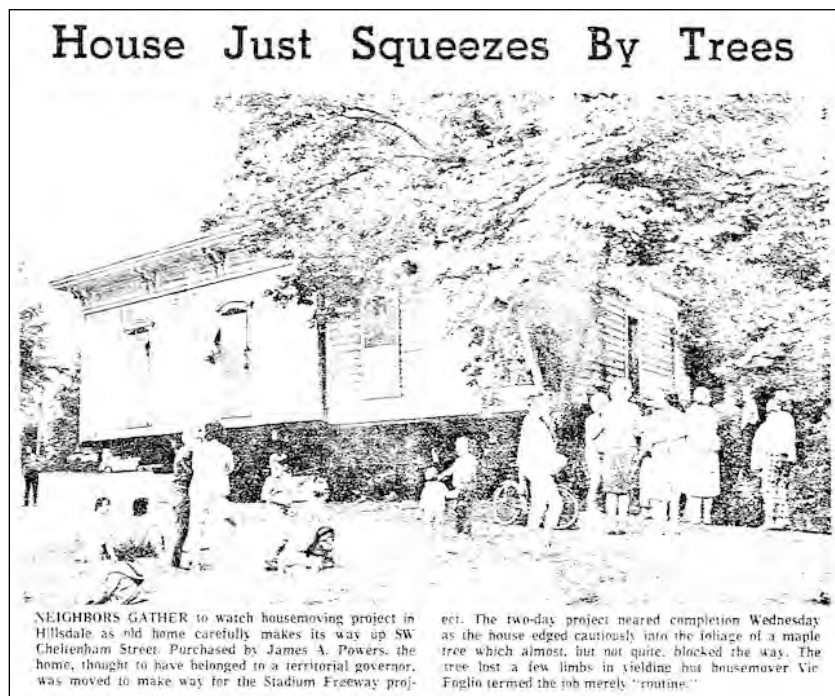


Figure 30: Kiernan House at 1020 S.W. Cheltenham Court, early 1980s. From City of Portland Historic Resource Inventory form.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 53

Kiernan House

Name of Property

Multnomah Co., OR

County and State

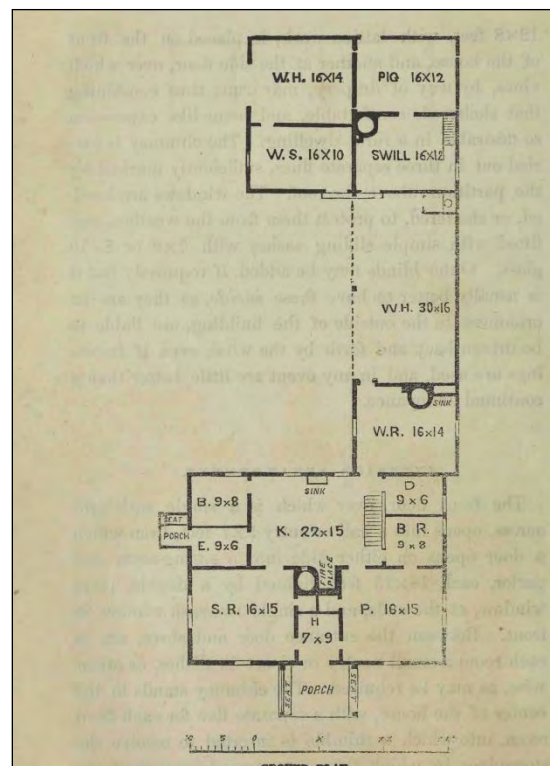
Settlement-era Dwellings, Barns, and
Farm Groups of the Willamette Valley, OR

Name of multiple listing (if applicable)

Figure 31: 1850s Italian Villa residence of Alexander P. Ankeny. Kuchel and Dresel, 1858.



Figure 32: From Lewis F. Allen, *Rural Architecture* (1852, 1863), p. 87.





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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Kiernan House

Multiple Name: Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Oregon MPS

State & County: OREGON, Multnomah

Date Received: 1/31/2019 Date of Pending List: 2/12/2019 Date of 16th Day: 2/27/2019 Date of 45th Day: 3/18/2019 Date of Weekly List:

Reference number: MP100003460

Nominator: SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 3/18/2019 Date

Abstract/Summary Comments: The Kiernan House is locally significant under National Register Criteria A and C in the area of Architecture and Exploration/Settlement. The building is a rather rare example of a circa 1865 Italianate-style residence in Portland associated with the first wave of permanent European settlement in the region. The property meets the stringent Registration Requirements of the Settlement-era Dwellings of the Willamette Valley MPS. Given the fact that the building's relocation in 1964 fully compromised its integrity of setting and location, the building's eligibility is largely predicated on its relative rarity as a property type associated with the early development of the Willamette Valley in general and Portland in particular. Non-historic alterations due to subsequent additions, raising the building upon a new basement floor, changes to secondary elevation openings, and the addition of side terraces adversely impacted integrity, yet the key character-defining features of the core historic building remain intact and visible, providing the property with an ability to convey its architectural and historic significance. Preservation of such rare properties mitigates the consideration of Criteria Consideration B and integrity issues in this particular case.

Recommendation/ Criteria Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 3/18/2019

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**



City of Portland Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000 / 16
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

October 12, 2018

Oregon State Historic Preservation Office
State Advisory Committee on Historic Preservation
Attn: Deb Schallert, Chair
725 Summer St. NE, Suite C
Salem, OR 97301

Re: Kiernan House National Register Nomination

Dear Chair Schallert,

The Portland Historic Landmarks Commission (PHLC) reviewed the National Register nomination for the Kiernan House on Monday, October 8, 2018. At this review, the PHLC discussed the merits of the nomination, including integrity, description, significance and context, facts and sources, and supporting materials. The PHLC believes the Kiernan House meets the criteria for listing in the National Register of Historic Places. We offer the following comments:

- There are very few houses remaining in Portland and Multnomah County from the pre-1870 period. The c.1865 construction date of the Kiernan House makes it an incredibly rare example of Settlement-era architecture in Oregon's largest city.
- The nomination makes the case that the Kiernan House meets the registration requirements for the multiple property listing *Settlement-era Dwellings, Barns, and Farm Groups of the Willamette Valley*.
- On page 9, the citations change from roman numerals to regular numbers.
- While understanding that records from the early period are rare, the PHLC would like to better understand the history of the house at the time of construction.
- Photos of comparables would improve the nomination. The Stephens House may be the most direct comparable to the Kiernan House. Photographs of this house, specifically, would be useful.
- The nomination argues that the c.1885 addition was a new element, but the PHLC wonders if it may also have been an alteration to a previous porch.

Oregon Administrative Rule (OAR 660-023-0200) provides demolition review protection for resources listed in the National Register. The PHLC did not consider these regulatory consequences of listing in the National Register in our review of the Kiernan House nomination.

The PHLC looks forward to this property being recognized for its historic significance by being listed in the National Register.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen Minor". The signature is fluid and cursive, with the first name "Kristen" written in a more formal script and the last name "Minor" in a more relaxed, cursive style.

Kristen Minor
Chair

A handwritten signature in black ink, appearing to read "Maya Foty". The signature is cursive and stylized, with the first name "Maya" written in a more formal script and the last name "Foty" in a more relaxed, cursive style.

Maya Foty
Vice Chair

CC:

Brandon Spencer-Hartle, Portland Bureau of Planning & Sustainability



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



January 17, 2019

Joy Beasley, Keeper
National Park Service
National Register of Historic Places
1849 C St. NW, Mail Stop 7228
Washington, D.C. 20240

Re: National Register Nominations

Dear Ms. Beasley:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic properties to the National Register of Historic Places.

BLAKELY, CHARLES O. AND CARIE C., HOUSE

2203 SE PINE ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

SIGGLIN, CHARLES. O., FLATS

701-709 SE 16TH AVE

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

MCDONALD, DANIEL C. AND KATIE A., HOUSE

2944 NE COUCH ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

KIERNAN HOUSE

1020 SW CHELTENHAM CT

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

The enclosed disks contain true and correct copies of the above nominations to the National Register of Historic Places.

We appreciate your consideration of these nominations. If questions arise, please contact the coordinator listed below the property information.

Sincerely,

Christine Curran

Deputy State Historic Preservation Officer

Encl.





Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

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January 28, 2019

Joy Beasley, Keeper
National Park Service
National Register of Historic Places
1849 C St. NW, Mail Stop 7228
Washington, D.C. 20240

RE: National Register Nominations

Dear Ms. Beasley:

Oregon's State Review Board recommended for listing all six of the below nominations to be forwarded to your office on October 19, 2018. Our office completed our review of the nominations on January 17, 2019, the required 90-days per 36 CFR 60.11(e), and due to the partial federal government shutdown, we waited to send these six nominations until the National Park Service reopened.

Since the government has now reopened, enclosed are those six National Register nominations for your consideration.

BLAKELY, CHARLES O. AND CARIE C., HOUSE
2203 SE PINE ST, PORTLAND, MULTNOMAH COUNTY

SIGGLIN, CHARLES. O., FLATS
701-709 SE 16TH AVE, PORTLAND, MULTNOMAH COUNTY

CENTRAL OREGON CANAL HISTORIC DISTRICT (WARD ROAD – GOSNEY ROAD)
UNINCORPORATED, DESCHUTES COUNTY

MCDONALD, DANIEL C. AND KATIE A., HOUSE
2944 NE COUCH ST, PORTLAND, MULTNOMAH COUNTY

KIERNAN HOUSE
1020 SW CHELTENHAM CT, PORTLAND, MULTNOMAH COUNTY

LAURELHURST HISTORIC DISTRICT
PORTLAND, MULTNOMAH COUNTY

Sincerely,

Robert T. Olguin, National Register Program Coordinator
Phone: (503) 986-0668
Email: robert.olguin@oregon.gov

