

United States Department of the Interior
National Park Service



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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 Lewis, C. Hunt & Gertrude McClintock, House

other names/site number Lewis, Cicero Hunt, House

multiple property document N/A

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

2. Location

street & number 11645 SW Military Lane not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97219

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 X 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 X local

Applicable National Register Criteria: ___ A ___ B X C ___ D

 1-15-15
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): _____

 3/3/15
Signature of the Keeper Date of Action

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5. Classification

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

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

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		site
		structure
		object
2	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS/

Tudor Revival

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK; STUCCO

roof: ASPHALT: Composition Shingle

other: N/A

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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 Lewis, C. Hunt and Gertrude McClintock, House is located at 11645 SW Military Lane in Portland, Oregon. According to county records and drawings from the architect, the house and garage were completed in 1911. The nominated property is located in a residential neighborhood on a nicely landscaped lot and includes two contributing buildings.

The first contributing building is a two-and-a-half story house designed in the Jacobethan vein of Tudor Revival architecture. The asymmetrical house has a main volume clad with brick and a secondary (service) wing, set at an angle, clad with brick on the first floor and half-timbering above. The roof has steep gables with a combination of parapet gables on the main volume and clipped gables on the secondary wing. Windows and doors are wood; many of the window sashes have lights divided by metal comes. The foundation is concrete. The roof is sheathed with composition shingles. The second contributing building is a garage with an apartment above it. Stylistically it matches the house, as do the materials used in its construction.

The single-family home is approximately 8,335 square feet and includes six bedrooms and five-and-a-half bathrooms. In the main volume of the house are a living room, library, dining room, reception room, central hall, and staircase to the second floor, a small powder room, and a large coat closet on the first floor; the second floor includes four bedrooms and three bathrooms. In the wing of the house, there is a butler's pantry/serving room, kitchen, and breakfast room on the first floor, and two bedrooms and a bathroom on the second floor. A second stairway in this wing connects all floors. There is a basement and an attic; both are finished spaces. Interior finishes generally include plaster walls and ceilings, wood floors, and wood trim.

Narrative Description

Location and Setting

The house is located on the west side of the Willamette River in a neighborhood referred to as Dunthorpe (see discussion about Riverwood/Abernathy Heights/Dunthorpe in the Section 8 narrative). This area is located north of Lake Oswego and south of Portland; it is unincorporated, but considered part of Portland.

The house sits on a 1.43-acre lot situated between Military Lane (to the east) and Riverside Road (to the west). The house faces to the east (slightly to the south) so as to capture the views of Mt. Hood. A paved driveway from Military Lane provides access to the rear (west) side of the house and the garage, which sits just southwest of the house. The driveway includes a turnabout; a circular brick planter with small trees and shrubs is located in the center of the circular drive.

The westernmost portion of the lot is a steep hillside, which is heavily wooded. The rest of the lot is largely flat with a lawn to the east and south of the house. The perimeter of the lot has an abundance of trees and shrubs that create a privacy screen. A fence along Military Lane consists of brick posts with decorative metal rail panels between the posts. A stone retaining wall is located where the flat lawn meets the hillside; stone steps lead to a hillside path at the south end of the property and to the apartment over the garage. A gravel path leads from the driveway to the west side of the apartment over the garage as well.

Exterior – East Elevation

The east elevation of the house (Photo 1) is the primary façade, designed to look toward Mt. Hood. A pair of front-facing gables extends from the roof ridge, intersecting with the main north/south axis of the house. The

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roof is clad with composition shingles. The wall surface is red brick laid in a Flemish bond pattern. The foundation is not visible on this side of the house.

A recessed doorway is centered on the façade; it is trimmed with a concrete Tudor archway. The wooden door has a large single plate of glass and is flanked by sidelights; transoms top the door and sidelights. There is a bank of four windows on each side of the doorway, each group corresponding with an interior room. The windows are wood sash, double-hung with single-pane plate glass in the lower sash and lights divided with metal (appears to be zinc rather than lead) in the upper sash (referred to on the original plans as transom windows). The lower sash is much larger in size than the upper transom sash. Both banks of windows have large canvas awnings. The fenestration pattern on the second floor is irregular. From the south end of the house, there is a grouping of three windows in the first bay, one-plus-two-plus-one in the second bay, and two single windows at the north end of the east façade. The windows on the north and south sides consist of wood double-hung sash with single panes in the lower sashes and multi-pane upper transom sashes with metal comes (the group of windows on the south have ten-light transom sashes and the single windows on the north end have twelve-light transom sashes). The four windows in the center bay have divided lights in both the upper and lower sashes, with eight lights in the transoms and twenty lights in the lower sash. Windows in the attic level include a pair of wood casement windows in the south gable end and a single casement in the north gable end. Both are wood with eight divided lights. Where grouped, the windows are divided by wood mullions. All are set in wood frames and have concrete sills.

Decorative features include the parapet gables that extend past the gable end raking edges (each is capped with a metal coping); decorative brick work such as the segmental arches of the attic windows, the round arch around the opening of the scupper and rain gutter, and details around the Tudor-arched doorway. Metal sconces flank the doorway.

Also located on the east elevation of the house is a full-width terrace that wraps around a portion of the north elevation, as well as towards to the portico on the south elevation. The terrace consists of brick and stone decking and a concrete post-and-baluster railing. The center section is semi-circular and projects out into the yard. The original plan does not show the curved section; the earliest photo shows the terrace straight with steps down to the lawn. It is unknown when the terrace was altered.

Exterior – South Elevation

The south elevation of the main volume of the house is marked by a single story portico, which extends south from the house (Photo 2). It consists of square wood posts, grouped in threes on the outside and single attached posts on the inside, supporting an upper deck. The openings of the portico are adorned with Tudor arches with center “keystones” and small pendants; the frieze is decorated with applied “shields” that evoke a sense of Tudor. A turned balustrade set between square posts provides railing for the balcony. A double-leaf, wood door with divided lights and transoms accesses the library from the portico.

The walls on this elevation match those of the front (east) elevation. The foundation of this portion of the house is not visible. The roof from this side is the south slope of the southern most gable. The windows on the first floor include a grouping of four that match the two groupings on the first floor of the east elevation; they are shaded by a canvas awning. The windows on the second floor include a pair on the west side and a single window on the east side; a door just west of this window accesses the balcony of the portico. The windows match the others in materials and configurations. The windows at the attic level are pairs of wooden casements with divided lights located in hipped dormers. Also visible from this side is a large brick, rectangular chimney with multiple chimney flues. It has decorative brickwork and corbelling and is capped with concrete coping.

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Exterior – Southeast Elevation

This elevation of the wing of the house (Photo 2) consists of the red brick cladding on the first floor and half-timbering with stucco on the upper floor. The second floor is tucked beneath the overhanging eave of the roof; the portion of the roof furthest to the south extends farther toward the ground than the rest of that side's roof. The foundation is not readily visible on this elevation. There is an exterior brick chimney located on this elevation; it extends well above the eave of the roof.

The windows include a pair of double-hung wood sash situated in a wall dormer on the second floor. The rest of the windows on this elevation have a regular pattern on both the first and second floors and include four single windows, all wood double-hung with divided light upper sashes. Because this is the secondary (service) wing, the muntins of the upper sashes are wood instead of metal. A double-leaf doorway to a brick patio is located at the south end of this wall; the doorway is topped with a transom. The wooden doors have divided lights; there are screen doors as well.

Decorative features on this elevation consist of the half-timbering on the upper story and the brackets beneath the edge of the upper wall where it extends slightly from the plane of the brick wall surface.

Exterior – Southwest Elevation

This is the end elevation of the secondary (servants') wing of the house (Photo 3). The roof is the clipped end of the gable; the foundation is not visible. The wall surface on the first floor is red brick; the surface on the upper floor is half-timbering and stucco.

This elevation has been altered on the first floor. The original plans show a shallow porch recessed beneath the upper story along this elevation. That area has been enclosed with a brick wall and a bay window. The brick extends to the east to include a rounded arch opening to the southeast elevation. A doorway at the west side of this elevation has been added and is decorated with a porch hood supported by substantial wooded brackets. A brick planter has been added along the wall and provides space for flowers. The second floor elevation appears to be intact as it was historically. It includes two single windows of the same type as on the southeast elevation.

Adjacent to the house at this end is a patio area. Originally this area was referred to on drawings as the "laundry yard" and was paved with Mt. Adam flagstone. Although this patio has been remodeled, much of the original flagstone remains. The patio now includes a built-in grill covered by a pergola.

Exterior – Northwest Elevation

The materials and finishes on this elevation match those of the other elevations of the wing (Photo 3). Windows on the first floor include groupings of twos and threes; windows on the upper floor include a single window beneath the eave and a pair set into a wall dormer with a hipped roof. Two additional windows are located in a gable that projects from the main roof form of this wing. A small balcony is located just northeast of the gable and is accessed by a door set into a wall dormer, also with a hipped roof. A small triangular eyebrow dormer provides ventilation to the upper space of this wing. Although not original, a narrow shed-roofed porch, supported by square posts with braces, provides cover for the door to this wing.

Exterior – West Elevation

This elevation of the main volume of the house (Photo 3) matches materials and finishes with the previously described south and east elevations. The design largely corresponds with the east elevation in that it includes a pair of gables projecting from the main roofline; the gable on the south end is slightly taller than the gable on the north end. Both gables extend outward from the wall surface plane to the north of them.

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There is a guest entrance recessed beneath an arched opening in the shorter of the two gable forms. The arch is trimmed with the same brick as the wall surfaces. The door is wood with divided lights flanked by divided-light sidelights; transoms are located above the door and sidelights. Above the entrance, on the second floor, is a three-part wooden window with a segmental arched top. Decorative brickwork above the window further outlines the arch.

Located in the taller of the gables, on the second floor is an oriel window (Photo 4), supported by two pair of substantial brackets and topped with a shallow hipped roof. The windows and the oriel are constructed of wood; the lower and upper sashes of the windows are divided lights with metal comes. The window has a canvas awning.

Also located on this elevation are a number of single windows. North of the entrance gable, there are two windows on the first floor and two on the second, as well as a small window beneath a segmental arch located in the north side of the gable projection. There are also single windows on both sides of the oriel window, as well a pair of small windows at the attic level.

Exterior – North Elevation

The materials and finishes on the north elevation (Photo 5) match those on the south, west and east elevations. The form, however, consists of two gables that extend above the roof edge, creating parapet walls capped with metal coping. The west gable extends further out and is higher than the east one. The west gable has a centrally placed chimney with decorative brickwork and multiple flues. Single windows of the same style as those on the other elevations of the main volume of the house flank the chimney. Additional single windows are located on the east wall of this gable where it projects in front of the other gable form. The east gable portion is marked by a projecting bay that extends from the living room. This wood structure has a centered double-leaf wood door flanked by divided light windows; the entire wall of windows and doors is topped by transoms. A small balcony with a turned balustrade railing sits atop the bay. The balcony is accessed by a door that has been added on the second floor. Two pairs of windows are also located in this gable section; one on the second floor and one at the attic level.

Interior – Layout and Finishes

The layout of the house is largely intact. In the main volume of the house, a central hall runs from the east side to the west side of the house. The living room is located on the north side of the hallway, while the library and dining room are located on the south side of the hallway. A second hallway is perpendicular to the central hall and provides access to the west entrance, the reception room, the half-bathroom, and a coat closet. The second floor of the main volume of the house includes the stair landing hallway, four bedrooms, and three bathrooms.

On the first floor of the wing is the kitchen, a butler's pantry/serving room, a breakfast nook, storage closets, and staircases to the basement and upper floors. The second floor of this wing includes two bedrooms, one bathroom, a laundry room, storage closets, and the stairs to the attic.

The attic is located in the main volume of the house. It is a large open space, lit by a large (6' x 8') skylight (original), with two small rooms on the west side. One of these rooms is lined with drawers and shelves made of cedar. The basement includes a large open room, the utility/furnace room, the original laundry room that has been made into a small kitchen, a storage room (the original fruit storage room), a wine cellar (which appears on the original floor plans), and the fifth bathroom in the house.

With the exception of the basement, most walls and ceilings throughout the house are plaster. A low wood wainscot painted paneling covers the lower portions of the walls in the central hallway, living room, and reception room. A tall wood panel wainscot, finished as natural wood, adorns the dining room walls. The library's walls are covered with wood panels, finished in dark wood tones. The basement walls are finished

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concrete (painted) and the ceiling has a drop acoustic tile. Most of the floors through the house are hardwood (oak on the first floor; beech on the second); carpet has been added to the second floor rooms in the wing and most of the bathrooms have tile floors. The basement flooring is a combination of vinyl tiles and carpet. Window and door trim is wood and, with the exception of the dining room and library, which are finished in natural wood colors, the trim is painted. This is also true of the wide baseboards and crown molding found in most of the rooms.

Interior – First Floor of Main Volume

The living room's ceiling is barrel vaulted (Photo 6). There is decorative plaster rib molding that adorn the ceiling and the entrance from the living room to the bay on the north end of the room. The fireplace includes a gray and pink marble surround and hearth; the mantel has Classical details, including fluted pilasters and egg-and-dart molding. The opening has been enclosed with metal and glass doors. Access to the firewood lift was through a small, hinged door in the wainscoting to the right of the fireplace. A band of four windows, overlooking the terrace, is located on the east wall. An oversized pocket door separates the room from the central hall (Photo 7). This door is approximately three inches thick and spans an opening that is 3'7" wide. The door has a distinctive recessed panel pattern on the hall side of the door and a simple recessed panel pattern on the room side of the door. A second doorway between the living room and reception room appears on the original floor plans; it was either never built or was walled off as there is no indication of a doorway located on this wall at this time.

Directly across the hall from the living room is the library (Photo 8). The walls are finished with a rich wood paneling similar to that in the dining room (the original plans do not call out the type of wood for the walls in this room, but specify mahogany for the dining room). The west wall of the room has floor-to-ceiling oak shelves and bookcases, with leaded glass fronts on some of the cabinets. The fireplace surrounds include a red ceramic tile and finely carved oak. The opening has been enclosed with metal and glass doors. The wall sconces appear to be original. A double door, with divided lights and metal comes, provides access to the portico on the south end of this room. Windows identical to those in the living room overlook the east terrace. This room is separated from the hallway by an oversized pocket door of the same size and pattern as that in the living room.

Immediately west of the library is the dining room (Photo 9). Its walls are finished with mahogany panel wainscoting that is 7' high. The wainscot is topped with a plate rail. Two hidden compartments are located in the paneling to the right of the fireplace; they are accessed simply by pushing the panels until the hinge springs open. The fireplace projects into the room and is surrounded by a yellow marble and the mahogany paneling. A subtle Tudor arch is located over the opening, which has been fitted with metal and glass doors. A group of four windows is located in the south wall. Lighting includes a crystal chandelier and newer recessed lighting. A small doorway in the west wall provides access to the butler's pantry/serving room. The same type of pocket door separates the dining room from the central hall.

The central hall culminates at the main staircase (Photo 10); a second hallway, perpendicular to the main hall, runs north to the reception room. This room is finished with plaster walls and low wainscoting similar to the living room. The fireplace, which projects slightly into the room, is finished with a white marble with black streaks, a Classical mantel, and metal and glass doors. Windows flank the fireplace; a pair of windows is located on the west wall. A single door at the northeast corner of the room provides access to the side terrace. A small door in the wainscot near the entrance to the hallway provides access to the firewood lift. A pair of heavy wood doors, of the same design as the pockets doors previously mentioned, separates the room from the hallway, opening outward on side hinges.

The entry hallway for the west (guest) entrance includes a large coat closet to the south of the doorway and a small half-bath on the north side of the entryway. The original floor plans indicate that the closet and bathroom were reversed in location; it is not known if the current configuration is actually what was built or if

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the two rooms were switched at some point in time. There are two ceiling light fixtures in this hallway that appear to be original.

The central main staircase is wide and opens to a landing that extends into the oriel window and includes a window seat beneath the multi-paned three-part window. The stairs turn toward the north and a second landing is situated two steps higher. The stairs then turn to the east and continue to the upper stair hallway. The treads of the stairs, as well as the upper rail of the balustrade are stained wood; the rest of the stairs and railing are painted (the stairs currently have a carpet runner). The balusters are of particular interest; they are not turned as round members but are fashioned out of thick flat pieces that give the balustrade a “chunky” textured appearance. A small, hidden broom closet is located beneath the stairs and is accessed by a hidden panel door near the hallway to the wing of the house. An original light fixture hangs over the stairs.

Interior – Second Floor of Main Volume

At the top of the stairs is an open hallway with access to the bedroom corridors. An original light fixture hangs from the ceiling (Photo 11) and plaster arches adorn the wall openings. There are currently four bedrooms on this floor of the main volume of the house. All are finished similarly with regards to walls, ceilings, and flooring.

The first bedroom (labeled as a guest room on the original floor plans) is located on the south side of the hallway and overlooks the side yard. It includes a fireplace with white marble and Classical surrounds, as well as the metal and glass doors. It has a large walk-in closet and access to the bath corridor as well as the main hallway. The second bedroom (also originally labeled as a guest room) is located in the southeast corner of the house. It does not have a fireplace, but does have access to the balcony over the portico. The third bedroom faces east, has two closets and its own bathroom, but no fireplace. The bathroom is relatively small and includes a toilet, built-in vanity with single sink, and a walk-in shower. The finishes appear to be from perhaps the 1960s. Another bathroom is situated between the corner bedroom and this third bedroom. This bathroom is slightly larger than the other and includes a toilet, built-in vanity with single sink, and a shower/tub combination. The finishes appear to date to perhaps the 1980s or 1990s.

The final bedroom and bathroom occupy the north end of the house (Photo 12). The master suite includes a sizable bedroom space, a large dressing room area with large closets, and a large master bathroom. The fireplace has white marble hearth and surrounds, as well as Classical detailing and the metal and glass doors found on the other fireplaces throughout the house. A doorway has replaced a window to provide access to the porch over the bay off the living room. The bathroom has been remodeled (c.1990s), although a wall of original built-in cabinets and drawers has been left intact. A large “garden tub” has been placed in the nook with the tri-part windows; matching marbles sinks are located on the walls, a glass walk-in shower is provided, and the toilet is enclosed in a private room. The area that is now the dressing room and large walk-in closet may be an alteration; the original floor plans show a much smaller dressing area and a room labeled as the “Boys Room” at the east end of the dressing room. It is not known if the house was built according to this plan and later changed or if the redesign of the space occurred prior to completion of the house.

Interior – The Wing

The layout of the first floor of the wing is largely unchanged. A long hallway from the main volume of the house provides access to the rear stairways, closets, and into the kitchen. The original finishes and materials are intact. The original laundry chute and the wood lift are extant.

The kitchen has been remodeled, but remains in the same location. It currently includes wood cabinets, stone counter tops, a large cooktop with range hood, double wall ovens, dishwashers, and a large refrigerator. A narrow space located at the south end of the room includes storage drawers, shelving, and additional prep space for the kitchen; pocket doors separate this space from the rest of the kitchen. A sizeable opening with a half-wall separates the kitchen from the long hallway; it is topped with stone counter top as well.

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What was the servants' dining room and the back porch has been remodeled into a breakfast room (Photo 13). This room includes a slightly bowed window and a pair of French doors to the southeast. The butler's pantry/serving room is mostly the same, with the addition of new appliances. The original cabinets and storage are intact.

The second floor of the wing is also largely intact. What was a linen closet is now a laundry room and what was designed as two bedrooms at the end of the hall is now one larger room. The bathroom is located near the end room, as are closets located in the hallway.

Garage

The garage matches the house in design and materials (Photo 14). The first floor provides protected parking for two vehicles while the second floor provides additional living space. The exterior finishes are the same as the secondary wing on the house – brick cladding on the lower level and half-timbering and stucco on the upper level. The foundation is concrete and the clipped gable roof is covered with composition shingles.

The interior of the garage level is basically open and was originally constructed with a concrete floor. The interior of the apartment level includes plaster walls and ceilings; carpet and vinyl cover the floors. One of the original bedrooms has been converted to a living room, one of the large closets is now a small kitchen and the other large closet is now a small bedroom. The original bathroom and the second bedroom remain in their original locations. Access to this space is through a doorway on the west side of the upper level. A simple covered porch has been added to this entrance. Stone and dirt pathways provide trails to the entrance from the yard and patio between the house and garage.

The Grounds

The 1.43-acre parcel includes open expanses of lawn, numerous trees, flowering shrubs, a modern brick and metal fence and entry gate, and a paved circular drive. The west side of the lot is a heavily wooded hillside. A short stone retaining wall separates the hillside from the lawns. At the south end of the wall is a short set of stone steps leading to a crushed rock path that climbs the hillside (Photo 15). At the other end of the wall is another set of stone steps, which lead to the apartment over the garage. Another crushed rock path is located at the north end of the hillside, providing additional access from the house to the garage living space.

In the center of the circular drive is a brick planter with small trees. The patio, which wraps around the end of the wing, is paved with stone, much of it the original Mt. Adam flagstone. This patio, originally the laundry yard, now includes a built-in grill under a pergola.

Major Alterations

The Lewis House retains a very high degree of historic integrity. The only major alterations to the house involve the remodeling of the kitchen (c.1990s), the conversion of the servants' dining room into breakfast room (perhaps at the same time), and the updating of the bathrooms, especially the master bath. Exact dates of these alterations are unknown. Other alterations, including those in the basement and apartment over the garage, are relatively minor. Dates of these alterations are also unknown.

Additional alterations appear to include the configuration of the master suite's dressing room, the doorway between the reception room and the living room, and the fireplace surrounds. The original plans called for tile hearths and box surrounds on the fireplaces, yet most of the rooms have marble surrounds (the library does have red ceramic tiles) with metal and glass doors. The dates of these alterations are also unknown, although they may possible date to 1952, shortly after Hunt's death. An article in the Sunday Oregonian in the 1960s mentions a "remodel" in the house by Richard Marlitt, a Portland architect, in 1952. No further information was found about any work completed by Marlitt

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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

Period of Significance

1911

Significant Dates

1911, Date of construction

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Lewis, David Chambers, Architect

Period of Significance (justification)

The period of significance reflects is the date of completion of the building, representing the full realization of the architect's design and intent.

Criteria Considerations (explanation, if necessary) N/A

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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 Lewis House is being nominated to the National Register under Criterion C as an excellent example of the Tudor Revival architectural style in the Jacobethan vein. It exemplifies the character-defining features of an asymmetrical floor plan; steep roof lines and multiple chimneys; brick, stucco, and half-timbering exterior wall surfaces; and multiple-light windows.

It is also eligible for listing under Criterion C as perhaps the best example of this style designed by architect David Chambers Lewis of Portland. As his last residential commission in Portland, it also illustrates the culmination of his work during his relatively brief career.

The property is being nominated for local significance. The period of significance is 1911, the date construction on the house was completed. The house retains a very high degree of historic integrity.

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

General Family History and Background

C. Hunt Lewis (Cicero Hunt Lewis, Jr.) was born on July 24, 1875 to a prominent Portland, Oregon family. His grandfather was Captain John Couch, one of Portland's founding fathers. His father, C. H. Lewis (Cicero Hunt Lewis, Sr.¹), came to Portland in 1850, and in 1853, he and L.H. Allen established the firm of Allen & Lewis, which became the largest wholesale grocery house on the west coast. C.H. Lewis was involved in many commercial and civic activities. He was an officer of the Security Savings and Trust Company, which was founded in 1890; when it became the First National Bank, Lewis was one of the two largest stockholders. He was on the board of directors of the Portland & Willamette Valley Railroad and was one of the three largest stockholders in Henry Villard's Oregon Railway and Navigation Company. He was an investor in a number of companies, including the Portland Gas Light Company. He served on the boards of the Port of Portland and the Portland Water Committee (he was elected treasurer at its first meeting in December 1885). He was active in the Masonic fraternity and was a charter member of the Arlington Club. He was also one of the largest supporters of both the Good Samaritan Hospital and the Trinity Episcopal Church in Portland.² He was well respected among his colleagues and recognized as a social leader.

In 1857, C. H. Lewis married Clementine F. Couch and together they had eleven children. The children of the Lewis family grew up with many opportunities and were well connected among Portland's elite. All were well educated and most married members of other prominent families. C.H. and Clementine's children were Emma M. (married J.E. Bingham), John Couch (married Grace Downey), Elizabeth C. (married George Good), Lucius Allen (married Anna Kittle), Evelyn Scott (married Abbot Mills), David Chambers (married Etta Jane Honeyman), Sarah Heard (never married), Robert W. (married Frances Graham Hoyt), Cicero Hunt Jr. (married Gertrude Gordon McClintock), Clementine L. (married Sherman Hall), and Francis (married H.P. Fairbanks).

Until 1881, the family resided in a house at Fourth and Everett streets. In 1881, the Lewis family and other members of the Couch family built four houses on land located between 19th and 20th streets and Everett and

¹ The use of the name Cicero Hunt Lewis can be confusing as three generations had the same name and at times used different variations. For the purposes of this nomination, the following is used to denote which generation was which – C.H. Lewis (the first generation; sometimes referred to in historic records as Cicero H.), C. Hunt Lewis (the second generation, who went by the name of "Hunt" but also sometimes appears as Cicero H.), and Cicero H. Lewis (the third generation, Hunt's son).

² E. Kimbark McColl, *The Shaping of a City: Business and Politics in Portland, Oregon, 1885-1915* (Portland: The Georgian Press Company, 1976), 27-29, 43, 64, 71, 165-168.

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Glisan streets. The Lewis property included a large, Stick Style house with a carriage porch, stables, and a greenhouse. The house fronted 19th Street.

C. Hunt Lewis

C. Hunt Lewis (who was called "Hunt"), the third-youngest child, attended public schools in Portland as well as Bishop Scott Academy. Following his early education, he attended the Lawrenceville School in New Jersey, from which he graduated in 1893. He returned to Portland in 1893 and, for the following three years, worked for the Security Savings and Trust Company. From 1896 to 1899 he worked for the Allen & Lewis Company.³ During this time, he lived in the family house on 19th Street.

In 1901 Hunt began purchasing orchards near Medford and turned his attention to raising fruit. Among his orchards was the Weeks and Orr orchard, one of the most successful of the Rogue Valley's early orchards that grew apples, pears, and prunes. Hunt split his time between Medford and Portland and, in the summer of 1908, he sold his orchards and returned to Portland full-time.⁴

Upon his return to Portland, he became the secretary of the United Engineering and Construction Company. This company was responsible for the construction of a number of buildings in Portland and was a contractor for the 1910 Hawthorne Bridge (listed on the National Register 2012). His name was associated with this company through 1911.

Also at this point in time, Hunt became more involved with various family businesses. Prior to his father's death, the Pioneer Realty Company was founded (1896) by his father, C.H. Lewis, his brother, L.A. Lewis, and H.F. Allen. Hunt served on the board of directors of this company until 1936, when he was elected president, a position he held until the company was dissolved in 1941.⁵

He also served as a director on the board of The Portland Realty Company, which was incorporated in 1905. This company specialized in corporate leases in the Portland area. Hunt's brother, L.A. Lewis, was president from 1905 to 1931, when Hunt was elected and remained president until the dissolution of the company in 1945.⁶

In 1909, Hunt's brothers incorporated another real estate firm, the Lewis Investment Company. Hunt served on the board of directors until being elected as vice-president, a position he held for several years. He was elected president when his brother, L.A. Lewis, left the position. The Lewis Investment Company eventually became the "parent" corporation for the family's other real estate companies, those mentioned above as well as the Leland Land Company (Hunt was an officer from 1911 through 1931) and the Junction City Realty Company (brother L.A. Lewis was an incorporator).⁷

After the death of C.H. Lewis in 1897, the Allen & Lewis Company was officially incorporated. L.A. Lewis served as president of the company. According to company records, Hunt became a director by 1911. In 1915, he was the secretary of the company and was promoted to vice president a year later. He became the president of Allen & Lewis in the 1930s and held this position until the company dissolved in 1942.⁸

³ Fred Lockley, History of the Columbia River Valley, From The Dalles to the Sea (S.J. Clarke Publishing Co., 1928), Vol. 2, 437.

⁴ C.B. Cordy, History of the Rogue Valley Fruit Industry (updated by Dan Hull, 1990) (no publisher, no date).

⁵ Pioneer Realty Company records, Oregon Special Collections, University of Oregon, Box 101.

⁶ Portland Realty Company records, Oregon Special Collections, University of Oregon, Box 102.

⁷ Lewis Investment Company records, Oregon Special Collections, University of Oregon, Box 098.

⁸ Allen & Lewis Company records, Oregon Special Collections, University of Oregon, Box 097.

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Hunt married Gertrude Gordon McClintock, of Pittsburgh, Pennsylvania, on November 16, 1904. They made their first home at the Lewis family house on 19th Street. They had their first child, Cicero Hunt Lewis, in about 1907.⁹

Having established himself as a successful and well-connected businessman, Hunt chose to have a new family home built for his wife and son. Business associates and friends, Peter Kerr and his brother, Thomas, owned property along the Willamette River south of Portland and introduced Hunt and Gertrude to the area, which was simultaneously referred to as “Rivera,” “Riverwood,” and “Abernathy Heights.” The area was destined to become an exclusive neighborhood for some of Portland’s wealthy families. The Lewises purchased land along Military Lane and commissioned Hunt’s brother, David Chambers Lewis, to design the new house.

Following the move to the new house, Hunt and Gertrude had two more sons, Franklin Faber (who went by F. Faber) and David Gordon. Gertrude was very active in Portland’s social circles and her name appeared regularly on the newspaper society pages. Hunt was also active socially as a member of the Arlington Club, the Waverly Club, the Multnomah Club, and the Portland Rowing Club. Both he and Gertrude enjoyed tennis and golf, and the family often spent part of the summer at the coast.

Gertrude died February 17, 1945. Hunt continued to live in the house on Military Lane with his son, Faber, and Faber’s wife, Jane, until his death on June 3, 1952.

Faber and his family continued to live in the house until the early 1970s. It was sold to Mrs. Helen Crebbs in 1973, then to Fred Accuardi. Bruce and Carol Hosford bought the house in 1979. H.R. Bingham owned the house prior to selling to Matheau Gage in 1993. Gage sold to Jack B. Root in 1996. The current owner purchased the house from Root in January 2014.

Riverwood/Abernathy Heights/Dunthorpe

The neighborhood in which the C. Hunt and Gertrude Lewis House is situated is located on land originally inhabited by the Clackamas Indians. In 1850, William S. Torrance and wife, Mary Jane, claimed 640 acres on the west bank of the Willamette River across from Lot Whitcomb’s claim in Milwaukie. Mary Jane was Whitcomb’s daughter. Torrance and Whitcomb established Taylor’s Ferry connecting Milwaukie with the Military road, which led to the Tualatin plains. Torrances’ claim encompassed the areas referred to as Riverwood, Abernathy Heights, Riverdale, Palatine Hill, and part of Dunthorpe.

By the early 1860s, Lloyd Brooke owned much of the Torrance claim. In 1866 he sold 163 acres to Anson Hobart, who in turn sold the land to William Abernathy in 1868. Abernathy was the son of George Abernathy, the first provisional governor of Oregon. Abernathy, his wife, and their thirteen children farmed the land until he sold it 1891.

In 1863, Brooke issued a lease to the Macadamized Road Company for cutting a road through the Riverwood area. By the mid-1870s, a large structure, painted white, appeared at the end of the Macadam Road. Although it was named the “Riverside Hotel” it was always referred to as the “White House.” H.C. Leonard bought the White House in 1886, moved it to the river side of the road and developed an opulent hotel, complete with a casino, a large dining room, and a ballroom, which featured an orchestra. In addition, he developed a race track across the road and a dock at the river to accommodate excursion steamers. Others arrived via the Macadam Road in their fine carriages. Still others traveled by train; by the mid-1890s, the

⁹ To complicate issues, Hunt and Gertrude’s son shared his father’s name (Cicero Hunt Lewis) and is sometimes referred to as a “Junior” even though his father was also referred to as a “Junior.” Historic records tend to use slightly different variations on the name to denote which generation was which – Hunt’s father was C.H. Lewis, Hunt was C. Hunt Lewis, and his son was Cicero H. Lewis.

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Portland and Willamette Valley Railway made fourteen trips daily between Portland and Oswego and included stops at the west-bank settlement of Riverwood. The White House was a popular spot until it burned in 1904.¹⁰

Following the fire, Henry L. Corbett purchased the land in the Riverwood/Rivera/Abernathy Heights area. In 1909, he platted the Riverwood and Abernathy Heights neighborhoods. Although the area was somewhat isolated, the extension of Riverwood Road in 1910 made the neighborhoods increasingly desirable locations for Portland's prominent families, such as the Lewises.¹¹

The area today is referred to as the Dunthorpe area, although it was not part of the original Dunthorpe plat. In 1916, William M. Ladd created the Ladd Estate Company and platted a 125-acre plot, known as Upper Dunthorpe, for an exclusive residential development. The land was part of the Oregon Iron and Steel Company's property, a company operated by Simeon Gannet Reed and William M. Ladd.¹² The original Dunthorpe area was sandwiched between Oswego and Abernathy Heights.

These elite neighborhoods were quickly successful as fashionable places to live. Between about 1910 and the 1930s, several architect-designed estates were built in the area.

The Architecture of the Lewis House

The Lewis House is an outstanding, highly intact example of the Tudor Revival style in the Jacobethan vein. The house, designed by Hunt's brother, notable architect David C. Lewis, exemplifies the style and is the best, most refined example of this style employed by the architect. It represents the culmination of his work and is his last known commission of residential design in the Portland area.

According to Hawkins and Willingham in their book, *Classic Houses of Portland, Oregon 1850-1950*, the development of Tudor architecture "has a long history, beginning in the Tudor Period (1485-1603) in medieval England, resurfacing in England in the 1860s, and coming to the United States shortly thereafter."¹³ The Jacobean style of architecture is a combination of Tudor and Elizabethan architecture. Its roots date to seventeenth century English houses, beginning under the reign of Queen Elizabeth I and flourishing during the reign of King James I. The use of Tudor and Jacobethan architecture began in Portland around the turn of the twentieth century.¹⁴

The earliest examples in Portland tend to reflect mixed influences. Early Tudors often had Craftsman style interior plans and finishes with Tudor style exteriors, while early Jacobethan style buildings were sometimes mixed with Classical details.¹⁵

Hawkins and Willingham identify a number of character-defining features of both styles (see pages 272 and 298 in their book for full lists of character-defining features of each style). The styles overlap in several ways, and yet have distinguishing characteristics of their own. Among the shared characteristics are asymmetrical plans with central entrance halls; steeply pitched roofs; brick and half-timbering with stucco exterior wall surfaces; massive chimney stacks with multiple flues; multiple-paned windows (usually casements), often in groups, sometimes in oriels or bays; recessed entries with Tudor arches; ornamental plaster on ceilings; wood floors; molded casings and baseboards (often stained dark); stairs with substantial newels with finials and turned balusters; fireplaces with stone or concrete surrounds, Tudor arches, and ceiling-high overmantels.¹⁶

¹⁰ Article from Oregon Historical Society files on "Dunthorpe" (no author, no publisher, no date).

¹¹ National Register nomination for the Corbett, Elliott R., House, 1996, 8/3.

¹² Ibid., 8/4.

¹³ William J. Hawkins, III, and William F. Willingham, *Classic Houses of Portland, Oregon 1850-1950* (Portland: Timber Press, 1999), 269.

¹⁴ Ibid., 293-295.

¹⁵ Ibid., 271, 295.

¹⁶ Ibid., 272, 298.

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Distinct characteristics include wood-shingled roofs for Tudor buildings and slate-shingled roofs for Jacobethan buildings; telescoping gables with little or moderate eave extensions with wide bargeboards (often decorative) on Tudor buildings and crenellations at flat-roofed entrances for Jacobethan buildings; window trim that is integral with the half-timbering for Tudor buildings and minimal steel frames set in stone trim for Jacobethan buildings; and telescoping gable entrance porches with side porches either recessed under an extension of the main roof or a shed roof addition for Tudor buildings and recessed verandas with round arches supported by Classical columns and crenellated porticos with Tudor arches for Jacobethan buildings.¹⁷

The Lewis House includes many of these characteristics. The plan is asymmetrical with a secondary wing extending at an angle from the main volume of the house. There is a central entry hall. The house's roof includes steep gables, with a pair of gable ends extending as parapet walls on the main volume; clipped gable ends are found on the secondary wing and the garage structure. The main volume of the house has brick exterior walls; the secondary wing has brick on the first floor level and half-timbering with stucco on the second and attic levels. The same exterior finishes apply to the garage. There are multiple brick chimneys with multiple flues; corbelling details add to the character. The entries at the front and back of the house are recessed with Tudor arches. There is one oriel window and one bay with multiple windows. An expansive balustrade terrace stretches along the front length of the house; a small portico with Tudor arches is located on the south elevation adjacent to the library.

The interior finishes in the house include ornamental plaster, paneled walls in the library and dining rooms, and hardwood floors throughout most of the house. The trim work includes molded casings and baseboards, stained in the library and dining room, painted throughout the rest of the house. The main staircase includes substantial newel posts with finials, oak treads and top rails. The fireplace surrounds include a variety of stones, although only in the dining room is there a Tudor arch detail.

The ways in which the house departs from the Jacobethan characteristics include the use of concrete for exterior window and door trim rather than stone; no crenellations over the flat-roofed portico entrance, but the use of turned balustrades instead; the use of Classical details in the fireplace mantels and surrounds, and the lack of ceiling-high overmantels (with the exception of the library); and the introduction of flat balusters, rather than turned, on the main staircase.

Perhaps the greatest departure, however, is the windows. Throughout the house, the windows are double-hung wood sash, rather than casement windows. The lower, large sashes are mostly single-pane plate glass, although there are a few examples of multiple-paned sashes. The upper sashes in the main volume of the house are small, transom-like windows, also in wood frames, but multi-paned with lights divided by metal (appears to be zinc rather than lead or steel). Where the windows appear as multiples, the mullions are wood. The windows in the secondary wing and the garage are also wood sash, double-hung, with multiple panes in the upper sash; in these windows, the divided lights are separate by wood muntins. The overall effect, however, is in keeping with the Tudor/Jacobethan sense in that it gives the appearance of multiple windows with lights divided by metal; the upper sashes give the appearance of transoms.

The house retains a very high degree of historic integrity. The exterior has changed little since its construction and continues to convey the original sense of style and place intended by the architect. Few changes have occurred on the interior as well, limited primarily to the kitchen wing and bathroom updates. The original interior finishes are also intact and continue to illustrate the quality of craftsmanship and attention to detail associated with the style.

¹⁷ Ibid., 272, 298.

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Of interest are the grounds of the Lewis House, which were laid out by the Olmsted Brothers. In 1903, the Portland Board of Park Commissioners hired the Olmsted Brothers firm of Brookline, Massachusetts, to evaluate and make recommendations about Portland's parks. The Olmsted Brothers were John Charles Olmsted and Frederick Law Olmsted, Jr., the sons of the nationally known landscape architect, Frederick Law Olmsted, Sr. Portland accepted and approved the suggested plans for the city's parks, and in 1908 hired Emmanuel Tillman Mische, a former employee of the Olmsted Brothers, to oversee the implementation of the plan. Mische served as superintendent of Portland parks until 1914.¹⁸

The introduction of the Olmsted Brothers to Portland and the concept of landscape design to the city's wealthy families resulted in a flurry of activity of residential landscape design by the Olmsted Brothers in the Portland area. There are at least thirty-five references to individual residential landscape designs by the brothers' firm in the Portland area in the Olmsted historic records. Among those found there were references to Judge Charles Cary (1903), Henriette Failing (1906-08), Henry Hewett (1908-09), W.M. Ladd (1906-09), J.C. Ainsworth (1907, 1915), Abbot Mills (1909), Henry Corbett (1909), Dr. A.J. Giesy (1909), Gordon Voorhies (1909), R.W. Lewis (1912), and David C. Lewis's own property (1912-13). Later references include Thomas Autzen (1926-30), Cameron Squires (1926), and Hamilton Corbett (1927-28).¹⁹

Also on the list were a number of projects in the immediate vicinity of the Lewis House. Peter Kerr employed the Olmsted Brothers to assist in the design of his thirteen-acre parcel at the end of Military Lane between 1909 and 1929. His brother, Thomas Kerr, whose home was across Military Lane from the Lewis House, employed the Olmsted Brothers in 1909.²⁰

C. Hunt Lewis's property appears as Job #04015 designed in 1910-1911. The current owner is in possession of a drawing of the "Grading Plan/Contour Map" for the property, date stamped October 25, 1910, from the office of the Olmsted Brothers, Brookline, Massachusetts. The drawing clearly illustrates the location of the house and garage, as well as the driveway from the street with the circular turnabout adjacent to the rear entrance of the house. There are indications on the drawing, although not labeled as such, of the stone retaining walls and steps to the steep hillside portion of the property. There is also mention of space for a "Vegetable Garden." The plan does not indicate any recommendations for plantings and it is not known if any of the original landscape plantings from that era remain on the property.

The property is not being nominated in association with the Olmsted Brothers for two reasons. First, the parcel as it appears on the plan no longer exists in its entirety; a portion was partitioned and sold several years ago. The reduction in the lot size compromised the integrity of the original landscape plan. Second, there are many examples of residential designs by the Olmsted Brothers that better illustrate the work they did in the Portland area. Perhaps one of the landscapes most closely associated with them was the Peter Kerr property, which is now known as Elk Rock Garden at Bishop's Close, located at the end of Military Lane near the Lewis House.

David Chambers Lewis

David Chambers Lewis was born November 21, 1867, in Portland, Oregon, the sixth of eleven children born to C.H. and Clementine Lewis. David was raised in Portland prior to attending Princeton University for his undergraduate work; he graduated in 1890. After graduation, he returned to Portland to work as a draftsman for the architectural firm of Whidden and Lewis (no relation). The following year he went to Columbia University for graduate coursework in architecture, graduating in 1895. A year of study in Paris followed graduation.²¹

¹⁸ www.portlandonline.com/parks (accessed 5.25.14).

¹⁹ www.redisov.com/olmsted (accessed 4.15.14).

²⁰ *Ibid.*

²¹ Richard Ellison Ritz, *Architects of Oregon* (Portland: Lair Hill Publishing, 2002), 251; Alan Michelson, *Pacific Coast Architecture Database* (digital.lib.washington.edu/architect/architects; accessed 1.18.14)

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It is unknown why David chose the field of architecture, rather than joining his brothers in the family businesses. Perhaps he was influenced by the designing and building of the family's home, along with the other new Couch family houses, when he was approximately fourteen years old. Regardless of the reason, he returned to Portland and established a successful and prolific practice before ill health forced a move to California, ending his career.

Upon his return to Portland from Paris, David had his own firm until partnering with Kirtland Kelsey Cutter. The Cutter and Lewis firm operated only from 1902 to 1904. Cutter's need to maintain complete control of the office and the profits resulted in Lewis's desire to establish an independent practice.²² During the rest of his career, he had his own firm, although he occasionally worked in association with other architects, including Frank P. Allen, Jr., and H. Goodwin Beckwith, on specific projects.²³

His work included several examples of commercial architecture, as well as several residential projects and at least one church. His first known building was the Chambers Building, commissioned by his mother and constructed in 1897 at SW 2nd and Alder streets (demolished). It was in this building that his office was located during his years in Portland. Although he was in practice with Cutter between 1902 and 1904, little is known about their work during this time. After returning to a solo practice, David moved into his busiest period of work.

In 1904, he designed the Gothic Revival Trinity Episcopal Church located at NW 19th and Everett streets (listed in the National Register in the Alphabet Historic District). In 1905, he teamed up with Frank P. Allen, Jr., to design the European Exhibits Building for the Lewis and Clark Exposition in Portland, as well as the Foster and Kleiser Building at 310 NW 5th Avenue (listed in the National Register in the New Chinatown/Japantown Historic District). Also in 1905 he designed the Fuller Company Building located at 1200 NW Everett (listed in the National Register in the Thirteenth Avenue Historic District). The following year he designed the Couch Building, located on 4th Avenue between Stark and Washington streets. The Board of Trade Building at 310 SW 4th Avenue was a 1907-1908 project. This was followed by the Tull and Gibbs Building (later called the Royal Building; demolished in 1977) the following year.

Between 1908 and 1912, David designed several buildings, including the Lumberman's Building (now called the Oregon Trail Building located at 33 SW 5th Avenue; listed in the National Register in 1996) in 1908-1909; the Oregon State Building for the Alaska-Yukon-Pacific Expo in 1909 (in association with Frank P. Allen); the Lewis Building in 1909-1910; the Railway Exchange Building (now called the Oregon Pioneer Building at 411 SW 3rd; listed in the National Register in 1979) in 1909-1910 in association with H. Goodwin Beckwith; the Miller Hotel (believed to be the Lewis-Smith Hotel) in 1910; the Electric Building (520 SW 6th Avenue) in 1910; and the Honeyman Hardware Company Building (823 Hoyt; listed in the National Register in 1989) in 1912. Another commercial building attributed to David is the Boxer-Marcus Company Building (622 NW Glisan); although not built until 1920, after David's death, city surveys indicate the building was constructed from earlier drawings by David.

During this time period, he also designed several houses in the Portland area. Most of the residential commissions were for immediate and extended family members. His first residential project was his first use of the Tudor Revival/Jacobethan style (with Classical elements) at the house was for his brother L.A. (Lucius Allen) Lewis, located at 2164 SW Park Place (listed in the National Register in the King's Hill Historic District) in 1901. In 1906 he designed a house for himself and his wife, Etta Honeyman (whom he married that year); this Colonial Revival style house was located at 285 21st Street North in Portland.

In 1908, he designed a large Colonial Revival house for his wife's brother, David Honeyman and his wife, Nan Wood Honeyman, located at 1728 SW Prospect in the Portland Heights area of the city (listed in the National

²² Henry Mathews, Kirtland Cutter: Architect in the Land of Promise (Seattle: University of Washington Press, 2007), 211.

²³ Ritz, 252-253.

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Register in 1987). Also that year, he designed a house for Stewart B. Linthicum, a maternal cousin. The house was a Tudor Revival style house located at 616 Flanders Street in Portland. Linthicum was a lawyer in Portland and served as an Oregon State Representative; in 1905, he served as Chair of the Committee on Judiciary.

Design work began in 1910 on the Tudor Revival/Jacobethan house for his brother, C. Hunt, and his wife, Gertrude (the subject of this nomination); the house was completed in 1911. Original blueprints for the house are in possession of the current owner, confirming that this house was indeed designed by David. Of note, however, is H. Goodwin Beckwith's name as an associate on the blueprints; his initials also appear as draftsman. Beckwith was a draftsman for Whidden and Lewis in 1910, the same year he collaborated with David on the Railway Exchange Building. Its unknown if Beckwith influenced the design of the Lewis house or if he worked with David only as a draftsman for the project.

David also is credited with designing houses for his brother Robert W. and his wife, Frances Graham Hoyt, and for his sister, Emma, and her husband, J.E. Bingham. Although no definitive information has been found at this time, its possible that Robert's house was located in the vicinity of the family home somewhere near 20th at Everett or Flanders. A house at NW 18th and Kearney was occupied by the Bingham; perhaps this was the house designed by David. No dates of construction or references to architectural styles were found.

In addition to residential projects for his extended family, it is known that David also designed two additional houses. The first of these was the Bishopcroft of the Episcopal Diocese of Oregon. This 1911 Tudor Revival style house was constructed for the Right Reverend Charles Scadding. It is located at 1832 SW Elm Street and was listed in the National Register in 2000.

The second of these commissions was the last known design of his career and the only known commission outside of the Portland area. It was for the 1915 Colonial Revival house for Thomas McCann, the General Manager of the Shevlin-Hixon Lumber Company in Bend, Oregon. This house was listed in the National Register in 1980.

Due to health issues, David Chambers Lewis left Oregon in 1916, relocating to Belmont, California, with his wife, Etta Honeyman. The couple never had children. David died on April 3, 1918, at the age of 50.

Comparative Analysis

The Lewis House can be compared with others in two primary ways. The first is the comparison to other Jacobethan single-family houses built during the same general time period (1901-1916, which reflects the period of time when David C. Lewis was an architect in Portland), which provides an analysis of how this house exemplifies the Tudor style in the Jacobethan vein, as well as how it compares to other similar houses designed by Lewis's peers. The second is the comparison specifically of this house to others houses designed by David Chambers Lewis.

Using the Oregon SHPO database, as well as other publications referenced for this nomination, there were very few examples of Jacobethan style single-family houses from this time period to compare. The first example that was found was the house built for L.A. (Lucius Allen) Lewis, Hunt's brother, in 1901. The house, located at 2164 SW Park Place, was designed by David for his brother. According to Hawkins and Willingham, it was this house that introduced the brick gable form of Jacobethan architecture to Portland. The house, while it includes some characteristics of Jacobethan architecture, also include Classical features, as well as Colonial Revival features. The house is smaller than the C. Hunt Lewis House and details such as half timbering is limited to the gabled dormers. This house is listed in the National Register in the King's Hill Historic District.

The second house for comparison is the Winslow B. Ayer House. Designed by Whidden and Lewis and constructed in 1903, it is located at 811 NW Nineteenth Avenue. It was Whidden and Lewis's only example of

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Jacobethan architecture. It is a symmetrical center-hall plan that incorporates Colonial Revival details into the design. It was listed in the National Register in 1991.

The final house for comparison as an example of Jacobethan architecture during this time period is the Frank C. Barnes House, located at 3533 NE Klickitat. The designer of the house is unknown. While the house includes some elements of Jacobethan form, it is eclectic in its approach, incorporating both traditional Classical and Colonial Revival design elements. It was listed in the National Register in 1983 in association with Frank C. Barnes rather than for its architecture.

There are additional examples of Jacobethan architecture in the Portland area, but none, however, until after Lewis had relocated to California. Two of the examples date to 1917, the others not until the Tudor Revival period in the late 1920s. Of these, the c.1917 Kern House, designed by Ellis F. Lawrence, has been demolished. The 1917 Frank J. Cobb House, designed by Albert A. Doyle, is perhaps one of the best examples of the style, but post-dates the Lewis House by six years and therefore does not provide a direct point of comparison.

Of the three comparative houses, none exemplify Jacobethan architecture as well as the Lewis House. The style really was more applicable to small country estates rather than urban houses and its application in this case lends itself to the picturesque nature of the rambling home on this large suburban lot. Although all three are listed in the National Register, one is listed as a contributing property in a historic district, another is listed only under Criterion B and the third has Criterion B in addition to Criterion C to support its significance. None can stand alone for significance in the area of architecture.

With regard to comparing other residential projects designed by David C. Lewis, there is a slightly larger sample with which to compare. Of the nine houses identified in association with David Lewis, information is known about only seven of them. The first house designed by David was the 1901 house for his brother, L.A. Lewis (described above). The second was the Colonial Revival house he designed for himself and his wife in 1906. This house was relatively modest in size and detail. His second Colonial Revival house was much larger and on a much grander scale. It was the David and Nan Wood Honeyman House located at 1728 SW Prospect. The house is perhaps David's best example of high-style Colonial Revival architecture and was listed in the National Register in 1987. David also designed two houses that were more traditional in their Tudor design. These include the 1908 house for the Stewart Linthicum family, of which little information can be found. The other was the Bishopcroft of the Episcopal Diocese of Oregon built in 1911 for the Right Reverend Charles Scadding. The house is located at 1832 SW Elm Street and was listed in the National Register in 2000. The final residential commission for David was the Thomas McCann house in Bend. It was a 1915 Colonial Revival style house that was listed in the National Register in 1980.

Of these residential commissions by David C. Lewis, perhaps only the Honeyman House compares in the overall grand scale and detail to the design of the C. Hunt Lewis House. The Honeyman House illustrates the pinnacle of his design work with Colonial Revival styles, while the C. Hunt Lewis House represents his best work with Tudor and Jacobethan styles.

Lewis, C. Hunt & Gertrude McClintock, House
Name of Property

Multnomah Co., OR
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Lewis, C. Hunt & Gertrude McClintock, House
Name of Property

Multnomah Co., OR
County and State

Tess, John. National Register nomination for the Lumberman's Building, 1996.

Withey, Henry F. Biographical Dictionary of American Architects. Hennessey and Ingalls, Inc., 1970.

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository(ies): _____

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

Lewis, C. Hunt & Gertrude McClintock, House
Name of Property

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10. Geographical Data

Acreage of Property 1.43 acres

(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>45.262686</u> Latitude	<u>-122.391206</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 boundary of the nominated property is that of the current tax lot (Multnomah County Map Tax Lot Number 1S1E35BD-03300 (also known as Abernathy Hts, Lot 11-13, TL3300).

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the parcel historically associated with C. Hunt and Gertrude McClintock Lewis and includes the contributing house and garage, as well as the extensive landscape surrounding the buildings

11. Form Prepared By

name/title Michelle L. Dennis date June 2014
organization M.L. Dennis Consulting telephone (605) 342-8286
street & number 513 Meade St. email michdenn@msn.com
city or town Rapid City state SD zip code 57701

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).

Lewis, C. Hunt & Gertrude McClintock, 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: Lewis, C. Hunt and Gertrude McClintock, House
City or Vicinity: Portland
County: Multnomah **State:** Oregon
Photographer: Michelle Dennis
Date Photographed: May 6, 2014

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

- Photo 1 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0001
View of east elevation
- Photo 2 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0002
View of south elevation of main volume and southeast elevation of wing
- Photo 3 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0003
View of south, southwest and west elevations
- Photo 4 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0004
Oriel window details on west elevation
- Photo 5 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0005
View of east and north elevations
- Photo 6 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0006
View of living room, from hallway looking north
- Photo 7 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0007
Living room pocket door, view from hallway looking north
- Photo 8 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0008
View of library from hallway looking south
- Photo 9 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0009
View of dining room, from hallway looking south
- Photo 10 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0010
View of main staircase and side hall from front hall looking west
- Photo 11 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0011
Light fixtures in the central stairway, view from second floor stair hallway

Lewis, C. Hunt & Gertrude McClintock, House
Name of Property

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Photos Continued

- Photo 12 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0012
View of master bedroom, looking northwest
- Photo 13 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0013
View of breakfast room, from kitchen hallway looking southwest
- Photo 14 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0014
View of garage, looking southwest
- Photo 15 of 15:** OR_MultnomahCounty_LewisCHuntAndGertrudeMcClintockHouse_0015
View of stone steps, portion of retaining wall and pathway at southwest corner of yard

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, DC.

United States Department of the Interior
National Park Service

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Lewis, C. Hunt & Gertrude
McClintock, House

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N/A

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
Figure 2: Local Location Map
Figure 3: Tax Lot Map
Figure 4: Site Plan
Figure 5: First Floor Plan
Figure 6: Second Floor Plan

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Lewis, C. Hunt & Gertrude
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Figure 1: Regional Location Map: Latitude/Longitude Coordinates 45.262686 / -122.391206



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National Park Service

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Lewis, C. Hunt & Gertrude
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N/A

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Figure 2: Local Location Map: Latitude/Longitude Coordinates 45.262686 / -122.391206



United States Department of the Interior
National Park Service

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Figure 3: Tax Lot Map



United States Department of the Interior
National Park Service

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Lewis, C. Hunt & Gertrude
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Name of Property
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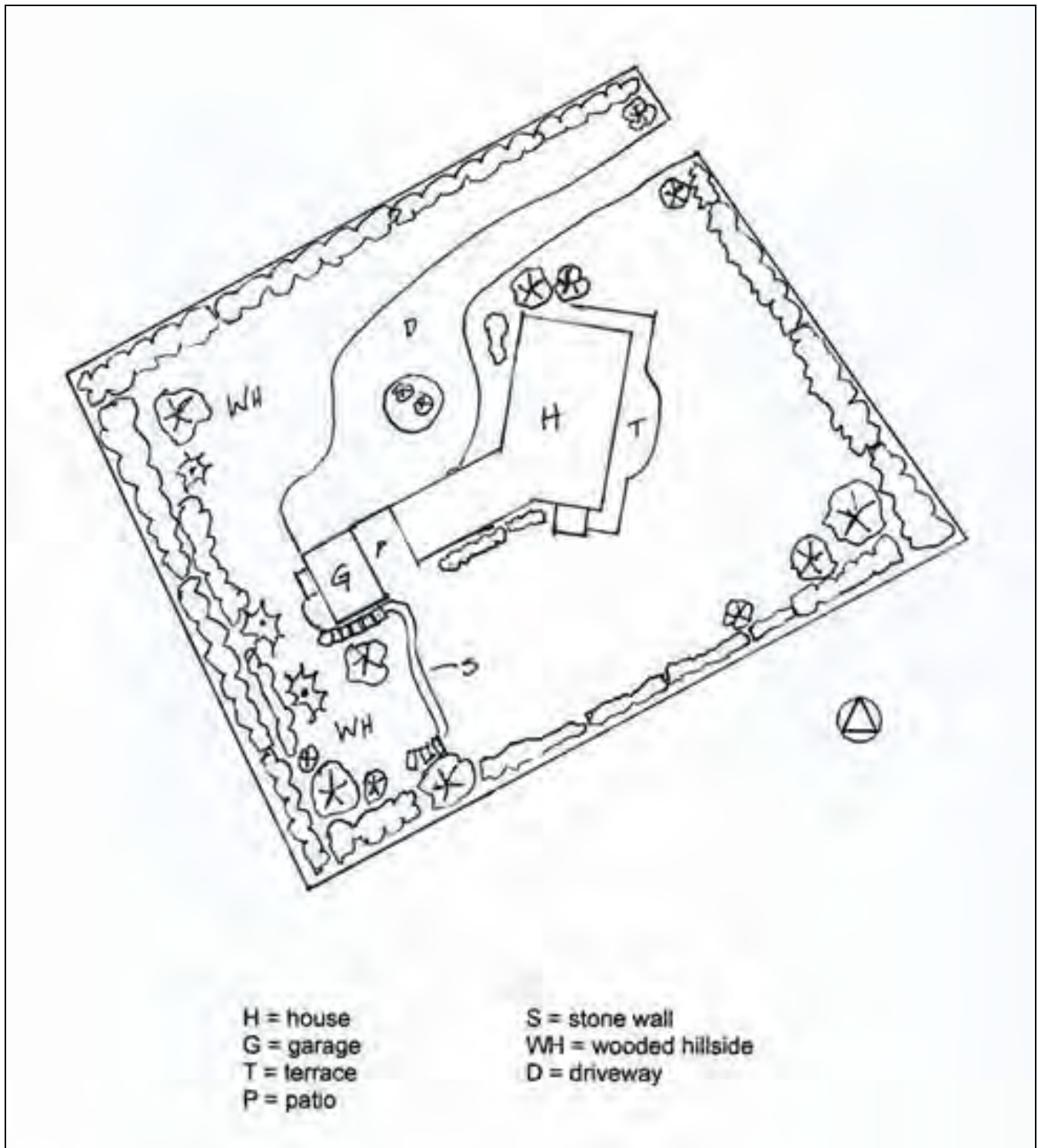
County and State
N/A

Name of multiple listing (if applicable)

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Figure 4: Site Plan, not to scale



United States Department of the Interior
National Park Service

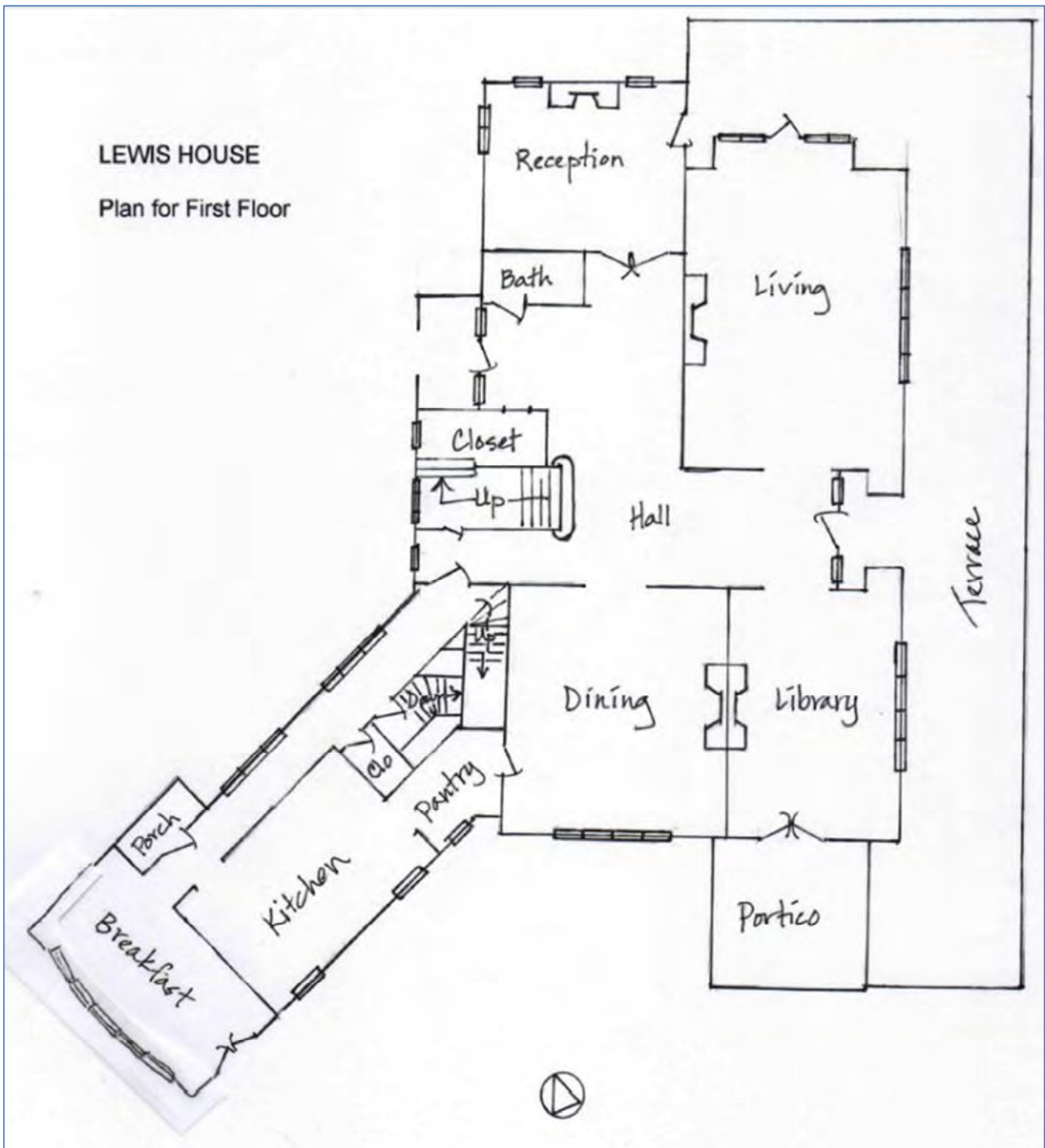
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Lewis, C. Hunt & Gertrude McClintock, House
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Figure 5: First Floor Plan, not to scale



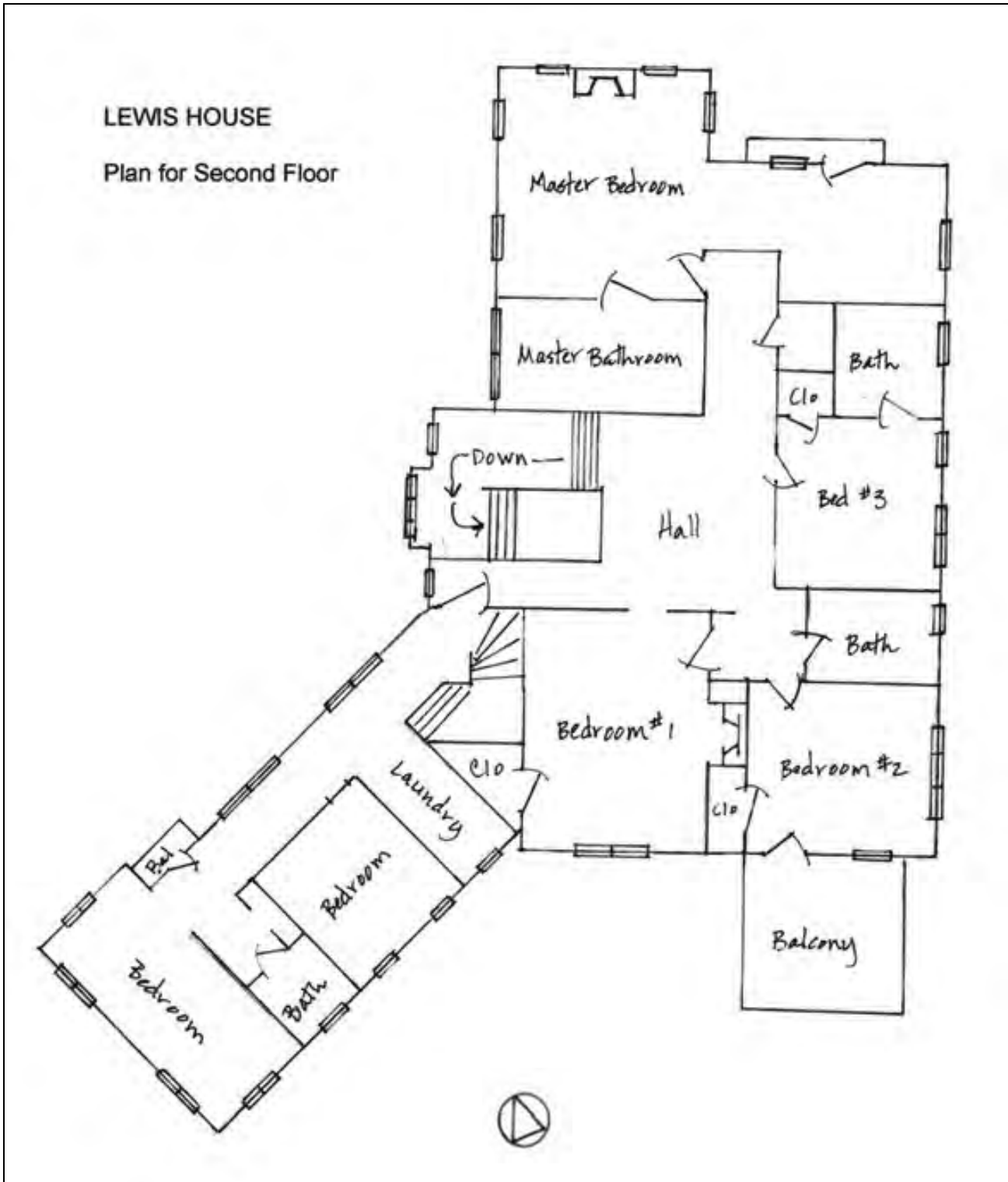
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Lewis, C. Hunt & Gertrude McClintock, House
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N/A
Name of multiple listing (if applicable)

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Figure 6: Second Floor Plan, not to scale

































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lewis, C. Hunt and Gertrude McClintock, House

MULTIPLE NAME:

STATE & COUNTY: OREGON, Multnomah

DATE RECEIVED: 1/16/15 DATE OF PENDING LIST: 2/06/15
DATE OF 16TH DAY: 2/23/15 DATE OF 45TH DAY: 3/03/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000054

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3/3/15 DATE

ABSTRACT/SUMMARY COMMENTS:

*Architecture
local level
1911*

RECOM./CRITERIA C

REVIEWER W. D. ...

DISCIPLINE HL

TELEPHONE _____

DATE 3/3/15

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Oregon

John A. Kitzhaber, MD, 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 15, 2015

J. Paul Loether
National Register of Historic Places
USDOI National Park Service - Cultural Resources
1201 "Eye" Street NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Mr. Loether:

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.

ADAMS, LOUISE, HOUSE

401 W MAIN ST

SILVERTON, MARION COUNTY

Staff contact: Ian Johnson, National Register & Survey Coordinator, (503) 986-0678

LUDOWITZKI, JOHN & MARY, HOUSE

840 S WATER ST

SILVERTON, MARION COUNTY

Staff contact: Ian Johnson, National Register & Survey Coordinator, (503) 986-0678

LEWIS, C. HUNT & GERTRUDE MCCLINTOCK, HOUSE

11645 SW MILITARY LANE

PORTLAND, MULTNOMAH COUNTY

Staff contact: Ian Johnson, National Register & Survey Coordinator, (503) 986-0678

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 please contact the coordinator listed below the property information.

Sincerely,

Roger Roper
Deputy State Historic Preservation Officer

Encl.