

0062

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

JAN 23 1989

NATIONAL
REGISTER

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

1. Name of Property

historic name Groat-Gates House
other names/site number _____

2. Location

street & number 35 NE Twenty-second Avenue N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97232

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	_____ Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official [Signature] Date January 17, 1989
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I hereby, certify that this property is:
 entered in the National Register. [Signature] Entered in the National Register 2/23/89
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single family dwelling

Current Functions (enter categories from instructions)

Domestic: single family dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Queen Anne-Eastlake

Materials (enter categories from instructions)

foundation brick

walls wood; weatherboards

roof asphalt; composition shingle

other

Describe present and historic physical appearance.

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The Gates house was built in 1892 and is Queen Anne in composition with Eastlake porch detailing. The wood framed structure is two and one half stories, constructed on a high brick foundation, with an irregular skyline composed of two massive chimneys and three steeply pitched gabled peaks pinwheeling out from the hipped roof main body of the house. The composition includes a hipped roof porch which wraps around the southeast corner of the house, and two story slanted bays on the facade and side elevations. The gable-ends display banded pediments of fishscale and staggered rectangular shingle work, jigsaw fretwork and bracketed bargeboards. A bell cast shingle course encircles the structure and defines the break between the first and second stories. The vertical emphasis of the composition is further enhanced by its construction on a graded lot which rises six feet above street level. The building is in good repair and the exterior appearance retains its architectural integrity. The interior has been converted from a single family residence to four apartment units in ca. 1943.

Important and imposing in appearance, the building is situated on a corner lot which is sloped and graded to a height of about six feet above street level. Oriented east, the building faces N.E. 22nd Avenue, its south elevation faces N.E. Couch. It is sited in the Buckman neighborhood, in the inner North East area of Portland. Though this area was part of Portland when the house was built, it was somewhat rural. The neighborhood grew more rapidly after the Burnside Bridge was constructed in 1894. This is the oldest house in the immediate vicinity. The Sanborn Map of 1908 shows many vacant lots nearby, including the lot immediately south, and two lots immediately west. The nominated area is 50'x100', and specifically described as the north half of lots 9&10 Dunn's Addition to Portland.

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The yard contains many ornamental plants and shrubs common to the urban landscape, including rhododendron and skimmias. A cedar tree shades the back yard, and an English Holly tree is planted at the N.W. corner. English Ivy is the main ground cover under the trees. A small hedge on the north elevation encloses the brick terrace.

The building is constructed in the Queen Anne style of architecture with Eastlake detailing. The facade is asymmetrical in composition with a vertical emphasis. The entry is centrally located and is accessed by two tiers of stairs: A poured cement staircase sunk into the slope which rises steeply from the sidewalk to a landing where the wooden staircase leads up to the porch. The porch wraps around the southeast corner of the house. The hipped porch roof is supported by seven turned posts. Brackets brace the posts at the entry, and frame the transom lit entry door.

The entry complex is set off by a small pedimented gable in the porch roof; the gable-end is filled with circular perforations common in Eastlake style architecture. The roof also carries the small second story porch which is also detailed with Eastlake elements such as a spool and spindle balustrade rail, turned posts, and grooved and jigsaw brackets. A small gabled dormer further capitalizes the entry complex. The second story porch is sheltered by a bellcast shed roof. Delicate turned spindles make up the lower balustrade, and the upper balustrade features square balusters, with some of them missing. Originally each porch post was braced with brackets, and there was a spool and spindle spandrel course under the architrave.

The north side of the building faces N.E. Couch Street. This was the service entrance, and two street level door openings which access the daylight basement are set in the broad red brick foundation. A brick terrace extends from the slanted bay to the back elevation.

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The building is sided with shiplap, finished with cornerboards, a plain frieze, and a boxed and flared watertable. The roof is clad with composition shingle. It is set on a high red brick foundation. The two multiflued chimneys are flared and corbelled. One trunkates the main ridge, and the second is on the back slope.

Rectangular in plan, three gables project from the steeply pitched hipped roof. Each gable corresponds to a slanted bay; one on each elevation except the back (west). A one story hipped roof pantry wing is attached to the back elevation, and is an original feature of the structure. A recessed porch gives access to the back stairs.

The fenestrations are all original, except for paired 1/1 double hung sash windows on the side elevations that light each kitchen respectively. The bays are vertically scaled 1/1 double hung sash in groupings of three in the slanted bays. The central opening in the slanted bay on the facade is wider than the side openings. The attic is lit by single small 1/1 double hung sash windows in the pedimented gable-ends, and in the attic dormer on the facade elevation.

The interior, though remodeled in ca. 1943, retains much of its original feeling. The large square entry hall is unchanged, except for the removal of pocket doors and the installation of a paneled door on the north wall. A very ornate three tiered open staircase rises from the entry hall along its west wall to a landing, turns 90 degrees and continues to rise along the south wall to another landing, where it turns another 90 degrees and rises to the second floor landing, where the balustrade turns 90 degrees and parallels the upstairs hall. There are two types of balusters; delicately turned spindles, and turned and fluted spindles. They alternate in the balustrade. All the woodwork on the stairs is varnished. A fixed pane "piano window" lights each of the landings. The newell post at the base of the stairs is a solid piece of wood, carved with florets in panels on three sides, and capped with a large spherical finial. The newell posts at the landings are simpler, and exhibit smaller spherical finials.

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The main floor plan had a circular flow. Each room on the main floor was connected to the next, and there was no central hall. The living room was located to the right of the entrance hall through pocket doors. The dining room was located just west and adjacent to the living room. A small secret room accessed by a wall panel was situated between the dining room and kitchen in the back of the house. A storage room was located in the back one story attachment, and a butlers pantry was located in the southwest corner.

The most remarkable room was originally the 'den'. It retains the naturally finished paneled wainscot with an egg and dart course at the chair rail. It is located on the main floor in the southwest quarter of the house.

The hand planed moldings are ornate with perforated circles at the corners, and high baseboards. The doors contain four panels each, and they display original hardware of ornate doornobs, escutcheons, and hinge plates. Most of the moldings and doors are in place, including the paneled den and dining room. Some of the doors and moldings that were dismantled in the remodel were reused in the new configuration when the house was made into apartments.

There are two apartments on the main floor. The apartment on the north side consists of the original parlor, living room with a fireplace, dining room and part of the kitchen. The parlor, living room, and dining room are intact, but the secret room wedged between the kitchen and the dining room has been made into a bathroom. The apartment on the south side consists of the den, the butlers pantry and a storage room. The butlers pantry has been made into a kitchen, and a bathroom has been situated on a short hall between the den and the kitchen.

There are two apartments on the second floor. Originally there were five bedrooms. The apartment on the north side is made up of three of the bedrooms and the bathroom, the apartment on the south is made up of two of the original bedrooms and part of the central hall. When the building was remodeled the bathroom was made smaller, and the back bedroom was made into a kitchen. The

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apartment on the south side is the smallest, composed of two rooms with a bathroom in between off a short hall, the kitchen in back. Except for the second floor landing the central hall was subsumed, and the apartment on the south side gained the space.

Each apartment on both floors has a door that enters into the back hall and servants stairs which access the basement and the attic. The basement contains a bathroom, a laundry room, and four rooms, including a finished office space. This was used as a lawyers office in the 1960's. The unfinished attic is large and cavernous, and from this elevation the windows provide excellent views of East Portland.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1892

Significant Dates

1892

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

See continuation sheet

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.12 Portland, Oregon-Washington 1:24000

UTM References

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5	0	4	0	9	8	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated area is the North one half of Lots 9 and 10 of Block 6, Dunn's Addition to East Portland in Multnomah County, Oregon. The parcel lies in Section 35, Township 1N, Range 1E, Willamette Meridian, at said location.

See continuation sheet

Boundary Justification

The nominated area consists of the entire urban tax lot, measuring 50 x 100 feet, historically associated with the Groat-Gate House from 1892 onward.

See continuation sheet

11. Form Prepared By

name/title Melissa Darby
organization _____ date July, 1988
street & number 3327 NE Simpson telephone (503) 281-0204
city or town Portland state Oregon zip code 97211

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The two and one-half story, Queen Anne style house on NE 22nd Avenue at Couch Street in northeast Portland, Oregon, was built in 1892 for Cadmus and Josephine Groat, who occupied the building for six years. Cadmus Groat was engaged in the manufacture of industrial machinery in a factory on Front Avenue before he was employed by the Portland Ironworks, where he headed the flour mill machinery department.

The house was purchased in 1899 by Rachel Scales Gates, widow of John Gates, who had been Mayor of Portland from 1885 to the time of his death while in office in 1888. Mrs. Gates was a native of County Clare, Ireland and emigrated to the United States with her family as a child. In The Dalles, Oregon in 1867, she became the second wife of John Gates, who pursued a career as industrialist and inventor before his election as Portland's mayor. Rachel Gates made a home in the house on NE 22nd Avenue for her children and occupied the place until her death in 1933.

The house is significant under National Register Criterion C as clearly the distinctive example of Queen Anne architecture remaining in that portion of the Buckman neighborhood lying northerly of Burnside Street. It was included in the Portland Historic Resource Inventory and has since come to be regarded as one of the oldest and best representatives of its type in this section of northeast Portland.

About 1943 the house was converted to four apartments, though without appreciable impact, especially to exterior elevations. Many original features remain on the interior, including the staircase and all aspects of the parlor, sitting room and dining room.

The distinguishing characteristics of the house are its size and situation on a graded double corner lot and the variety of its finish details. The building is organized on a longitudinal plan, facing east. Its main, hip-roofed volume presents the picturesque asymmetry, the gable-roofed polygonal bays, the variety of porches and balconies, and the articulated chimneys imitating clustered flues so typical of the Queen Anne style. The siding is primarily ship lap with a wide belt course and gable end of patterned shingles. Gable verge boards and the pedimented entrance section of the veranda have especially fine ornament, both repeating geometric motifs and pierced organic motifs of the kind associated with the Eastlake tradition.

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The Gates House is of interest, but is not nominated for its long association with Rachel Gates, widow of Portland Mayor John Gates. She was an Irish emigrant who came to this country in 1855. He was a construction engineer for the Oregon Steam Navigation Company, which monopolized river transportation on the Columbia and Willamette Rivers. During his tenure there he built a large fleet of steamers, over twenty five in number, and patented over thirty inventions and mechanical improvements. He was elected Mayor of Portland in 1885.

The Gates house is Queen Anne in style, with Eastlake detailing, and is the most opulent example of this style in the immediate neighborhood. It exemplifies the period trend to construct large and grand residences that have irregular rooflines with various roof forms of different heights, and is significant under Criteria C, and the applicable area of significance is Architecture. The house was built in 1892 for Cadmus and Josephine Groat by an unknown builder.

In 1890 all of lots 9 & 10 Dunns Addition, was purchased by a manufacturing company by the name of Williams and Groat, Multnomah County Deed Records; Vol 11, 144, pg. 240. On August 30, 1892 Josephine and Cadmus Groat took out a mortgage with C.J. Investment Mortgage Security Company; Vol.26, 124/194. Cadmus and Josephine Groat list this address as their residence in the 1893 Polks Portland City Directory.

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The city center of Portland is across the Willamette River, which is 22 blocks west. East Burnside was, and still is the main arterial for the area, and it is located one block south. The Burnside Bridge had not been built at the time the house was built, and the nearest access to downtown Portland was provided by the Stark Street ferry which made as many as fifty seven crossings a day. (Oregonian, Monday April 16, 1984). After the bridge was built in 1894 this area rapidly developed. A year after it was completed 30,671 footmen and 7,745 teams crossed the Burnside Bridge in one week, (Ibid.).

Cadmus and Josephine Groat lived there from 1892 to 1899. Cademus Groat was a specialist in flour milling equipment, and he was in business with Thornton Williams manufacturing flour mill machinery, saw mill, brick and wood working machinery and dry kiln apparatus. Their company was located on N. Front Avenue. In 1896 Cadmus went to work for the large Portland company, The Portland Ironworks in the important position of manager of the flour mill machinery department. He served in that capacity for several years and by 1915 he was the Pacific Coast Agent for Huntly Manufacturing, manufacturers of machinery. By 1920 he was working for Brinkly Supply Co. (Polks Portland City Directory, 1890 to 1920.) He lived at 717 East Burnside Street from 1899 to 1906. That residence still exists. He drops from the records without a trace after 1920, and his birthplace and hometown remain a mystery.

Rachel Gates purchased the house in 1899 from Cadmus and Josephine Groat. Rachel was the widow of John Gates, who was mayor of Portland when he died. John Gates had been a resident of Portland since 1850, being originally from Maine. He came west with two of his brothers to strike gold in California in 1849. He was unsuccessful in the gold fields, and by 1850 he was in Portland and an engineer in a sawmill located at the foot of Jefferson street. He put in operation the first planing machine and the first sash and door machinery in Oregon. In 1860 he became chief engineer and had part interest in the Oregon Steam Navigation Company. He was with the company and its successors from 1860 to 1885 when he was elected mayor. (Lockley, History of the Columbia River Valley from The Dalles to the Sea, Volume 3., 1926) There were many boats constructed under his supervision. "He built a large fleet of steamers of which the following is a

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list of the principal ones: Orient, Occident, Almota, Wide West, R.R. Thompson, S.G. Reed, Daisy Ainsworth, Autocrat, Hassalo, D.S. Baker, Anna Faxon, Wyatchee, Oneonta, Washington, Harvest Queen, Mountain Queen, Emma Hayward, Henry Villard, John Gates, Spokane, Bonita, Welcome and Dixie Thompson." (History of Pacific Northwest, Vol.2, pg.332, 1889.)

He was know for his remarkable inventive genius. He patented an improvement on the monkey wrench before he was twenty. This was during his tenure with his cousins firm in Worcester, Maine, the Coe Brothers. They retained the patent. During the first ten years with the Oregon Steam and Navigation Company he took out twenty seven patents. His inventions include the Gates hydraulic Steering Gear, a spark arrester for steamboats, a sectional boiler, and several patents for steam pumps.

John Gates' first wife Mary Blodgett died in 1860, leaving three children, Fred, Harriet and Mary. After his wife died he sent them to live with relatives on the East Coast, and took up residence in a hotel suite in downtown Portland.

Rachel Scales Gates was born in County Clare, Ireland March 31, 1847. She had a twin brother who died when they were sixteen. She came to the United States with her family when she was eight years old, and they took up residence in North Vassalboro, Maine, where her cousins ran a woolen mill. In 1866 she came to Portland by way of the Isthmus of Panama. When she first arrived the hotel did not have a room for her, and they put her in John Gate's suite of rooms since he was out of town. She became facinated with him by just looking at his rooms, but did not meet him until a year later at a party. (Personal Communication, Jean Gates Gardner.)

They were married at The Dalles on September 4, 1867. They moved into a big house at 324 S.W. 2nd in Portland. That house is no longer extant. To the new Mrs. Gates' suprise, John Gates had children from his first marriage, and he had them sent to Portland. The oldest one, Fred, was only a year younger than Rachel. When they first met the children were instructed to call her 'mother'. By all accounts the children became devoted to Rachel, and she had four additional children with John; Nellie,

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William, Edna and John. (Gates Family Communication).

In 1885 John Gates was elected mayor of Portland, "giving to the city a progressive and businesslike administration. Later he became a runner-up for the governor's nomination." (Fred Lockley. History of the Columbia River Valley from The Dalles to the Sea.) John Gates died in office in 1888, at the age of 61. Rachel was 38 at the time of her husband's death.

She purchased the house in 1899, and her daughter Edna and her son John lived with her. John was an electrician, and Edna taught music lessons at the house. By 1910 Rachel's step daughters, John's daughters from his first marriage, Minnie and Harriet were living in the neighborhood. One lived a block away on Couch Street and N.E. 20th and the other on Couch Street and N.E. 14th. Rachel's occupation was managing the household, and she was devoted to her family. Her grandchildren remember her telling them Irish fairytales, and singing Irish songs while Edna played the piano. Her son William became a ship captain, and brought exotic gifts and furnishings to her from the orient. Rachel died November 16, 1933. The Oregonian eulogized her as follows: "Mrs. Gates whose memory went back to days when the city was a mere straggling village on the west bank of the Willamette River, took a keen interest in the growth and development of her home city." Oregonian, November 17, 1933.

Edna Gates never married and continued to live in the house until ca. 1950. The residence was converted into four apartments in ca. 1943 during the housing shortage caused by the influx of workers brought in to work at Portland's shipyards for the war effort.

Queen Anne in style, the building has Eastlake detailing in the porches. Although there are other homes in the neighborhood of the same period, none approaches the grandeur of this building. Its imposing appearance is enhanced by the high brick foundation and the siting of the edifice on a lot which was graded six foot higher than street level. The facade is asymmetrical in composition with a vertical emphasis.

This building is one of the earliest structures still extant in the area. The Historic Resource Inventory of Portland identifies

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several properties in the vicinity besides the Gates House: A residence at 2114 E. Burnside, built in 1897, which is now an apartment building; An American Basic style residence built in 1901; and the nearest identified resource is a Colonial Revival residence at 114 NE 22nd, built in 1910.

The house is generally well preserved on the exterior, and many of the rooms, and decorative elements on the interior are intact inspite of the ca. 1943 conversion to four apartments. The current owner is rennovating the building, and has plans to put back in place some of the elaborate porch detailing that is illustrated in an early photograph.

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Joseph Gaston, Portland, Its History and Builders, Vol. III, pg. 283-285.

Fred Lockley, History of the Columbia River Valley from The Dalles to the Sea, Vol. II, pg. 846.

E.Kimbark MacColl. The Shaping of a City, Business and Politics in Portland, Oregon 1885-1915, Georgian Press, Portland 1976.

North Pacific History Company, History of Pacific Northwest-- Oregon and Washington. 1889. Vol 2, pg. 332.

Oregonian, Funeral of Mayor Gates, May 1, 1888.

Oregonian, Obituary for Mrs. Rachel Gates, November 17, 1933.

Oregonian, Sharon Wood; Burnside Bridge Helped Portland... April 16, 1984. Oregon Historical Society, Vertical File, Burnside Bridge.

R.L Polk and Co. Inc. Portland. Polks Portland City Directory, 1888-1950.

Sanborn Map: Portland, Ore. 1901, corrected to 1908. Vol. II, pg. 184.

Interviews:

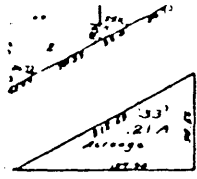
Stuart Gates, July 1988. July 17, 1988.

Elizabeth Gates Gordon, July 1988. Several Occasions.

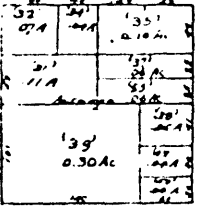
Gene Gates Gardner, July 15, 1988.

Rachel Gates Robinson, July 15, 1988.

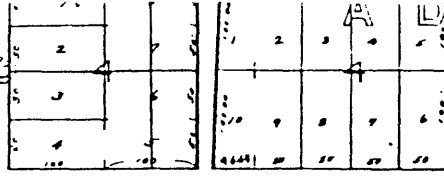
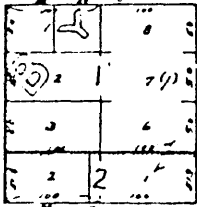
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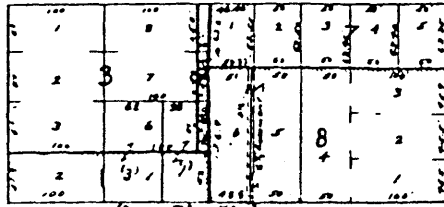
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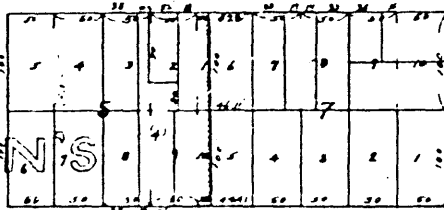
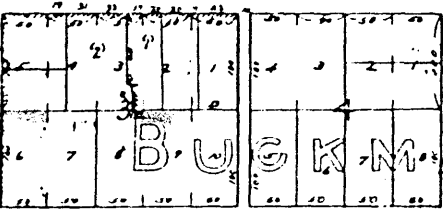
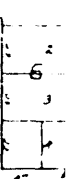
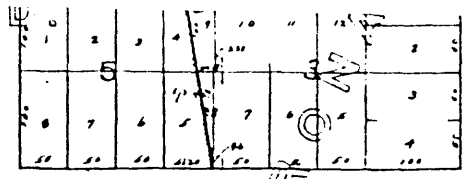
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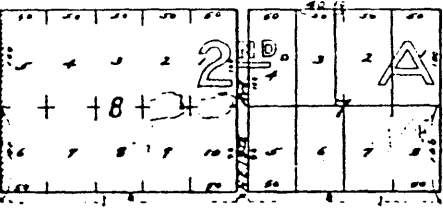
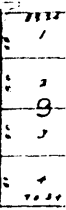
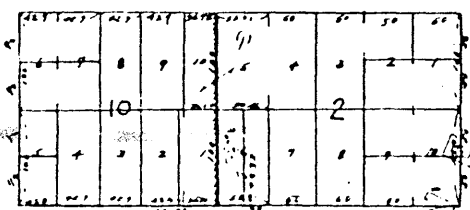
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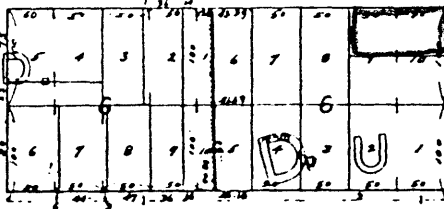
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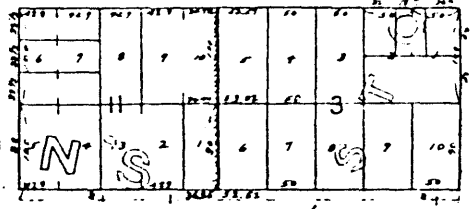
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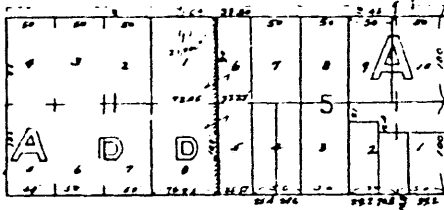
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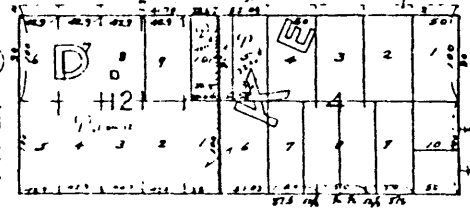
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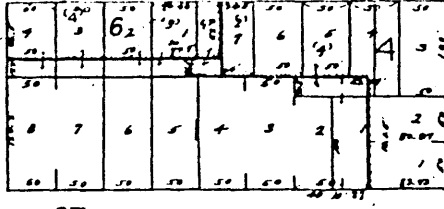
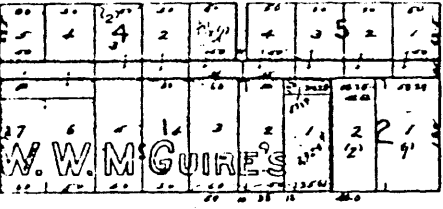


AVE.

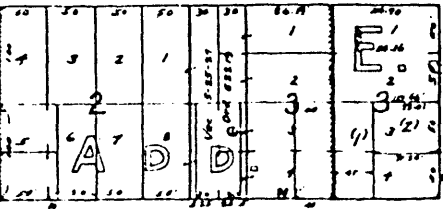
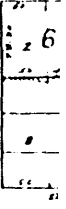
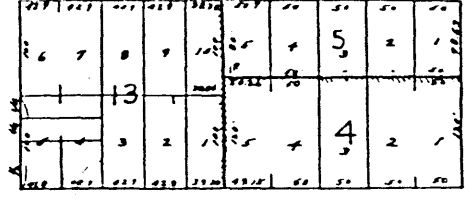


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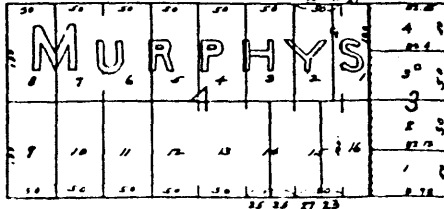
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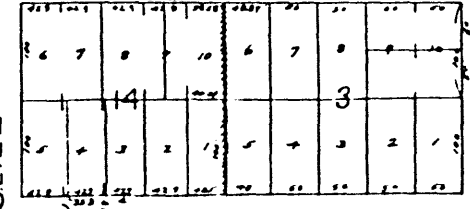
ST.



SE 20TH.

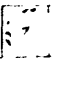
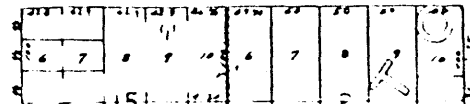
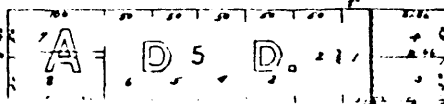
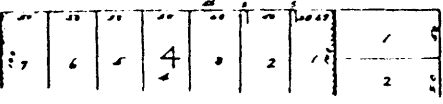


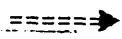
SE 22ND.

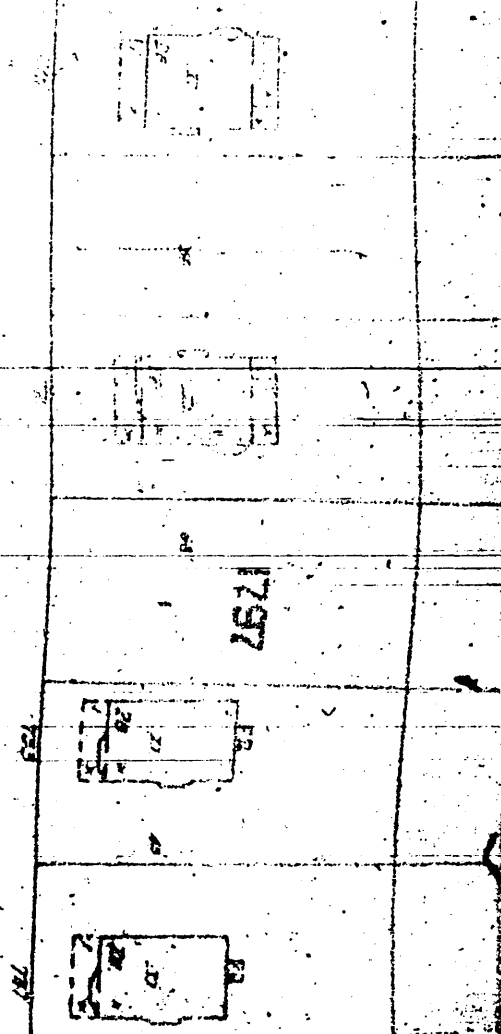
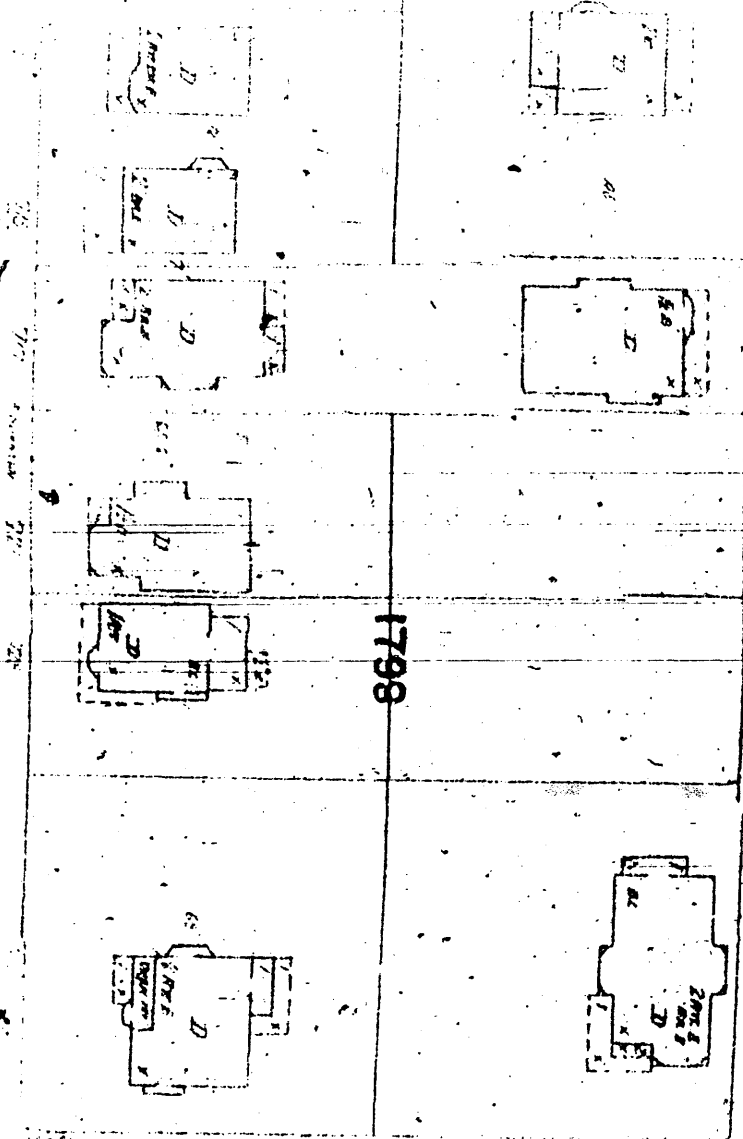


SE 24TH.

ST.



NORTH 

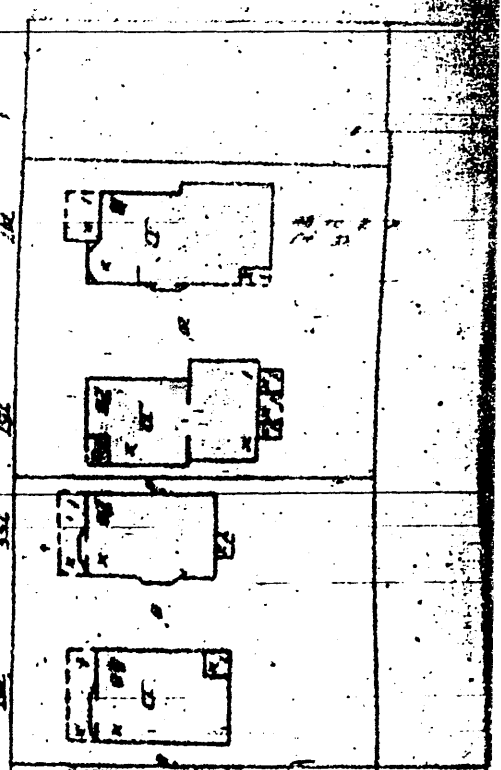
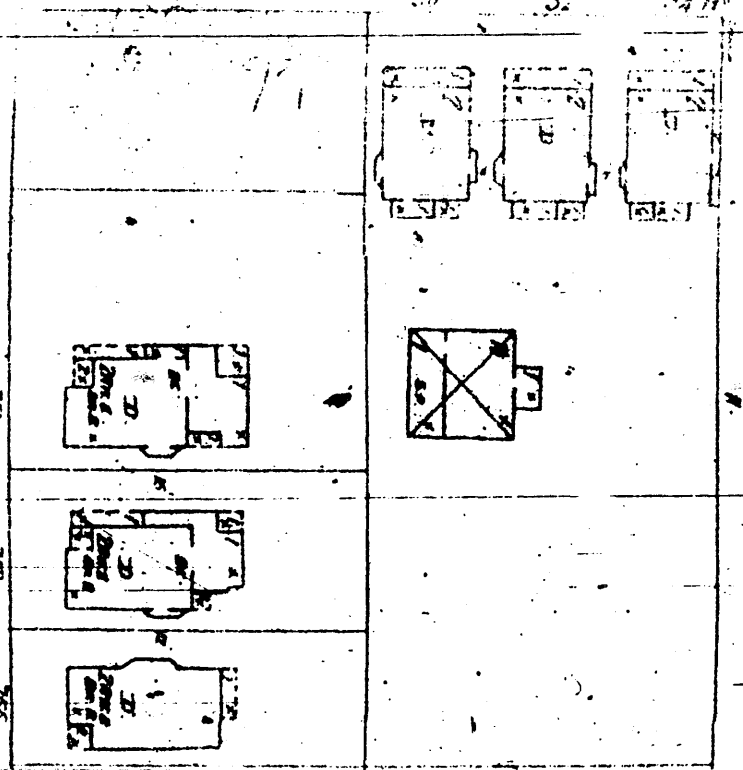


E. 22ND ST

60 ft wide

E. BURNSIDE

60 ft wide



E. COUCH