

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name Thompson, Lewis C. and Emma, House (preferred)

other names/site number Glenbrook Farm; Meyer/Thompson Place

Name of Multiple Property Listing N/A

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

2. Location

street & number 12789 Meadowlake Road not for publication

city or town Carlton vicinity

state Oregon code OR county Yamhill code 071 zip code 97111

3. State/Federal Agency Certification

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

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

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

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

 Signature of certifying official/Title: Assoc. Deputy State Historic Preservation Officer Date 3/30/2018

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

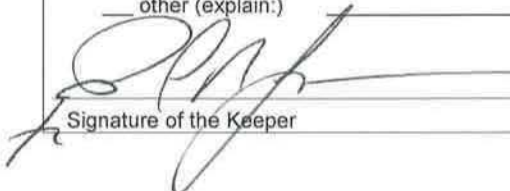
4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

 Signature of the Keeper Date of Action 5/11/2018

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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	
1	2	buildings
		site
		structure
		object
1	2	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN: Stick/Eastlake and
LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS:
Bungalow/Craftsman

Materials
(Enter categories from instructions.)

foundation: WOOD: CONCRETE
walls: WOOD: Shingle, Shiplap

roof: ASPHALT: Composition shingle
other: BRICK (Chimneys)

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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. and Emma Thompson House is a 1.5-story, cross-gabled farmhouse located about three miles west of Carlton and one-quarter mile south of Meadowlake Road in unincorporated Yamhill County. The house was built ca. 1892 in the Stick Style and substantially remodeled by the original owner in the Craftsman-style in 1911. The house faces north at the end of a long driveway shared by one other home and several outbuildings associated with it on a separate parcel, built in 1912; otherwise, the Thompson House is surrounded by extensive agricultural lands planted in orchards and field crops. The Thompson house carries elements associated with the original Stick-style design, as well as elements associated with the 1911 Craftsman remodel, including its large brick chimneys that once served the original six fireplaces in the structure, steeply pitched gable roofs, a broad, Craftsman-style front porch, single, paired, and triple one-over-one wood sash windows, muted classical detailing, and coved shiplap siding on the ground floor with shingle siding on the upper floor. The interior retains original trim and finishes, wainscoting, fireplace mantles, and ceilings, 10' in height. The result is a house that architecturally reveals the transition from a nineteenth century, Victorian design ethic blended with the early twentieth century design ethic captured in the Craftsman style. The property also includes a non-contributing one-car garage located west of the house that was recently developed from a ca. 1960 carport that was previously attached to the house, and a non-contributing well house that appears to have been built from salvaged historic materials.

Narrative Description

LOCATION AND SETTING

The Lewis C. and Emma Thompson House is located at 12789 Meadowlake Road, in unincorporated Yamhill County. This area is found west of the Yamhill River, at the western margin of the fertile farmlands of the Willamette Valley, with the foothills of the Coast Range rising immediately to the south and west. The house sits on approximately three acres, three miles west of Carlton and one-quarter mile south of NW Meadowlake Road in Yamhill County. The property is treed with walnut and oak trees, largely surrounded by extensive filbert orchards and open agricultural lands once associated with the Thompson House, and now incorporated into other surrounding properties. The Thompson House is located at the end of a long driveway shared with the neighboring 1912 Paolo-Thompson House (formerly the R. R. Thompson, Jr. house, outside the nominated area) and associated outbuildings.

EXTERIOR DESCRIPTION

The balloon-frame house sits on a post-and-pier foundation and has a cruciform plan. Attachments include shed roofs filling the corners, and a 2017 gabled addition to the rear that replaced a collapsed historic-period attached woodshed, matching it in location, size, and dimensions. Three corbelled brick chimneys, one being particularly massive, top the steeply pitched gables. The front facade, which faces north, is dominated by the second-story gable and one-story, hipped roof porch, which is supported by shingle-clad, battered posts on a solid rail. The exterior of the house is clad in drop siding on the first floor and wood shingle siding on the second floor. Windows are composed of one-over-one, double-hung wood sash, placed individually and in pairs, with simple surrounds and corniced cap molding.

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North (front) facade

A large, covered porch shelters the front entry doors. The porch has a solid, shingled rail and substantial shingled posts supporting a hip roof. Wide concrete steps lead to the porch and the main front door, which is located on the west side of the back wall of the porch. This door is in the Victorian style, with a single light in the upper portion. A secondary entry door is located on the east side of the porch. To the left of the main door is a paired window separated by a broad mullion, with one-over-one-lights, simple surrounds, and crown molding. These windows are typical of those found throughout the house. Above the hip roof of the porch is the steeply pitched, second story gable, which has narrow eaves and a plain frieze board. This shingled gable also features a paired window, centered under the gable end. Visible adjacent to the gable, to the right, is a hip roof, which covers what was once the tall square tower of the Stick style home. Also visible from the front of the building are two of the tall, corbelled chimneys on each of the ridgelines.

West side facade

The west side facade of the house displays the gable face of the main cross gable at about the center of this facade. Original features include a canted bay at the ground level with a shed roof (a characteristic of the Stick style). The shed roof sheltering the bay is supported by large truss style brackets in the Stick style. The first story window bay is surmounted by paired, double-hung windows of the same design as the windows on the front-facing gable. The configuration of the gable, with its steep pitch and plain frieze board, also matches that of the front gable. Visible above on the east-west ridgeline is the largest corbelled chimney. At the second level, on the north side, is a single double-hung window. To the right of the centered gable is a secondary entry within a one-story addition that leads to a mudroom and then the kitchen. The entry door, which displays a two-over-two-light window in the upper portion, is accessed via three enclosed wood steps. To its right are two windows, which front into two different bathrooms. Until recently, a moderately pitched, one-story gabled addition that was historically the woodshed was located to the rear (south side) of the building. This addition was failing and approaching a ruined state (see Figure 22). This was recently replaced with a new addition with the same footprint and roofline.

South (rear) facade

The south elevation of the house includes the shingled upper floor of the two-story cross gable volume, the south side of the mud room/bathroom enclosure on the ground floor, west side, and the rear face of the recent rear addition (built to replace a collapsed wood shed of matching proportions). Two one-over-one, double-hung windows are visible on the cross-gabled volume, one on each side of the gable peak of the addition.

East side facade

The east side facade displays the east face of the cross gable at about the center of this facade. This gable face displays many of the same characteristics as the other gable faces on the main body of the building, with the exception that this roof has a shallower pitch. At the ground level is a paired, double-hung window. Above is another paired window, in vertical alignment with the windows at the lower level. To the right of this central gable is a one-story, pop-out bay that is covered by a low-pitched shed roof. This bay, which displays set of three, one-over-one-light windows, is an extension of the living room. It has a side access door to its left, covered by a shed roof supported by one angle bracket and accessed via enclosed wood steps. To the left of the central bay are set of three, single light windows that light the kitchen at the rear of the house. Above, at the second level, is a small gabled dormer that displays one double-hung window. Visible to the left is the new rear addition that replaced the former woodshed.

INTERIOR DESCRIPTION

All rooms in the Thompson House contain the original shiplap walls and the majority of the original doors, windows and hardware are still intact. The original door hinges are ornate cast metal. The majority of the door and window trim is still intact, including the original six fireplace surrounds and mantels. One

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fireplace was bricked up when the firebox was absorbed by the enlargement of an adjacent (back-to-back) fireplace. The house contains the original tongue-and-groove fir flooring throughout; the flooring in the kitchen is laid diagonally. Lower-story rooms have ten-foot ceilings and upper-story rooms have nine-foot ceilings, also clad in shiplap.

Lower level

Entrance hall and stairway

There are two doors off the front porch. The door in the northwest corner of the front porch (referred to hereafter as the front door) leads into an entrance hall with access into the living room and study at the end of the hallway and a stairwell (which was once topped by an imposing tower with a tall hipped roof) which leads to the second floor. The stair well winds to the left as it rises and is lit by a double-hung window at the top and a fixed leaded glass window at the bottom. This window is on the right as you enter from the front door. The front door appears to date to the 1911 remodel. The banister in the main stairwell is varnished wood with turned balusters and a large turned newel post. The door on the northeast side of the front porch leads directly into the living room.

Library/study

At the end of the front entrance hall is the doorway to the library/study. This room contains the original canted bay window on the west wall, which is composed of three double-hung windows, one on each face of the bay. The original fireplace was bricked over at some point to enlarge the fireplace in the dining room. The east wall has a doorway into the dining room and the south wall has a doorway onto the mudroom.

Mudroom

The mudroom is accessed from the exterior by a door to the west. This small room was originally a porch as shown in the earliest photos (see Figure 11) and evidenced by the sloped floor and large thresholds into adjacent rooms. It was probably enclosed during the 1911 remodel to accommodate an interior bathroom. The bathroom (south of the mudroom) was also part of the original side porch. The mudroom has a sloped floor of tongue-and-groove fir. Walls are sheetrock applied over shiplap and exterior drop lap siding. Interior doors open into the study, kitchen, and bathroom.

Bathroom

The bathroom was added by enclosing the side porch, which also created the mudroom. The toilet, plumbing fixtures and tiled floor are modern additions.

Living room

The living room is a large open room with a wide opening leading to the dining room and a smaller doorway leading to the entrance hall. Three additional doors lead directly to the exterior, two to the north onto the front porch and one to the east. The entrance leading into the dining room has Craftsman-style double tapered posts above short walls on either side of the opening. The original baseboards extend around the perimeter of the room. An original fireplace is on the south wall where it recently had a wood stove in front of it that has since been removed. Three side-by-side, double-hung windows are on the east wall. On the north wall are two side-by-side (paired) double-hung windows; these windows replaced the three-window octagonal bay that was removed when the present front porch was added.

Dining room

The dining room has two side-by-side, double-hung windows on the east wall. Built-in cabinets line the west wall in addition to the original fireplace, which was enlarged, probably during the 1911 remodel. A door to the kitchen is on the south wall, one to the study on the west wall, and an entry to the living room on the north wall.

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Kitchen

Cabinets line the east wall of the kitchen with three pocket windows above the sink. One upper cabinet contains the original cold press. The south wall contains the brick chimney for what would have originally served as a wood cook stove and floor-to-ceiling built-in cabinets including one that has a boarded-up window that originally would have opened onto a breezeway. This may have been a pie safe. The north wall has a narrow staircase (referred to hereafter as the servant's stair) that leads upstairs to two small bedrooms (referred to hereafter as the servant's rooms). The west wall has a doorway into the mudroom. The south wall has a doorway to what was originally the pantry and woodshed. The kitchen contains the original bead board wainscot topped by a chair rail with shiplap above. A concealed door in the bead board wainscot accesses the space below the servant's stair. This space is also accessed by a man door (door is missing).

Upper level

The stairway from the front entrance hall leads to the second floor landing. This landing has a single, double-hung window facing west and stairwell railing that matches the stair bannister. The landing was originally topped by a tower with additional windows. The landing opens onto two of the five bedrooms that make up the second floor.

Main bedrooms

The front three bedrooms (northernmost) are the largest of the five and each has an original fireplace. Each of these main bedrooms also has two side-by-side, double-hung windows. The north bedroom has a crawl-in closet on the west side of the room. This bedroom has doors opening onto the landing at the top of the main stairway and into the east bedroom. The east bedroom has doors into the north and west bedrooms and onto the landing at the top of the servant's stair. The west bedroom has a closet on the east wall and doors that open onto the main stairwell landing, into the east bedroom and into the west servant's room.

Servant's bedrooms

There are two small bedrooms on the south side of the second floor. The rooms are smaller here, with no fireplaces and fewer windows than the main bedrooms. These rooms would have received heat from the wood cook stove brick chimney, which passes through them on a common wall. They have access to the servant's stair that leads down to the kitchen and into the main bedrooms. The east servant's room has an alcove for a closet and the west servant's room has a varnished panel door with ornate cast spring latch for access to the knee wall space.

ALTERATIONS

Alterations within the Period of Significance (1892-1911)

A significant remodel to the house was undertaken in 1911, the completion of which represents the close of the Period of Significance. This date is based on the May 3, 1911 date found inside a wall of the addition and a reference in the Yamhill County historical survey that the tower was removed sometime after 1910. With this remodel, L.C. Thompson updated his Stick style home with Craftsman-style features, as well as removing some Stick style features. The front porch was added and the bay windows on the north side were removed (the roof structure for the bay still exists, concealed in the porch roof attic). The porch located on the southwest side of the dwelling was enclosed, and is now a small mudroom and bathroom. A sink was installed in the mudroom and a toilet and claw foot tub were installed in the bathroom. The woodshed on the south side of the house, which was originally attached to the house by a breezeway, was enclosed. The hip roof sheltering the side porch was covered by a gabled roof. Shingles were applied to the upper gable ends on all faces of the house. The tower over the front stairwell was removed at some point, probably as part of the Craftsman makeover.

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Alterations after the Period of Significance

In approximately the 1960s, a one-story attached, partially-enclosed carport was added to the west side of the dwelling. The carport had two bays, enclosed on three sides, v-groove drop siding, and a shed roof with a very low pitch. In 2016, the carport was separated from the house, and adapted into a free-standing, non-contributing, gable-roofed garage, separated from the house by approximately ten feet. More recently, additional changes to the building were undertaken in consultation with the SHPO, under the auspices of the Oregon Special Assessment program:

- A partially collapsed, one-story woodshed attached to the rear of the building was removed and replaced with an addition with the same footprint and roofline.
- The 1960s one-story carport that had been attached to the building (and was concealing character-defining features) was converted to a one-bay garage that is now detached from the house and has a new gable roof.
- The window in the mudroom, located on the west elevation toward the rear of the house, was replaced with two small square windows made of vinyl.

OUTBUILDINGS

The two non-contributing resources on the site are a well house and a detached garage. The well was drilled in 1977 to replace the adjacent hand dug well that was originally topped by a water tower and windmill (partially pictured at the edge of Figure 4). The well house is located to the southeast of the house and may predate the well, or may have been assembled from old building materials. It is clad with similar (though narrower) drop siding to that found on the house and has a shallow-gabled roof. In 2017, the detached garage was created by demolishing most of the ca. 1960 carport, removing the attachment to the house and adding a new roof. The one-car garage thus created is located approximately 10 feet west of the house.

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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

1892-1911

Significant Dates

1892, Initial construction

1911, Substantial Craftsman-style remodel

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

N/A

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Period of Significance (justification)

The period of significance is 1892 to 1911, beginning with construction of the house, and ending following the second major phase of construction, altering the house from its original Stick Style to its present Craftsman Style.

Criteria Considerations (explanation, if necessary) N/A

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).

Constructed ca 1892¹, the Lewis and Emma Thompson dwelling located on the estate once known as Glenbrook Farm (see "Certificate of Farm Name," Figure 8) is locally significant under National Register Criterion C in the area of Architecture. The Lewis and Emma Thompson House is a unique representation of the transition from nineteenth century Victorian era design motifs, focusing on verticality, applied ornamentation, and complex rooflines, to the early-twentieth century beginnings of the modern approach to residential design, placing emphasis on horizontality of massing, the opening of floorplans, and ornamentation that reveals and celebrates structural elements. This shift, representing a near-complete abandonment of earlier design approaches to residential architecture, has come to define how residential design fundamentally changed to a recognizably modern format still employed today. This event is well-captured in the Thompson House through its conversion from Stick Style to Craftsman Style in 1911, resulting in an uneasy blending of the two. The house retains integrity of location, setting, design, materials, workmanship and association to the Period of Significance, which begins in 1892 with the house's initial construction in a quintessentially Victorian style, and concludes in 1911, with the completion of a major stylistic revision into the quintessential early-modern style, the Craftsman style. The result is a complex building that straddles these two opposing design forces, clearly exhibiting elements of both periods.

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

Context: Early Development of the Carlton Area

The Carlton area had been settled and was being widely farmed by the 1860s. The first post office in the area was at a stagecoach stop and blacksmith shop at the home of Wilson Carl, known as Mountain House.² Mountain House was adjacent to the land that Robert R. Thompson bought and Lewis C. Thompson developed into Glenbrook Farm. Carlton was the commercial center for the farming area.

In 1874, a railroad was built from Portland to St. Joseph. The farmers in what would become the Carlton area petitioned the railroad to put a stop closer to them to allow them to ship their products more affordably. The railroad added a flag stop that then became a regular stop and the city of Carlton grew up around it.

It is likely that proximity to the Mountain House, then the center of the farming area, would have played into Robert R. Thompson's decision to buy the land he did. At this point he had diversified from his shipping and rail interests into land speculation and development. Choosing farmland along a future rail line would have been a good investment strategy. Wilson Carl went to Portland and petitioned the railroad when they were

¹ The property was purchased and occupied in 1872 (in a pre-existing house elsewhere on the property), but the only verifiable date that was found for the building was 1892, based on an 1893 publication that mentions it (see Hines, Harvey K., "Lewis C. Thompson," *An Illustrated History of the State of Oregon*). A house in this style would typically date to earlier than 1892 in the general Portland area, but 1892 is the only construction date reference that was found in the research. See also footnote 13 below.

² City of Carlton, Oregon Web Page: "History of Carlton" link, <http://www.ci.carlton.or.us/>

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planning their route.³ The original plot showed the rail line coming over the mountain west of Carlton. This would have placed it very near to the Mountain House and Glenbrook Farm. The final route of the rail line and stop turned out to be east of the Yamhill River. This decision shifted the center of commerce from the Mountain House area to what would become present-day Carlton. Presumably, the altered route was chosen due to the ease of the terrain but it was also common for landowners to petition railroads to build near them, thereby increasing their property values. While no direct evidence has been found, it may be that Robert R. Thompson purchased Glenbrook Farm as a land speculation venture with hopes to develop it after the railroad was built. At the time, he was actively engaged in land speculation and was one of the incorporating members of the Oregon Central Railroad (West Side Company), which was planning the railroad to St. Joseph. Further research in this area may uncover a direct connection between the planning of the rail line and Robert R. Thompson's purchase of Glenbrook Farm.

Context: The Thompson Family and the History of Glenbrook Farm

Three generations of the Thompson family are associated with Glenbrook Farm and the Lewis C. Thompson house. However, it was Lewis C. Thompson, Robert R. Thompson's son, who lived in the house from 1892 to 1928 and ran the successful Glenbrook Farm, ably managing this aspect of his father's estate. L.C. Thompson's son, R.R. Thompson, Jr., also lived in a separate house on the property from 1912 to 1936, but as can be seen in the following narrative, the youngest Thompson made his career as the Carlton Fire Chief, and did not continue his father's vocation as a farmer and businessman.

Robert R. Thompson

Robert R. Thompson, the father of Lewis C. Thompson, was born in Pennsylvania in 1820 and immigrated overland in 1846 to Oregon with his wife Harriet Bell Thompson. Thompson was a cabinetmaker and was engaged in milling until 1850, when he went to California to take part in the gold rush. He later took a Donation Land Claim at The Dalles and in 1856 built the first steamboat on that section of the Columbia River. Thompson and his partners later formed the powerful transportation monopoly, the Oregon Railway & Navigation Company. In 1872, Robert R. Thompson purchased 2,000 acres in Yamhill County. The land, including this house site, incorporated several former Donation Land Claims. It was purchased from land claimant, William L. Adams, on September 3, 1872 for \$20,000 in gold. The land claims of Adams and his brothers Sebastian, Oliver and John McBride were included in this transaction.⁴

Robert R. Thompson is an historically significant figure in Oregon for his contributions to transportation, commerce and his service on the Portland City Council. He is also historically significant in Carlton, as evidenced by his role in the naming of the city of Carlton, as well as his investment in the largest farm, at the time, in the area. According to Louis A. McArthur in his book *Oregon Geographic Names*, "A.E. Bones, postmaster at Carlton, wrote in Oct. 1925, that the place was named for John Carl, Sr., and that it was done at the request of Robert R. Thompson of Portland at the time the west side railroad established a station there about 1874. Carl was an early settler in the neighborhood and Thompson owned a farm there."⁵ This is one of two competing stories regarding the naming of Carlton. The other states that it was named for Wilson Carl, possibly of the same family as John Carl Sr.

While Thompson never lived at Glenbrook Farm, his impact on the area was significant and the surviving house at Glenbrook Farm helps convey his impact and the scale of his investment during this pivotal time in the development of Yamhill County. An article entitled, "Early Portland Family's Carlton Connection. R.R. Thompson's Foothills Farm Was Arguably Western Oregon's Finest," in the February 17, 2007 issue of the *News Register* recounted his importance to the area. The author stated, "From the 1850s through the 1920s,

³ City of Carlton, Oregon Web Page: "History of Carlton" link, <http://www.ci.carlton.or.us/>

⁴ O'Brien, "Paola/Thompson Place," *Yamhill County Cultural Resources Inventory*, August 9, 1984.

⁵ Carl's Mountain House was located just over a mile from the house at Glenbrook.

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the influence of a handful of early Portland families had a major impact throughout Oregon. And the Yamhill Valley was no exception. Probably the single most prominent among the family patriarchs was a man who amassed a fortune building frontier infrastructure, then set his sights on the area's rural riches: Robert R. Thompson..." Robert R. Thompson amassed a significant fortune through his diverse investments in steamship navigation (building the first steamboat on the Upper Columbia River), railroads, milling and land development. After selling his share of the Oregon Steamship Navigation Company, he moved to California where he lived in San Francisco, then Alameda. In Alameda, he built a mansion and created a water system for the city. After the mansion he built in Alameda was destroyed by fire, he purchased a large tract of land on Santa Monica Bay and founded the city of Redondo Beach with J.C. Ainsworth, one of his partners in the Oregon Steamship Navigation Company.⁶

Thompson's fortune allowed him to purchase Glenbrook Farm and support the career of his son Lewis C. Thompson and his other descendants. As a result, L.C. Thompson was able to develop Glenbrook into one of the finest farms in the region. L.C. Thompson's success as a farmer also allowed him to step in and save the Carlton State and Savings Bank, when it was in threat of collapse, thus preserving the investments of the farmers and businessmen in the area.

Lewis C. Thompson

Lewis C. Thompson was born August 23, 1847, in Oregon City. He was the son of Robert R. and Harriet Bell Thompson. As a young adult he served as a clerk and telegrapher in his father's offices in The Dalles. In September of 1872, Robert R. Thompson purchased the land that would become Glenbrook Farm and had a house built. He installed his son Lewis to live at and manage the farm. This massive land holding was utilized in the production of grain, stock raising, including horses, principally Norman, Percheon, and Hamilton breeds, and Durham cattle. A steam plow was purchased from England for \$12,000 and Chinese laborers were used to clear the land of scrub oak. The Chinese laborers transformed 640 acres into an "English Manor estate." Thompson even had a telegraph line extended to the farm in 1873.⁷ By 1912, L. C. Thompson owned 2,500 acres and had 800 acres under cultivation. Glenbrook Farm had become one of the premier farms of the Carlton area.⁸

Lewis Thompson was married to Emma M. Juker in 1870, who had immigrated to Oregon in 1852 with her parents. Her father was a sergeant at Fort Dalles.⁹ Lewis and Emma Thompson made the farm their home, raising their five children and living there until their deaths, Lewis in 1928 and Emma in 1929.

After his father's death in 1908, Lewis C. Thompson became president of the holding company jointly owned by his three sisters and three brothers. Under the auspices of the Thompson Estate Company, the family had extensive land holdings in Tacoma, Portland, and San Francisco. The Thompson heirs built the Multnomah Hotel and the Levins Hotel in Portland, as well as business structures on lots in San Francisco.¹⁰ Glenbrook Farm was purchased from the holding company and the family continued to reside there into the 1930s.¹¹

On January 20, 1922, a news story appeared that was entitled, "L.C. Thompson Saves Local Bank with \$19,500 Donation. Unprecedented in Banking History." The story involved charges of embezzlement on the part of the cashier at the Carlton State and Savings Bank, which sparked a run on its assets. In order to avert calamity, the state had to step in and with Thompson's generous donation, a reorganized institution was established, preventing the loss of many depositors' life savings (see Figure 19).¹² This event demonstrates

⁶ Hines, Harvey K., "Lewis C. Thompson," *An Illustrated History of the State of Oregon*. Chicago: Lewis Publishing Co., 1893.

⁷ "Oregon Items," *Sacramento Daily Union*, September 23, 1873.

⁸ O'Brien 1984.

⁹ Hines 1893.

¹⁰ The Multnomah Hotel was sold by the Thompson Estate Company to "eastern capitalists" in 1916 ("\$2,000,000 Hotel Sold," *Sacramento Union*, September 1, 1916).

¹¹ Beckham, Stephen Dow, "Thompson, (L.C.) House," *State of Oregon Inventory Historic Sites and Buildings*, March 8, 1976.

¹² Klooster, Karl. "Early Portland Family's Carlton Connection: R.R. Thompson's Foothills Farm was Arguably Western

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the importance of Lewis C. Thompson and the prominent role he played in the history of Carlton and surrounding area.

A biographical sketch of Thompson appeared in the 1912 *The Centennial History of Oregon*. In this entry, author Joseph Gaston, referring to L.C. Thompson, recounted, "Widely known in Yamhill County where he has spent much of his life, L.C. Thompson needs no introduction to the residents of his part of the state because his important business interests have brought him into contact with many. He is one of the foremost representatives of agricultural life in Oregon, his operations being carried on most extensively. Moreover, he is president of the Thompson Company, a closed corporation formed to manage the extensive property holdings of the Thompson estate on the Pacific coast."

Further documentation of Thompson's contributions appeared in *An Illustrated History of the State of Oregon* by Harvey K. Hines, published in 1893. In this history, author Hines states, "Lewis C. Thompson, one of the most prosperous farmers and stock-raisers of Yamhill County, is a native son of Oregon..." The author goes on to describe the upbringing of L.C. Thompson, his education, and the development of Glenbrook Farm. He also mentions that, "Mr. Lewis Thompson is now building on this property a large and handsome house with all modern improvements. It is situated on a beautiful elevation, and commands a fine and extended view of the surrounding country, including the lovely valley on which his farm is located. The river is seen winding in and out among the verdant grounds of the distant scene, looking like a silver ribbon from this point of view. Altogether it is as charming a place as anyone would care to see, while a home among these surroundings would be pronounced a paradise by many."¹³

R. R. Thompson, Jr.

R.R. Thompson, Jr., son of Lewis C. and Emma Thompson, was born at Glenbrook Farm in October 1892. In 1912, he had a house built next to the main house. The two houses remained part of Glenbrook until 1946, when the property was subdivided and the R.R. Thompson's house was sold separately.¹⁴ In 1936, he had a house built in Carlton, which is now operated as the R.R. Thompson Bed and Breakfast. He served the Carlton Fire Department for many years, including acting as Fire Chief. As Fire Chief he was instrumental in establishing the Carlton Rural Fire District. Formed in 1939, this was the first rural fire district in Yamhill County. Fire Chief Thompson helped secure and equip the first fire truck for rural use, a small Chevrolet.¹⁵

The Sale of Glenbrook

In 1912 or 1913, Lewis C. Thompson sold 940 acres of Glenbrook Farm. A *News Register* article entitled "Better than Money in the Bank" by Karl Klooster, published March 3, 2007, details the sale of the property and its transfer to the next two owners. It continued to be one of the finest farms in Oregon and an important part of the development of agriculture in the region. The next two owners, Winslow B. Ayer and then Frank Brown, developed this section of Glenbrook, which was described as "the farm's agricultural heart," into Foot Hills Farm. These owners were major players in agriculture in Oregon and the Northwest.¹⁶ Lewis C. Thompson was a significant person in the development of Carlton and the surrounding area. He contributed to the agricultural development of Yamhill County and, based on the Donation Land Claim map in the book,

Oregon's Finest." *McMinnville News Register*, February 17, 2007.

¹³ Harvey K. Hines notes the construction of the "large and handsome house with all modern improvements," in his book of 1893. The later history of Carlton says that, "It is believed the house was built shortly after the purchase [of the property in 1872]." (*Reflections of Carlton*, 1976:124). The property was purchased in 1872 and 'large amounts in improvements expended' ("Oregon Items," *Sacramento Daily Union*, September 16, 1872), including the installation of a telegraph line to the farm in 1873. L.C. Thompson moved to the farm in 1872 and no record of an earlier house was found. Therefore, it is assumed here that the house was constructed when Thompson moved to the farm (the elder Thompson built his 1873 house in Portland shortly thereafter).

¹⁴ O'Brien, "Paola/Thompson Place," *Yamhill County Cultural Resources Inventory*, August 9, 1984.

¹⁵ Carlton Elementary School Bicentennial Club, *Reflections of Carlton*, 1976.

¹⁶ Beckham, Stephen Dow. *Ayer (Winslow B.) House (Foothills Farm)*. State of Oregon Inventory, Historic Sites and Buildings. On file, Oregon State Historic Preservation Office, Salem, Oregon. 1976.

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Reflections of Carlton, was the largest landholder in the area. He died at Glenbrook Farm on August 25, 1928 at the age of 81.¹⁷

Architectural Context

The Stick Style

The Stick Style is a mid-Victorian-era style derived from the Gothic movement and its American domestic iteration, frequently called “carpenter gothic.” The style receives its name due to its extensive use of boards not only in the cladding of the house, but in creating division and subdivision of exterior surfaces and wall planes by applying the exterior ornamentation in such a way as to imply the framing of the house. Interestingly, although the application is typically done in a way that recalls timber-framing, such as is seen in the actual framing of medieval, especially Tudor-era buildings, by the mid-to-late nineteenth century, the buildings carrying this style were balloon framed, belying the function of the elements it sought to represent. The style sits squarely within the larger movement that dominated the Victorian period in architecture, referred to as “eclecticism.”

Victorian eclecticism is most frequently cast as a reaction to the previous major architectural design input, the Greco-Roman Revivalism of the early 19th century. In the United States especially, which attempted to draw a political and intellectual genealogy from the democratic and republican ideals of ancient Greece and Rome to the founding philosophy of the new country, the Greek and Roman temple forms were a formal reminder of those ideals, separate from those of its true parentage in English architecture.¹⁸ Although the early American style-makers initially looked to the ancient world as, in part, a way of avoiding derivative architecture based on English precedent, by the 1840s and 1850s, American architecture, including domestic architecture, was indeed beginning to follow in the steps of British trend-setters.

The Stick Style, described by McAlester as itself a transitional style between the mid-nineteenth century Gothic Revivalism and the later Queen Anne style of the late-nineteenth century, shares much with the Gothic Revival, especially in its embrace of asymmetry in creating architectural interest, along with the employment of extensive applied ornamentation. Advances in milling, especially the scroll saw, meant that many of the features that would otherwise be cast in stone or other materials, was replicated in wood, giving rise to the term “carpenter gothic” to describe them. In places like the Upper Midwest and Pacific Northwest, where wood as a building material occurred in seemingly limitless quantities, and of the highest quality, these advances were timely and much appreciated and embraced.¹⁹

The Stick Style is defined by the use of narrow boards on surfaces to mimic the half-timbering of earlier styles to both provide architectural interest and break up large flat wall planes, and attempt to capture the “honesty” of representing the structural components of the building as ornamentation.²⁰ In this case, while aiming to achieve this, it arrives at an aesthetic that honors structure, while not actually implementing it, as these features are applied over the balloon framing of the building, and are not integral to it. Nevertheless, the approach can be considered something of a foreshadowing of the later Craftsman style, where the functionality of structural elements comes forth into the design of buildings.

In terms of form, the Stick style again forms the connective tissue between the Gothic Revival, which early on held to the symmetry of the classical tradition, but later began to move away, and embrace asymmetry, and the Queen Anne style, which above all else, abhors symmetry. While very typically asymmetrical in plan, the Stick

¹⁷ “R.R. Thompson,” “Lewis C. Thompson,” Vertical files, Yamhill County Historical Society Research Library, Lafayette, OR (contains deeds, surveys, family genealogy, stock certificates, insurance certificates, marriage licenses, newspaper articles).

¹⁸ McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013. p.252, 336.

¹⁹ Foley, Mary Mix. *The American House*. New York: Harper Colophon, 1981. p.152.

²⁰ This notion of “architectural honesty” comes and goes throughout the history of architecture, and usually arrives in the form of reaction to overindulgence of ornamentation. Such a movement dominated the modern approach to architecture from the beginning of the twentieth century, with notable moments of exception.

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style generally holds to the “box” form with elaborations in the form of projecting gabled volumes, bays, towers, etc., where the Queen Anne style employs extremely complex forms, frequently combining arcs and planes, curved design features with square and rectangular (or even more complex) volumes. Where the Gothic Revival does little to vary wall surfaces, the Stick Style introduces varied orientation of boards (horizontal, diagonal, vertical) within areas enframed by the “stick” elements, while the Queen Anne goes to varied materials themselves to create complexity, such as horizontal and vertical boards, shingles, brick of varying hue, and stone, and sometimes all of these.

As these elements matured to their natural end in the Queen Anne style toward the end of the nineteenth century, with ever more and more applied ornamentation, a reaction against this approach became inevitable, and indeed arrived ca. 1900. Led by a new generation of architects trained in the Victorian period, but yearning to break free of the process of designing that increasingly resembled an ability to assemble pre-made pieces, architects increasingly looked to simplify designs, and rethink the process of designing a residence entirely. In the process, the Victorian architecture of the nineteenth century very quickly became a symbol of the “old,” “dusty” and the backward-looking, rather than leaning into the future, which at that time was beginning to seem limitless. With regard to the design of eclectic architecture of the 19th century, George McMath (architect and prominent historic preservationist) notes one contemporary critic stating, “it was not so important what historical period was used as that the design be executed with historical correctness. And the ingeniousness of the architect was measured by his ability to stuff a 20th century function into a first or 15th or 17th century package.”²¹ By the end of the first decade, the Queen Anne style was quite passé, and by the mid-twentieth century, they were symbolic of a past no architect wished to revisit. In 1951, prominent early Northwest modernist architect John Yeon said of the styles of the late-nineteenth century, “Much of the wooden architecture of the Victorian period can vanish un lamented. It was usually erected by carpenter builders copying published designs, festooning meaningless ornament over awkward proportions. The jigsaw and lathe ran amok, and millwork disease spread over the land.”²²

The Craftsman Style

The Craftsman Style, which emerged during the first decade of the twentieth century, was one of the first styles to emerge from the post-Victorian effort to abandon applied ornamentation and attempt to embrace new technology, new ways of using and subdividing space, and incorporate the structural elements of construction into the overall design of the building, exhibiting the skill of the craftsman (from whence the name derives). The Craftsman style has complex parentage.²³ As early as the mid-1890s, a collection of Chicago architects including Frank Lloyd Wright, trained in the Victorian era approach to domestic design, began to rethink one aspect in particular – the subdivision of the house and the definition of rooms. Where the Victorian era offered a strict division of space suited for certain types of activities (reading, leisure, entertaining, dining, cooking, sleeping, etc., all able to be closed off completely from other rooms) the new approach was to create an open plan that, while respecting elements of division of use – there was still a definite dining room and bedroom, the divisions between these spaces became less defined, often noted only by a wide opening with all the trim of a doorway, but without doors. This had the effect of making interiors of houses seem larger and brighter, as well as being actually more flexible in terms of use (one might entertain in both the living room and dining room, as the division between these rooms was less distinct than in the past). This style, called the Prairie style, is

²¹ McMath, George. *After the “Fair.” Space, Style and Structure: Building in Northwest America*. Thomas Vaughan and Virginia Guest Ferriday, eds. Portland, Oregon: Oregon Historical Society, 1974. pp. 325-6

²² DeWolfe, Fred. *Heritage Lost: Two Grand Portland Houses Through the Lens of Minor White*. Portland, Oregon: Oregon Historical Society Press, 1995. p.11.

²³ In addition to the major influences of the Prairie School architects from Chicago and the Greene Brothers in Pasadena, mentioned here, there were other significant influences as well, including that of the Arts and Crafts movement begun in Britain in the late-nineteenth century, led by designers such as William Morris, Charles Rennie Mackintosh and Gustav Stickley. Stickley, in particular, made the connection between Arts and Crafts furnishings, which were the focus of his business, with the architecture meant to hold them through the publication of his magazine *The Craftsman*, and of pattern books for residences, such as *Craftsman Homes* in 1909 and *More Craftsman Homes* in 1912. Although the Craftsman Style as we know it today has clear affinity with the designs in Stickley’s books, and Stickley may be rightfully credited with greatly expanding the popularity of it generally, the influence of the architecture of the Greene Brothers was likely more impactful in defining the architectural style.

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distinct from the Craftsman style in its relatively uniform approach to fenestration, footprint and roofline, but serves as a clear indication of the direction residential design was heading. Within ten years of the first "Prairie" house, the Craftsman style was underway, led by the Greene brothers, Charles and Henry, who took the spatial principles explored by the Prairie designers, and combined them with the distinctive display of the work of the structure. The Greene Brothers did their early work in the style in Pasadena, California, creating a uniquely new style that quickly spread in popularity across the country.²⁴ The Craftsman style is generally recognized as the first architectural style that was developed on the west coast, and spread east, rather than the other way around. Possibly due to the presence of large Asian populations on the west coast, the Craftsman style was unusual in its adoption of Asian-derived roof forms and stylistic details.

Although the style is applied to a variety of forms, it is most notably associated with the "bungalow," which derived from a form of small, single-story shelter with a low-pitched, thatched roof in India (the Hindustani word "bangala" meaning a house in the Bengali style²⁵), and is characterized by a relatively low profile, emphasizing horizontality, rather than verticality, low-to-moderately-pitched roof and the inclusion of a substantial front porch, extending across most or all of the front elevation, and either inset beneath the upper (usually) half-story, or attached to the front of the main volume of the house. The porch, often a focal point of the style, usually features a heavy or solid rail and is typically supported by heavy timber posts (single or paired), box posts, or battered posts (posts that narrow toward the top). These can be wood or masonry, and may be clad with siding material to either match or contrast with that of the house itself. Other key characteristics of the style include exposed structural woodwork inside or outside, particularly at rafters, porch supports, corners and wall intersections, and exterior elaborations such as attached trellises, or *Porte cochere*. Eaves are almost always open, exposing rafter ends, which may be shaped, and are almost always supported by kneebraces or brackets. Interiors are characterized by extensive use of wood for heavy, yet generally simple trim at doors and windows, exposed rafters and/or coffering, especially in more public rooms, such as living rooms and dining rooms, and much reliance on built-in cabinetry and storage. The interior arrangement of rooms relies heavily on the open floorplan, allowing easy movement between public spaces, featuring broad openings that more suggest a division of space than actually creating it. Of all of the lasting effects of the Craftsman style on the architectural movements that followed, the open floorplan is probably the most lasting, and has been a feature of every stylistic movement since, to greater or lesser degrees. Indeed, Foley asserts that the decade of 1900 to 1910, the nascent period for the Craftsman style, represents the period that realized "the crystallization of the modern house."²⁶

The Lewis C. and Emma Thompson House in its Architectural Context

The Lewis C. and Emma Thompson House stands as a stark representation of one of the greatest shifts in American domestic architectural history, the move from Victorian-era residential architecture, with all of its historical lineage in design, form and plan, to the introduction of the modern approach to domestic architectural design, which was a major break from prior approaches in all three of those areas, and which continues to inform residential design today. The Thompson House, built in the Victorian mode ca. 1892, and re-imagined in the modern mode in 1911 (to the extent possible), represents not only the shift in design approach itself, but the recognition of property owners of means that things had changed, and that the architecture of the past was symbolic of a bygone era, out of step with the promise of the future.

When the Thompson House was constructed in 1892, it was constructed in the Stick style, then at the height of its popularity along with its sister style, the Queen Anne, which were dominant in residential architecture at the time. As originally constructed, the Thompson house was a very fine example of the style, exhibiting all of its defining characteristics (Figures 10, 11). Built to emphasize its vertical presence, the house featured a tall, steeply pitched roof, narrow proportions and, most notably, a tall rectangular, almost square, tower topped by a very steep hip roof with bellcast eave flare. The tower featured the most prominent stick-work in the panels

²⁴ McAlester, p.568

²⁵ Webster's Ninth Collegiate Dictionary. Springfield, Massachusetts: Merriam-Webster, Inc., 1987. p.187; Clark, Rosalind. *Architecture Oregon Style*. Portland, Oregon: Professional Book Center, Inc., 1983. p. 145.

²⁶ Foley, p.223

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between the second and third levels, including vertical, horizontal, and diagonal stick “framing” with diagonally-oriented boards within, highly characteristic of the style. Two canted window bays projected from the house, one on the front (north) elevation, and the other on the west (side) elevation. Both were covered by a rectangular shed-roof hood that was supported by narrow, jigsawed or turned spindle brackets. Cladding was coved shiplap across the whole of the house, with the exception of the panels in the tower, mentioned above. Typical of the Stick Style, and a point of distinction between the Stick and Queen Anne styles, the large wall planes were broken with applied narrow boards, creating subdivisions within the wall surface, rather than the same effect achieved by use of varying cladding types as was typical with the Queen Anne. This characteristic subdivision of space occurred prominently on all elevations. Tall, narrow one-over-one double-hung windows accentuated the vertical appearance.

In retrospect, and without any direct documentation to inform modern researchers, it is difficult to ascertain with any certainty what may have motivated Thompson to engage in a stylistic revision of the house in 1911. It is, however, difficult to overlook the role of fashion at the time, particularly given the known views toward the architecture of the Victorian era held by those experiencing the dramatic shift in residential architecture taking place between 1900 and 1910. By 1911, the time that the Thompson House was remodeled to reflect then-fashionable Craftsman Style, the shift was well underway, and opinions regarding the previous architectural language were hardening. The stylistic revision of the Thompson house attempted to replace those major stylistic cues of the old style, and replace them with the major stylistic cues of the new.

It is worth noting that the renovation of the house also takes place at a time of transition in the life of Lewis C. Thompson. His father, R.R. Thompson had died in 1908 and L. C. Thompson became president of the family trust known as the R.R. Thompson Estate Company. The R.R. Thompson Estate Company was based out of San Francisco with extensive land holdings in both Oregon and California. Management of the trust and development of the land would have required substantial travel and time spent away from the farm. The trust built the nine-story Multnomah Hotel in Portland Oregon in 1911 (see National Historic listing NRHP #85000369). Lewis purchased the subject house and its associated agricultural land and operations (by then well-known as Glenbrook Farm) from the trust and later sold a large part of the land in 1912 or 1913. Though somewhat speculative, the timing of the modernization of Thompson’s residence may be associated with his sudden rise in social and public profile, resulting from the change in his role relative to the operation of the farm and the management of the family’s fortunes.

Certainly, the most dramatic revisions to the design of the house were the removal of the tower, and the addition of the broad front porch, essentially the replacement of the most character-defining of the old style with the most character-defining element of the new style. The porch spans the full front on the ground floor, and supports a low-pitched, hipped roof very much in keeping with the Craftsman style. Further, the change in angle from the steep main roof to the shallow porch roof creates a low, flaring effect of the house when viewed from the front, which serves to substantially minimize the sense of height, and broaden the base of the house, adding emphasis to the horizontality (though this is something of a trick of the eye, as the main body of the house has not changed in actual width). Also highly characteristic of the Craftsman style, all stick work in the cladding was removed, and the cladding itself was replaced within the gables with square shingle. This distinction between the gable cladding and main body cladding is typical of the Craftsman style, especially where shingle appears in the gables. The shingle is also employed on the battered porch posts, which is common Craftsman detail, along with the solid rails of the porch itself.

Construction of the front porch necessitated the removal of the north elevation bay window. The west bay remains intact. The roof structure of the removed bay still exists, concealed within the roof structure of the new porch. This remaining section of roof and still has its original ceiling intact with original wallpaper. This remnant section of bay roof still has exterior paint, which is believed to be the original color as only one coat is apparent. The original paint is a green body color with brown trim. A long rectangular leaded glass window was added to the foyer and can be seen in the background of a picture from approximately 1920 (Figure 14).

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Interior alterations during the 1911 renovation included expanding the size of the main living room and opening of the passage between the living and dining rooms. This opening is the most significant interior modification in the house, and is a clear indication of the Craftsman style, as it is elaborated with cased stem walls topped by battered box posts, highly associated with the new style.

Despite the effort, the realities of the differences between the styles meant that it was not possible to erase completely the Victorian vintage of the house, and today the house retains unmistakably Victorian elements among the Craftsman features. These include the relatively unchanged floorplan, which is clearly Victorian in its arrangement, the size and firmly separated nature of the rooms (with the noteworthy exception of the opening of the passage between the living and dining rooms), and paths of circulation within it, which is at odds with the Craftsman stylistic elements. The base of the tower remains, truncated between the first and second floors, creating a rectangular volume oddly tucked between the hipped-roof-covered entryway and the projecting gable on the west elevation. The corbelled, heavy brick chimneys, remaining canted bay with hood on the west elevation, and eave treatments are all evidence of the house's nineteenth century origins.

Given the dramatic change in the form and footprint of the new modern approach to residential architectural design compared to the forms that preceded it, it was perhaps inevitable that the outcome would be a somewhat awkward blending of the Craftsman style with a Victorian form, but the result is a nonetheless important and noteworthy testament to the power of style and fashion. The house today exhibits strong elements of both styles and is emblematic of the dramatic shift in the American approach to home design taking place at the beginning of the twentieth century, rejecting the excesses of Victorian formality, and which continues to inform our perceptions of the modern American home today. For these reasons, the Lewis C. and Emma Thompson House is significant under Criterion C in the area of Architecture.

Comparative Analysis

Construction of a meaningful comparative analysis for the Lewis C. and Emma Thompson House is challenging, due to the narrow source of significance within the realm of Architecture, and the specific element of changing from one style to another. Nevertheless, examples can be found, though one must look beyond the immediate area for suitable buildings with which to compare it.

One such example can be found in Silverton, Marion County, Oregon at the National Register-listed **Magnus and Emma Ek House** at 729 S. Water Street. This house, originally constructed in 1890 by locally prominent carpenter Magnus Ek, was designed in the Stick Style (Figure 23), and subsequently remodeled in the related, but stylistically distinct Queen Anne Style at some time prior to 1910, but likely between 1900 and 1905 (Figure 24). As originally cast in the Stick Style, the house had much in common with the Thompson House, including the projecting cross-gables, extensive subdivision of surfaces through the use of narrow boards to suggest framing elements, the use of canted, projecting bays (in the case of the Ek House, extending the full two stories of the house), and overall height and narrow design, all reflective of the typical elements of the Stick Style. The most significant difference between the two was the inclusion of a tower on the Thompson House, possibly a reflection of the differing economic conditions of Thompson and Ek. Through the addition of a full-width, wrap-around porch, eliminating the original highly-elaborated Stick Style front entry hood, the house moved from Stick Style to Queen Anne style. While this change was likely made in an effort to keep with the changing stylistic tastes of the time, the house move between two related styles, both belonging to the same period of popularity, and, critically, both representing Victorian-era standards of residential design. The Thompson House, by contrast, represents a major change from a late-Victorian model to an early-modern model, which necessarily involved a greater effort, and equally necessarily, resulted in a curious blend of Victorian and modern elements, at once recognizable as reflective of a moment in the history of architecture.

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The Dr. J.A. Reuter House at 420 E. 8th St., The Dalles, Wasco County (Figure 25), listed in the National Register in 1997, was built ca. 1890 and completely remodeled in 1909 in the Craftsman Style by Dr. John Reuter upon his purchase of the property. The house represents the same transition made by the Thompson House at about the same time, and almost certainly for the same reasons. Comparison of the two houses yields some similarities in the application of the Craftsman style design elements, including the coved shiplap siding at the first floor and shingle at the second, battered posts, and projecting bay windows. It is important to note, however, that all of the similarities to the house relate to the Craftsman-style period renovations of both buildings. Indeed, the nomination for the Reuter House indicates that the house, as originally constructed in 1890 is unknown, and not evident on the house, either inside or outside, the remodel was so complete. Although the house was almost certainly built in a typical Victorian-era design language, no photos of the house exist from prior to the renovation, and it is only known to have been a single story home. As the nomination states, "It's difficult to imagine what the original Crowe home²⁷ looked like. The renovation of 1909 completely changed the appearance of the 1890 home. While the Reuter House certainly shares the alteration story of the Thompson House, the house is difficult to interpret within this context, due to the complete subversion of the previous design elements, yielding a home substantially different from the one form which it was formed, and that is uniformly of a single (Craftsman) style. By contrast, the Thompson House, with its somewhat awkwardly incomplete stylistic conversion, provides excellent opportunity to interpret this major shift in the dominant architectural language of the times, by prominently displaying elements of both the previous movement and the subsequent movement.

The George and Melissa Armentrout House at 1724 Ash Street Forest Grove (Figure 26), listed in the National Register in 2002 as a contributing element in the Clark Historic District. The house provides a noteworthy comparison in that the house was originally built ca. 1890 in the Stick Style, and subsequently moved to a new location in 1912, at which time a substantial Craftsman Style front porch was added to the house, resulting in a similarly uneasy marriage of the two styles. It appears, however, that the addition of the porch was made without any other noticeable changes to the house, leaving it as a clearly identifiable Stick Style House with an incongruous Craftsman style porch. The 1993 inventory form describes the house as an "architectural curiosity," that "combines two distinctly different styles in one house." The form goes on to note that "the effect is confusing yet interesting and makes the house unique in Forest Grove."²⁸ Unlike the L.C. Thompson house, however, the Armentrout House did not undergo an extensive remodel to blend the styles together, suggesting a less concerted effort to reassign the stylistic association of the house to the newer style than that attempted at the Thompson House. The effect is a sharp, even shocking, contrast between the porch and the body of the house.

A house at **330 S Baker McMinnville, Yamhill County, OR** (Figure 27) shows some similarity to the Thompson House, as it displays a combination of Stick and Craftsman elements. Stick Style elements include the applied framing on the ground floor, square, projecting bays showing horizontal weatherboard siding below an upper portion with vertical tongue-in-groove paneling, all beneath a shed-roofed hood reminiscent of the canted bays and shed roof hood at the Thompson House. Craftsman elements include the shingle cladding on the upper floor only, again similar to that found on the Thompson House, and shaped kneebraces beneath the oven eaves, both of which details are absent at the Thompson House. The history of the house is unclear, and the 1980 inventory form indicate only one building episode, taking place ca. 1908, due to the absence of the house on a 1902 Sanborn Map and its presence on a 1912 Sanborn Map. It is possible to speculate that the house is transitional, constructed after the Craftsman style emerges, but before it's true impact is realized, however, no further information is available for it, and it was unfortunately demolished for redevelopment prior to 1994.

²⁷ The nomination refers to the house, as originally constructed, as the "Crowe Home" for the owners at the time. Once the remodel was completed by Dr. Reuter, completely and utterly eliminating any identifiable remnants of the original home, it is referred to as the "Reuter home."

²⁸ Edwards, Peter J. *Oregon Historic Sites Inventory Form*. Subject is 1724 Ash Street, Forest Grove, Washington County, Oregon. On file at Oregon State Historic Preservation Office, Salem, Oregon.

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Conclusion

The Lewis C. and Emma Thompson House stands as a unique and significant testament to one of the most important inflection points in the history of American residential design, the sudden and near-complete shift from a Victorian mode of massing, ornamentation, spatial arrangement, and overall design, to a markedly new, decidedly modern mode of approaching these elements. This new approach has persisted through the twentieth century, and continues to inform how we design the buildings in which we spend the majority of our time. The Thompson House, built in the Victorian mode ca. 1892, and heavily remodeled to reflect the modern mode in 1911, stands astride these two periods; the remodel, incomplete as it is, leaves the building with one foot in the antique past, and the other in the modern present, and provides a unique and important illustration of this important development in architectural sensibility.

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Sacramento *Daily Union* newspaper

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"Oregon Items." September 23, 1873.

"\$2,000,000 Hotel Sold." September 1, 1916.

Thompson, Lewis C. and Emma, House
Name of Property

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Yamhill County Planning Department

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

Thompson, Lewis C. and Emma, House
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10. Geographical Data

Acreeage of Property Approx. 0.50 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>45.287213°</u>	<u>-123.246492°</u>	3	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude
2	<u></u>	<u></u>	4	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude

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

The nominated area is a portion of a parcel of land located in Township 3 South, Range 5 West, Section 25, Lot 1300 in Yamhill County, State of Oregon. The nominated area is located in the northeastern portion of Tax Lot 3525-1300 and represents 0.50 acres of the tax lot's total 3.04 acres. The boundary begins at the northeast corner of the tax lot on the eastern boundary and extends 180 feet south along the eastern boundary. From there, it continues 100 feet west, then extends 180 feet north, and finally extends 100 feet east to the point of beginning. The boundary is shown on the accompanying site plan (Figure 4).

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the Lewis C. and Emma Thompson House and two non-contributing resources, the garage and well house. The non-contributing structures are included because of their proximity, but are not related to the period of significance.

11. Form Prepared By

name/title Eli and Stephanie Armstrong date 10/23/16
organization telephone (971) 832-0327
street & number 325 NW Wallace Way email spefw80@hotmail.com
city or town McMinnville state OR zip code 97128

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)**

Thompson, Lewis C. and Emma, House
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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: Thompson, Lewis C. and Emma, House
City or Vicinity: Carlton
County: Yamhill **State:** Oregon
Photographer: Eli or Stephanie Armstrong or Jessica Kirkman
Date Photographed: Various, October 2014 – March 2018

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

- Photo 1 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0001
Front (north) facade, looking south
- Photo 2 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0002
Front (north) and side (west), looking southeast
- Photo 3 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0003
Front porch, looking east
- Photo 4 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0004
West side facade, south end, looking east
- Photo 5 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0005
West side facade, looking east
- Photo 6 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0006
East side facade, looking west
- Photo 7 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0007
South facade, looking north
- Photo 8 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0008
Northern-most chimney, looking southeast
- Photo 9 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0009
Southern-most chimney, looking northeast
- Photo 10 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0010
Front (north) facade showing the two northern-most chimneys, looking southeast
- Photo 11 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0011
Front door, north facade, looking south
- Photo 12 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0012
Well house, looking southeast

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- Photo 13 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0013
Front stairwell with leaded glass window, looking southwest
- Photo 14 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0014
Dining room, looking south
- Photo 15 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0015
Dining room fireplace, looking west
- Photo 16 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0016
Living room looking into dining room, looking south
- Photo 17 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0017
Living room, looking northeast
- Photo 18 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0018
Living room fireplace, looking south
- Photo 19 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0019
Kitchen, looking east
- Photo 20 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0020
Office/study, looking west
- Photo 21 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0021
Office/study fireplace, looking east
- Photo 22 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0022
South end stairwell, looking west
- Photo 23 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0023
Upstairs bedroom (east), looking north
- Photo 24 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0024
Upstairs bedroom (east) fireplace, looking west
- Photo 25 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0025
Upstairs bedroom (north), looking southwest
- Photo 26 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0026
Upstairs bedroom (north) fireplace, looking south
- Photo 27 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0027
Upstairs bedroom (west), looking south
- Photo 28 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0028
Upstairs bedroom (west) fireplace, looking east
- Photo 29 of 29:** OR_YamhillCounty_LewisCAndEmmaThompsonHouse_0029
Upstairs bedroom, south end, west side, looking south

Thompson, Lewis C. and Emma, House
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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.

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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: General 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

Figure 7: Basement Floor Plan

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Figure 9: Historical Map of Glenbrook Farm from the Yamhill County Historical Society, Lafayette, OR

Figure 10: Historical photo of the farmhouse, taken sometime between 1892-1911, looking south

Figure 11: Historical photo of the farmhouse taken sometime between 1892-1911, looking east

Figure 12: Photo of L. C. Thompson at age 15 or 16

Figure 13: Later portrait of L. C. Thompson

Figure 14: Thompson family in family car (L. C. Thompson house in background)

Figure 15: Article from *The Oregonian*, March 21, 1909

Figure 16: Article from *The Oregonian*, February 25, 1912

Figure 17: Article from the *News Register*, February 17, 2007

Figure 18: Article from the *News Register*, March 3, 2007

Figure 19: Article about Carlton Bank from the Yamhill County Historical Society, Lafayette OR

Figure 20: Robert R. Thompson's residence in Portland at NW 3rd between Ash and Pine

Figure 21: Multnomah Hotel, constructed on site of former R.R. Thompson residence by L.C. Thompson and R.R. Thompson Estate Company

Figure 22: Woodshed addition replaced in 2016 (see Photo 4)

Figure 23: Magnus and Emma Ek House, Silverton, Marion County, photo ca. 1895.

Figure 24: Magnus and Emma Ek House, Silverton, Marion County, photo 2012.

Figure 25: Dr. J.A. Reuter House, The Dalles, Wasco County, photo 1997.

Figure 26: George Armentrout House, Forest Grove, Washington County, photo 1993.

Figure 27: House at 330 S. Baker St., McMinnville, Yamhill County, photo 1980.

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Figure 1: General location map, Latitude/Longitude Coordinates: 45.287213 / -123.246492



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Figure 2: Local location map, Latitude/Longitude Coordinates: 45.287213 / -123.246492



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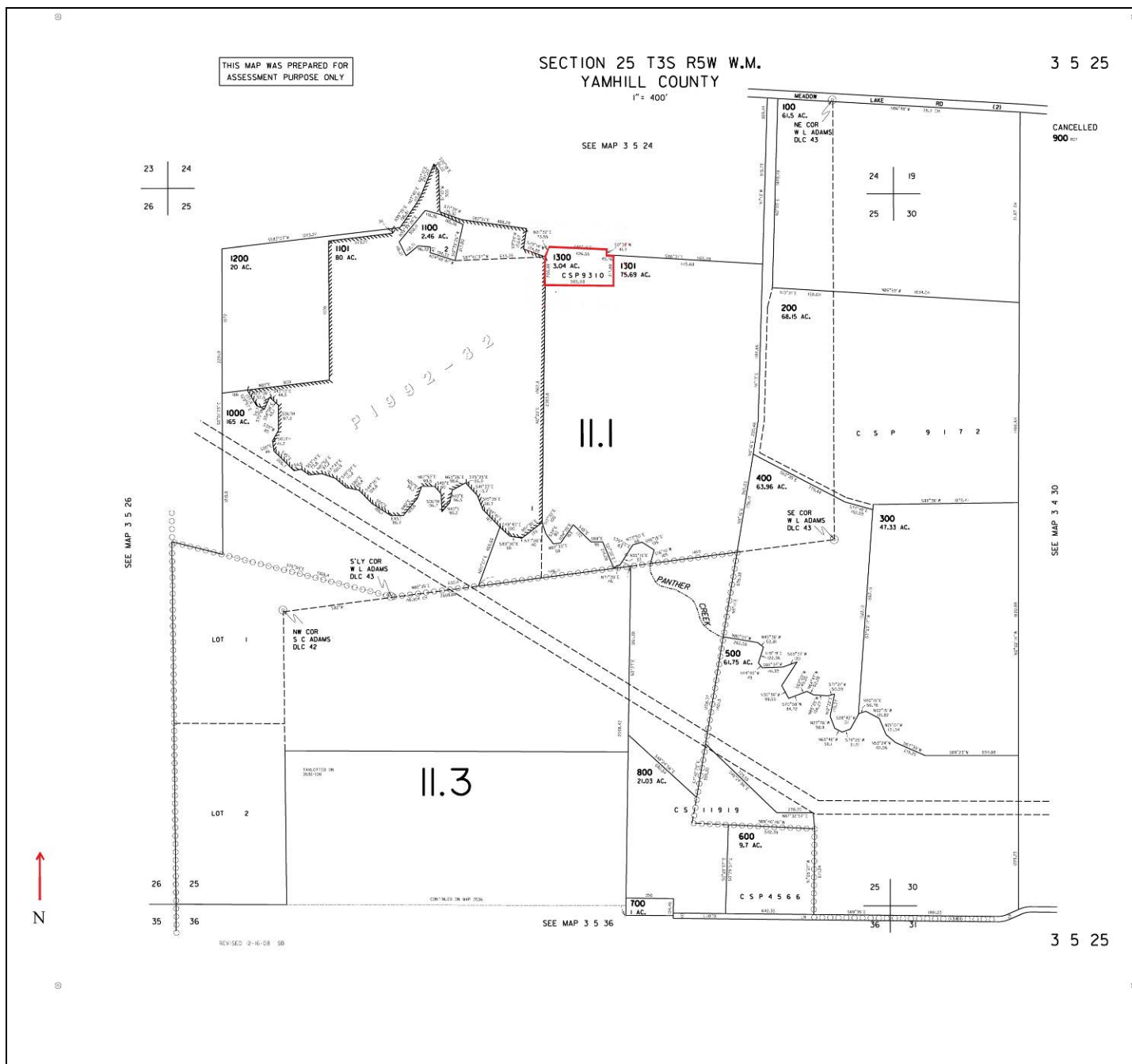
Name of Property
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Figure 3: Tax lot map



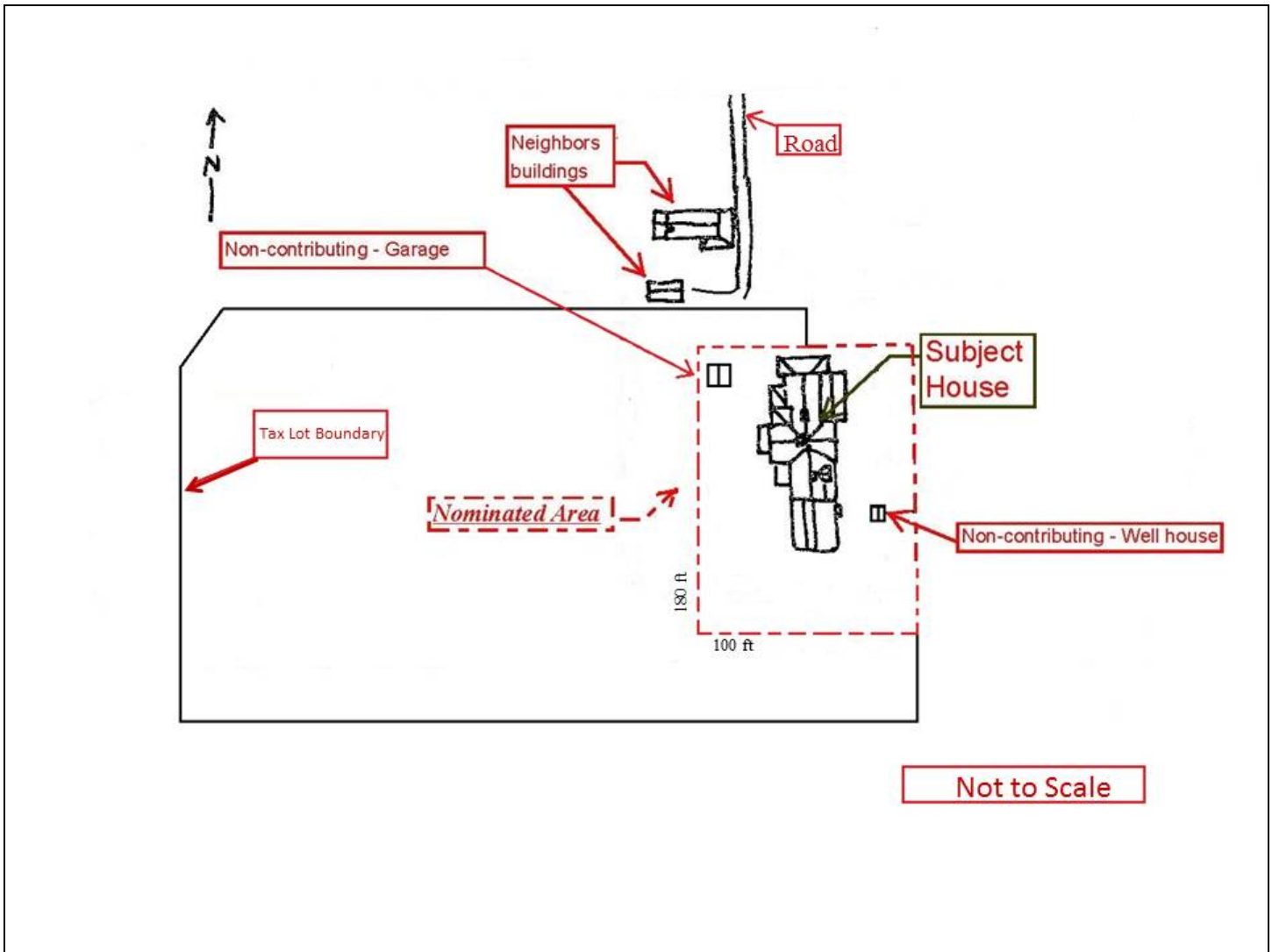
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Figure 4: Site plan



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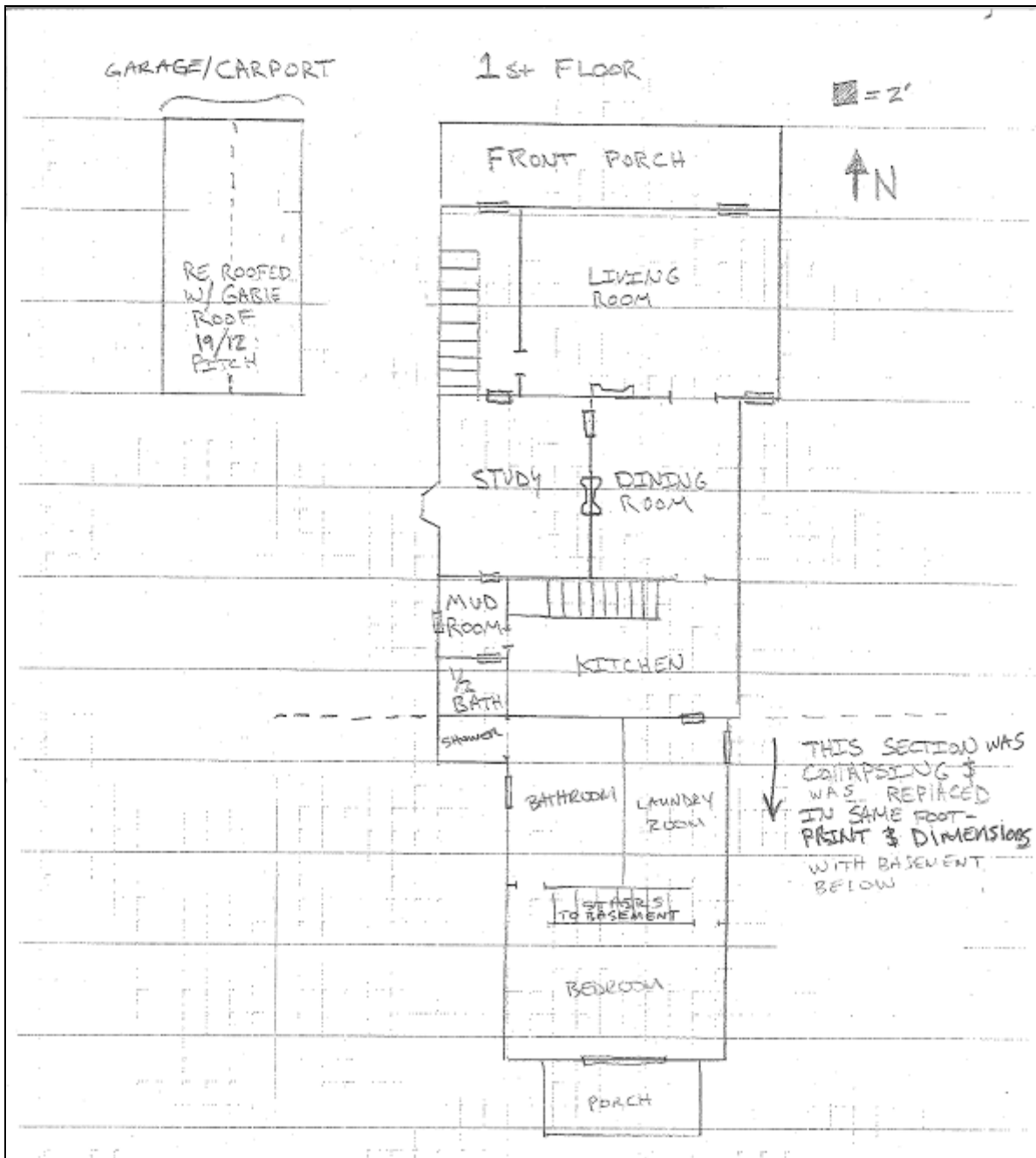
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Figure 5: First floor plan



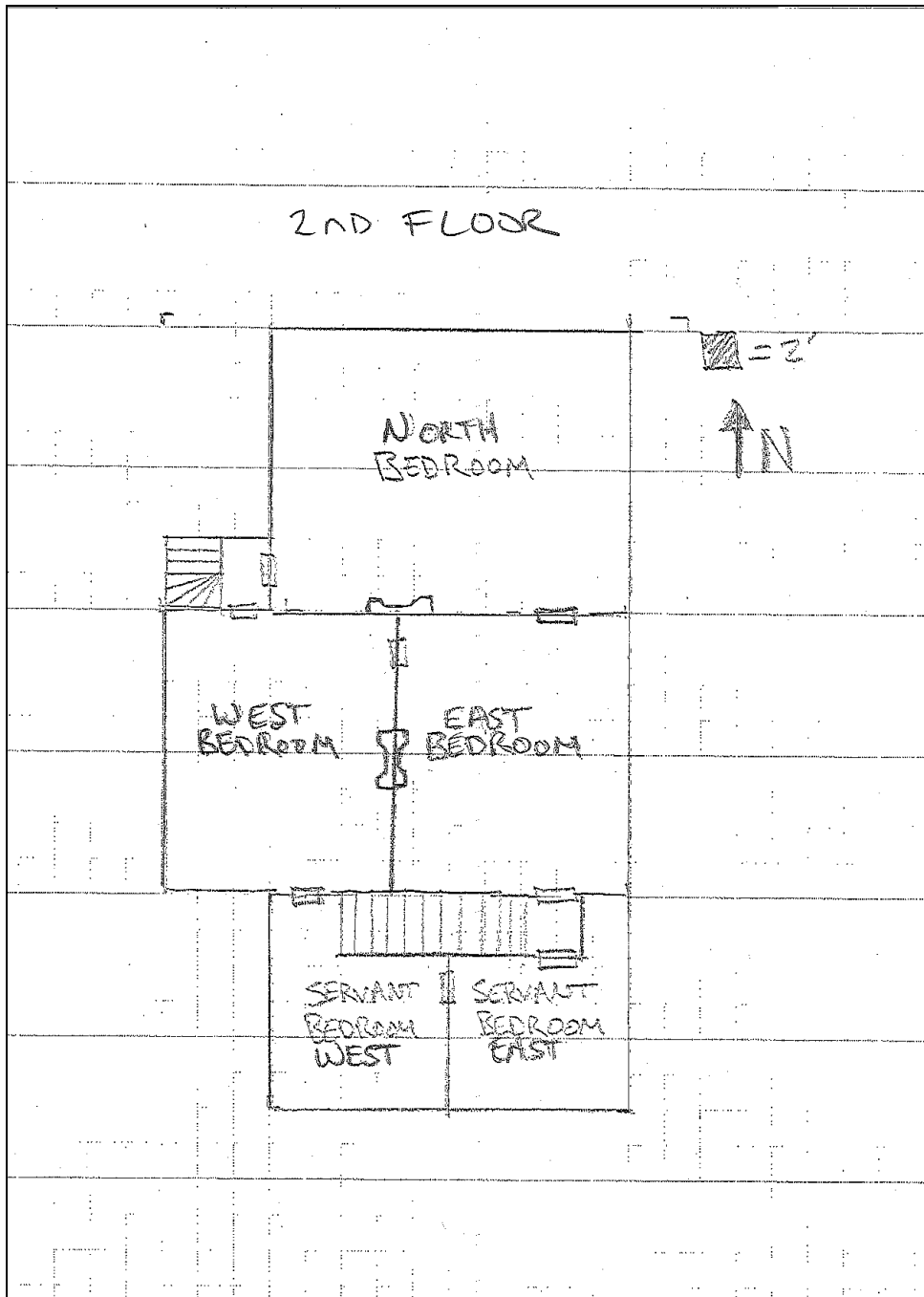
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Figure 6: Second floor plan



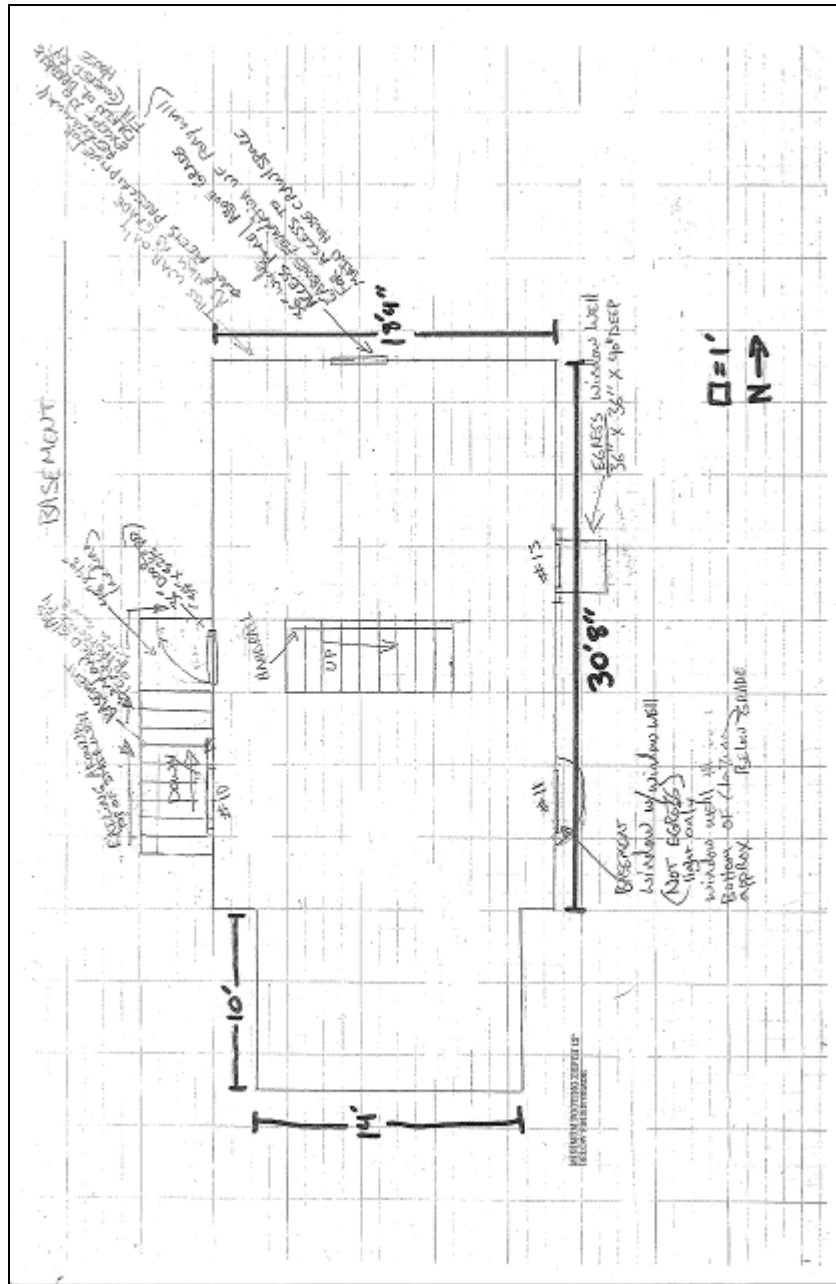
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Figure 7: Basement Floor Plan



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Figure 8: Certificate of Farm Name, Yamhill County Historical Society

No. 63

Certificate of Farm Name

This is to Certify, That Emma M. Thompson,
 having made application for the registration of the name of ^{his} _{her} farm, to be
 called Steubrook Farm
 (this name not having previously been appropriated), said farm being located as follows: _____
Section 24, Township 3 South Range 5 West
Wellamette Meridian Yamhill County Oregon
 and having paid the statutory fee of \$1.00, the above name has been duly recorded in the Register of
 Farm Names of Yamhill County, Oregon, and transmitted to the Secretary of State for record in the
 Register of Farm Names of the State of Oregon.

In Witness Whereof, I have hereunto set my hand and affixed
 the seal of the County of Yamhill, at McMinnville, Oregon, this _____
16th day of November, A. D. 1911
E. M. Jones County Clerk
 By _____ Deputy



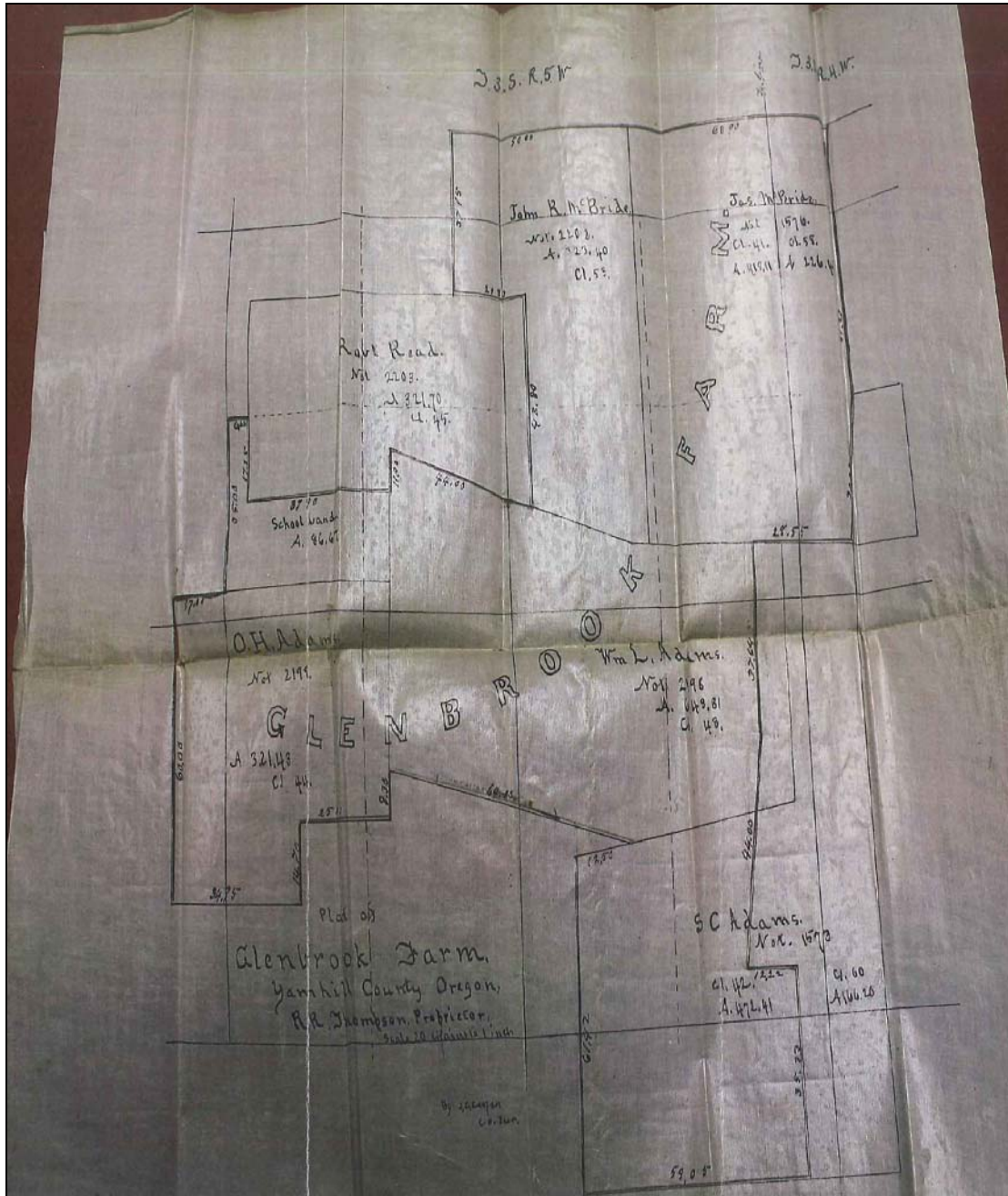
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Figure 9: Historical Map of Glenbrook Farm from the Yamhill County Historical Society, Lafayette, OR (top of photo is north)



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Figure 10: Historical photo of the farmhouse taken sometime between 1892-1911, looking south



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Figure 11: Historical photo of the farmhouse taken sometime between 1892-1911, looking east



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Figure 12: Photo of L.C. Thompson at 15 or 16



Description
L. C. Thompson; 15 or 16. 1861-1869.

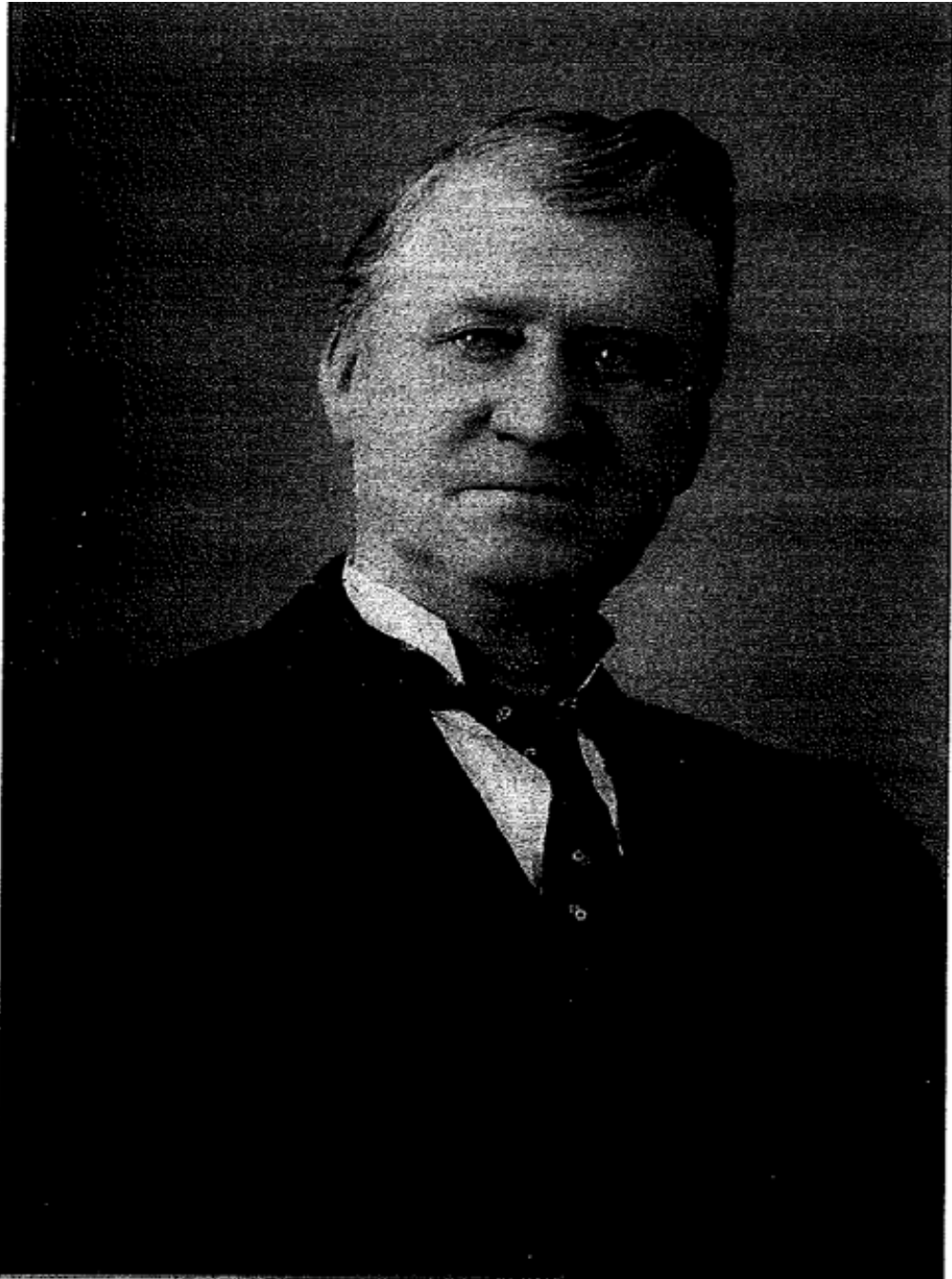
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Figure 13: Later portrait of L.C. Thompson



Description
Bust of L. C. Thompson.

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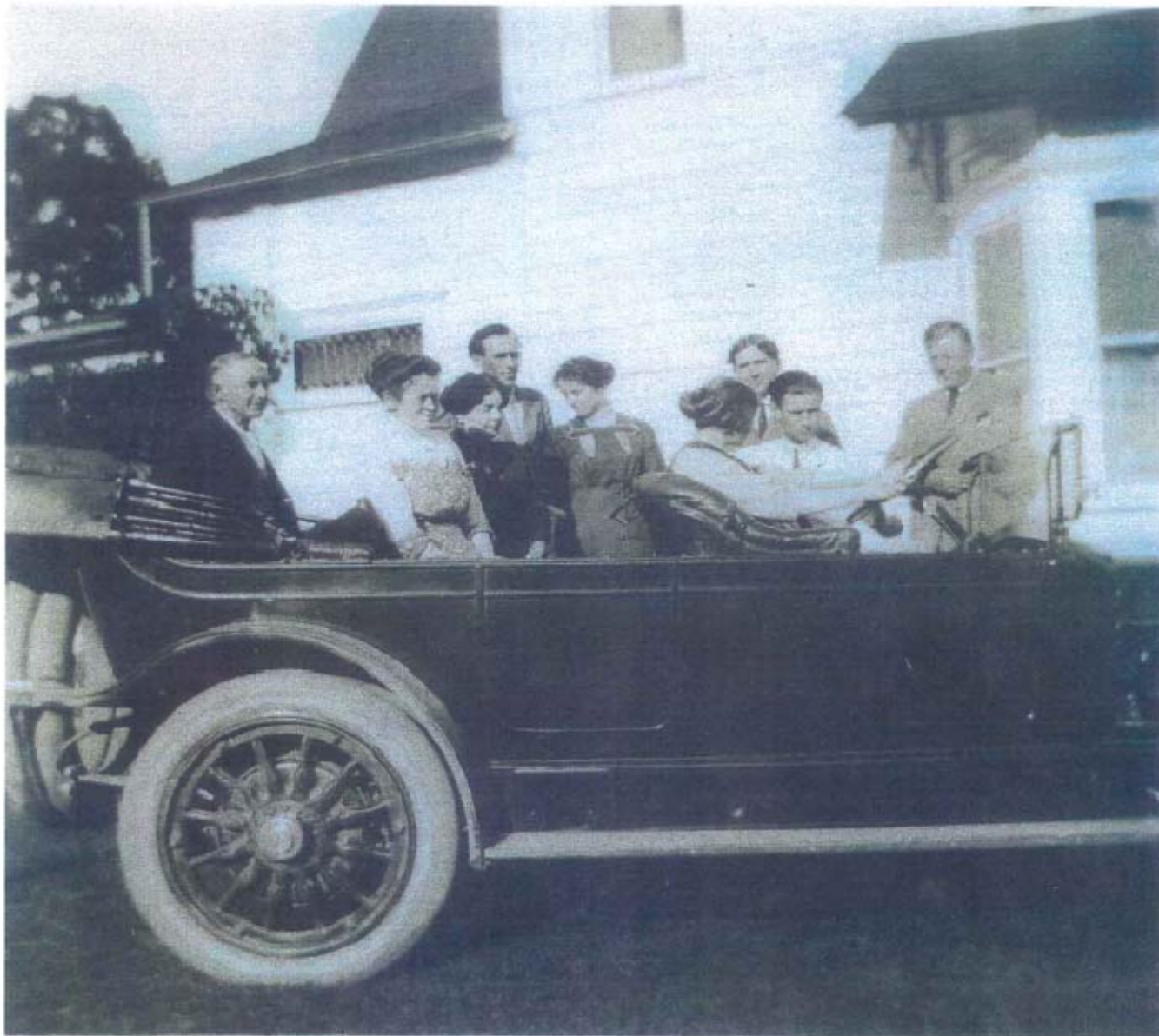
Name of multiple listing (if applicable)

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Figure 14: Thompson family in family car (L.C. Thompson house in background)

81.87 Postcard

Yamhill County Historical Society



Description

Post card of Family Thompson in Old car

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Figure 15: Article from *The Oregonian*, March 21, 1909

THOMPSON ESTATE TO BUILD

Will Soon Improve Its Holdings in Portland.

Lewis C. Thompson, one of the heirs of the late R. R. Thompson and a member of the Thompson Estate Company, of San Francisco, was in Portland yesterday on his way from visiting his ranch of 2300 acres at Carlton in Yamhill County. He attended to some business at the ranch connected with a right of way of a road through his farm. 'Mr. Thompson had not been in Portland for several years and expressed himself as much impressed with the growth of the city and the high character of the buildings erected in the business districts.

When asked concerning improvements to be made on the valuable block, at Third and Pine, and other land in the vicinity, he said that he had talked over plans with C. K. Henry, the Oregon representative of the company, but that nothing definite had been decided upon further than that the property is to be built upon with high-class buildings in the near future. He said that in company with Mr. Henry he had examined the different pieces owned by the company and is convinced that the neighborhood is ripe for the class of improvements recommended by the Oregon agent.

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Figure 16: Article from *The Oregonian*, February 25, 1912

Late R. R. Thompson Noted Steamboat Man

**Former Portland Resident Was One
of Pioneer Upper Columbia River
Freighters.**

THE late R. R. Thompson, founder of the big Portland interests which have been incorporated into the R. R. Thompson Estate Company, owner of the Hotel Multnomah, was one of the pioneer steamboat men on the Upper Columbia River. Early in the 50's he accumulated a fortune by operating on the Columbia and its branches. Starting with a single boat, Mr. Thompson and his partner, E. F. Coe, soon built up a small fleet which was subsequently acquired by the Oregon Steam Navigation Company. This property was afterward absorbed by the Oregon Railway & Navigation Company.

After the firm had disposed of its interests, having acquired considerable wealth, Mr. Thompson located in Portland, where he resided many years on the site that is now occupied by the Hotel Multnomah. He later removed to California and died in San Francisco March 10, 1908.

The late R. R. Thompson was considered one of the shrewdest business men of the pioneer days of Portland. He had a wide acquaintance in the Northwest and was highly esteemed. At his death he was rated as a very wealthy man. The estate has increased greatly in value within the past few years.

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Figure 17: Article from the *News Register*, February 17, 2007 (continued on next page)

Early Portland family's Carlton connection

Feb 17, 2007

By KARL KLOOSTER of The News-Register

Those unfamiliar with regional history would probably be surprised to learn that economic power in the Pacific Northwest was dominated by Portland's pioneer elite for more than three quarters of a century.

From the 1850s through the 1920s, the influence of a handful of early Portland families had a major impact throughout Oregon. And the Yamhill Valley was no exception.

Probably the single most prominent among the family patriarchs was a man who amassed a fortune building frontier infrastructure, then set his sights on the area's rural riches: Robert R. Thompson, known as "R.R."

Though Thompson's beginnings were humble, the Pennsylvania native never lacked determination or ambition. In 1846, at 26 years old, he crossed the plains with his wife and three of the 10 children they would eventually have together.

The family wound up in Oregon City, but Thompson left them there to join the California gold rush. Unlike many who came back empty-handed, he returned with a bucket full of gold dust that proved to be the seed money for a most impressive personal empire.

Taking up a donation land claim at The Dalles, it wasn't long before Thompson found his golden opportunity. In 1856, he built a steamboat on the upper Columbia, which carried freight between Celilo and Fort Walla Walla.

From this beginning sprang the Pacific Northwest's first great commercial enterprise - the Oregon Steam Navigation Co. Founded on river commerce, one of the most vital and lucrative business activities of the day, within a decade the OSN had made its owners the wealthiest men in the region.

By that time, the Thompson family had moved to Portland, where R.R. took his place among the movers and shakers of the day. Crowning his achievement, the magnificent R.R. Thompson sternwheeler was launched at The Dalles in 1879. It was the first of several boats in the company fleet named for family members.

Like several other prominent Portlanders, Thompson built a fine home close to the city's core. Done in the Italianate style, the house was completed in 1872 and occupied the entire block bounded by S.W. Third and Fourth avenues and Pine and Ash streets.

Forty years later, the 525-room Multnomah Hotel was constructed on that block by family heirs under the auspices of the R.R. Thompson Estate Co.

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Thompson must have been a busy man in 1872. That year he also purchased 2,000 acres west of Carlton, incorporating several donation land claims into one. Though R.R. built another home there, he never lived in it and only occasionally visited. He left the development of the farm to his son Lewis C. Thompson, who was 25 years old at the time.

L.C. Thompson and his wife, Emma, had five children and became leading citizens of Carlton. They named one of their sons R.R., which has tended to cause confusion for historically inclined folks trying to sort out the family chronology.

A scrapbook containing numerous newspaper clippings about the Thompsons has survived through the years and is now in the collections of the Yamhill County Historical Society. Among weddings, social events and hunting trips to Alaska, the stories therein include one about a motor car trip taken by the L.C. and R.R. Thompsons to Pasco and Pendleton in the mid 1920s.

"Pasco, a city now of perhaps 2,000 inhabitants, was nothing more than a little obscure country post office when Mr. Thompson disposed of his ranch and departed for the Willamette Valley west of Carlton," it said. "Pendleton was but a little frontier village of a few houses at the time he had interests thereabouts."

It went on to state, "What impresses R most forceably about that part of Oregon is the wonderful roads unhampered with any speed limit. He says you can be driving along at 50 miles an hour and a car will pass you so fast you almost think you were backing up."

Most significant among these published accounts was a main news story that appeared on Jan. 20, 1922. "L.C. Thompson Saves Local Bank With \$19,500 Donation," its headline prominently declared. "UNPRECEDENTED IN BANKING HISTORY."

The upshot of the story was a scandal involving charges of embezzlement on the part of the cashier at the Carlton State and Savings Bank, which sparked a run on its assets. In order to avert calamity, the state had to step in and, with Thompson's generous donation, a reorganized institution was established, preventing the loss of many depositors' life savings.

L.C. Thompson built his own house on the farm in 1892. He purchased the property from the estate when his father died in 1908. L.C.'s son R.R. also built a house nearby in 1915.

Both these houses as well as that of the senior R.R. Thompson have survived, although a splendid barn and outbuildings were destroyed by fire in 1937.

But that involves later owners and another, more elaborate house perched on a knoll overlooking the former Thompson farm. It's valued at more than \$5 million. Now that's definitely the stuff of another story. Watch for it soon.

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Figure 18: Article from the *News Register*, March 3, 2007 (continued on next page)

Better than money in the bank

Mar 3, 2007

By KARL KLOOSTER of the News-Register

How many times have you heard that nothing beats land as an investment? Property may repeatedly pass from hand to hand, but the land lives on, growing in value over the years.

Following one such progression of ownership in the Yamhill Valley, the Connections feature of Feb. 17 traced the story of Robert R. Thompson, a Portland entrepreneur who made his fortune in river navigation.

Unlike other families who endured the hardships of the trail in the 1840s and '50s to reach the Oregon country and stake their claim, Thompson hadn't come to the Oregon country with farming in mind. Once here, however, the logic of diversifying his assets into land didn't long escape him.

One day in the early 1870s, Thompson took a ride out into the Yamhill Valley. He made an offer on several adjoining properties west of Carlton, acquiring 2,000 prime acres in a single deal.

Obviously, this wasn't a spur of the moment move. Like the savvy businessman he had already proven to be, R.R. Thompson did his homework well ahead of time. He turned over operation of the family's substantial new holdings to his son, Lewis C., who put more than 800 acres into cultivation and eventually added 500 acres to the total.

L.C. Thompson and his wife, Emma, became prominent members of the Carlton community living there for 40 years before selling to another wealthy Portlander, Winslow B. Ayer.

Like the elder Thompson, Ayer was a self-made man. He had come to Portland in 1883 from Maine. Timber was his business and within a decade he had built a lumber company empire that was a force throughout the Pacific Northwest.

Though details of the personal relationship between the two families aren't known, the Thompsons and Ayers were both major players in a small, elite circle of friends, acquaintances and associates who, for all practical purposes, ran Portland. Overlapping business interests were commonplace.

It's no surprise then that it was Ayer who bought the property from Lewis C. Thompson. The purchase took place in 1912 or 1913 and involved 940 acres encompassing the farm's agricultural heart.

Ayer gave it the name Foothills Farm and, over the 15 years he owned it, put a sizable investment into improving his holdings, not the least of which was the construction of a handsome, Colonial-style house, completed in 1915.

Set on a knoll amid a grove of trees overlooking the fields below, the home brought a new-found grandeur to the place. A huge barn, bunkhouse and other outbuildings further increased the impressiveness of the property's infrastructure.

When Foothills Farm passed to its third owner, there was yet another old Portland family connection. Scottish-born Frank Brown was a sheep- and cattleman who, when he first came to Oregon, worked for William S. Ladd on one of Ladd's farms

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near Amity.

Brown subsequently worked for Ladd's son, Charles, and eventually accumulated enough capital to buy his own place a mile west of Carlton. The farm, which he called Craigielea, remains in family ownership to the present day.

When Ayer decided to sell Foothills Farm in 1928, Brown was Johnny on the spot with the asking price of \$65,000.

Ayer certainly had to have been impressed by Brown's own enterprise. By that time, he was counted among the five men most responsible for building the livestock industry in the Northwest. In 1912, he had helped launch a show at the Portland Stockyards, which evolved into the Pacific International Livestock Exposition.

Once Brown took over the farm, he branched out from raising registered Shorthorn cattle to build the largest Hampshire sheep operation in the western United States. At its height, he employed two dozen people. In addition to the sheep and cattle, he also had a Guernsey dairy herd and raised Yorkshire hogs.

Brown was so proud of the fine home, he insisted people remove their shoes upon entering. Not far behind were the accommodations for his most prized animals. The barn, which had space for 65 cows, had varnished walls, cement alleys and cork floors.

Carlton native Orville Bernards remembers that magnificent barn and its unfortunate demise. "They had a problem with wet silage," Bernards said. "The first time it began to smolder, they cut a hole in the barn and they were able to put out the fire before it really got going. But the next time, it got away from them and the whole complex went up." The year was 1937.

Brown sold Foothills Farm two years later and moved to Carlton. His grandson, Keith, still owns a portion of the old Craigielea property just west of Westside Road off Meadowlake.

With changing agricultural conditions, and subsequent owners, Foothills Farms continued to be reduced in size. Today, a core 338-acres of the farm remains intact including the bunkhouse, a caretaker's cottage, a manufactured home, stables and the grand old house built by Ayer.

A mile-long, tree-lined drive leads from Meadowlake to the secluded enclave, which is once again for sale. The asking price is \$4.9 million.

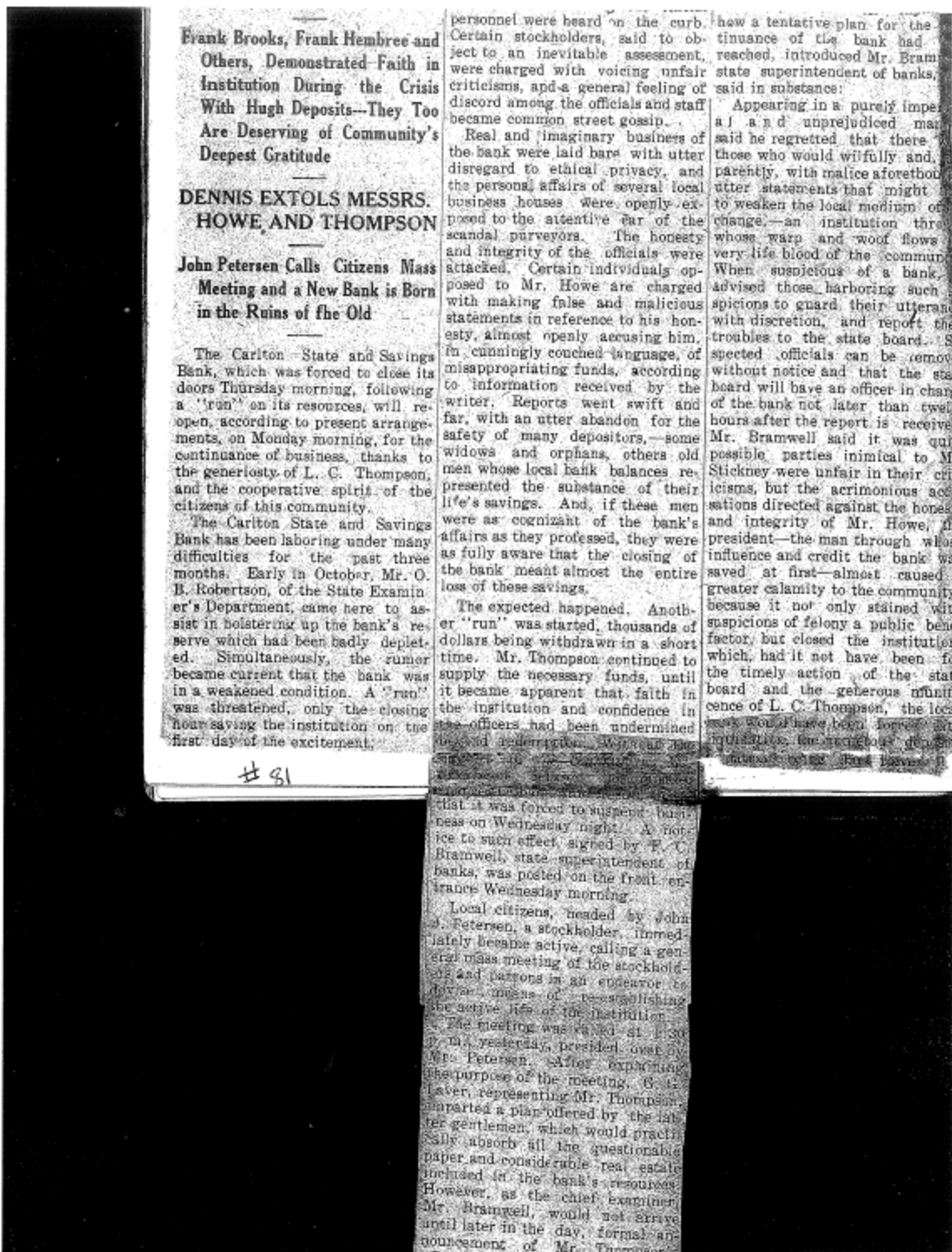
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Figure 19: Article about Carlton Bank from the Yamhill County Historical Society, Lafayette OR



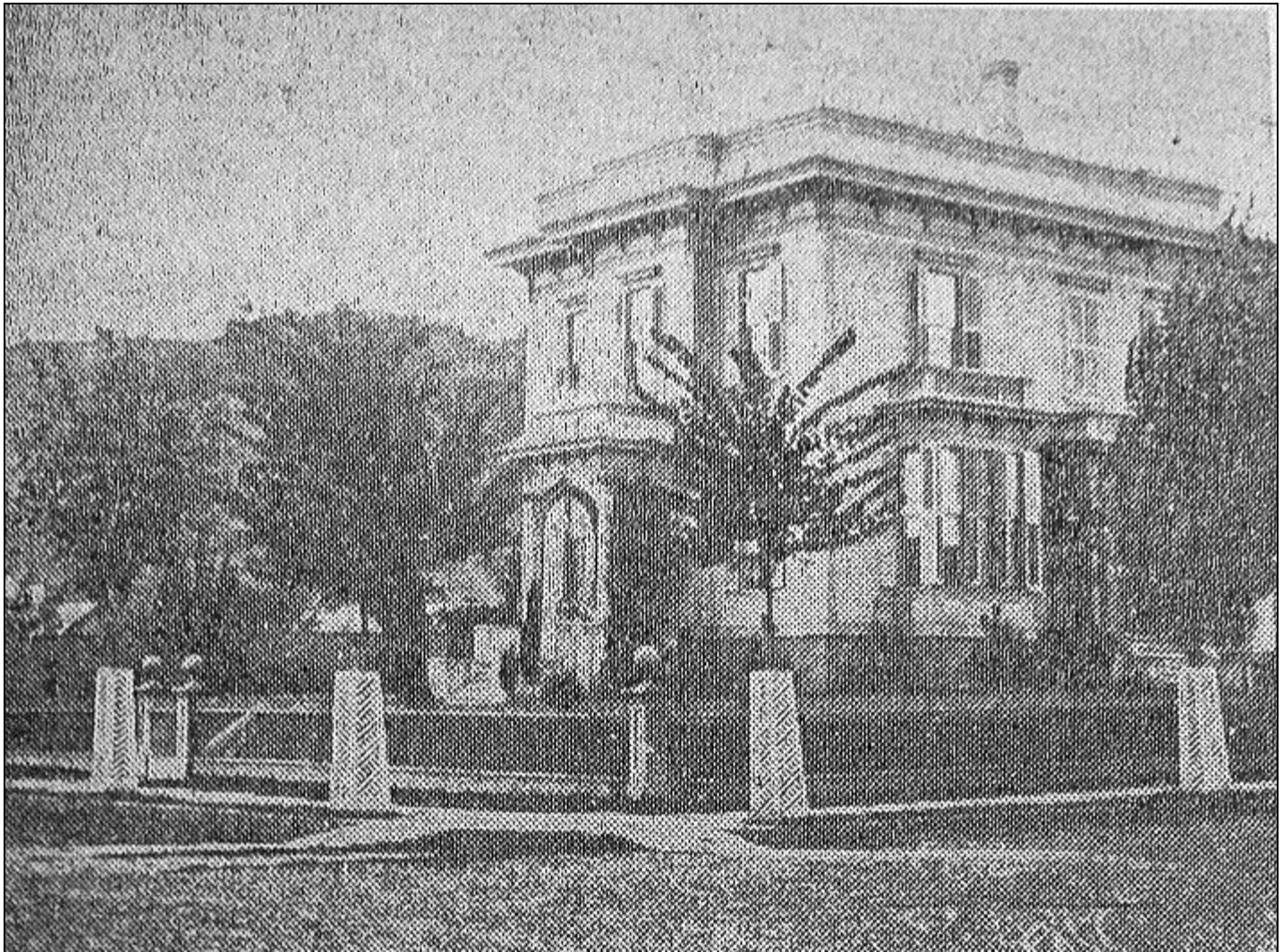
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Figure 20: Robert R. Thompson's residence in Portland at NW 3rd between Ash and Pine



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Figure 21: Multnomah Hotel, constructed on site of former R.R. Thompson residence

The New Multnomah Hotel

Built by the R. R. Thompson Estate Company



Now that Portland has really become a convention city, as is evidenced by a telegraphic request from prominent Elks at Atlantic City to Manager Bowers, of the new Multnomah Hotel, asking for the reservation of one hundred and fifty rooms in the Multnomah Hotel for the session to be held in 1912, it is well for the people of Portland to realize that in the Multnomah Hotel they are going to have the greatest of accommodations.

The building covers an entire block 200 feet square; and is similar in location to that of the Palace Hotel in San Francisco. It has a frontage on Third street, is convenient to banks, railroad ticket offices, railroad stations, and in the business portion of the city; has an entrance on Third street similar to that of the Palace Hotel on Market street; a principal entrance on Pine street for the hotel busses and automobiles, free of carlines, similar to that of the Palace Hotel on new Montgomery street; and also an entrance on Fourth street, similar to that of the Palace Hotel on Stevenson street. In addition to this the Multnomah Hotel will have an entrance on Ankeny and Ash streets for the baggage and sample trunks, clear of hotel lobby.

The lobby, arranged somewhat like the lobby in the Brown Palace in Denver and the St. Francis in San Francisco, has an area of 10,400 square feet, over which a large mezzanine floor overlooks the lobby. In the northwest corner of the second floor there is an immense banquet hall without a column in it, connecting through ante-rooms and committee rooms to a convention or assembly hall, in the northeast corner, being the same size as the banquet hall, and also without a column in the room, the upper floors being carried over on steel trusses as heavy as an ordinary railroad bridge truss.

The Multnomah Hotel will contain 525 rooms, with about 300 baths, and one whole floor being devoted to the best-arranged sample rooms on this Coast. The building is entirely fireproof, and in addition to the restaurant on the main floor there is provided a handsome grill in the basement larger in area and far greater in height than the well-known Mission Grill in the Hotel Alexandria of Los Angeles.

The Leonard Construction Company, of Chicago, contractors, promise the completion of the building by the first of December. When this building is finished, streets renewed and lighted, house furnished and lighted, and placed under the splendid management of Mr. Bowers, the widely-known hotelman of this city, and Mr. Julian Brownell, coming from the Palace Hotel in San Francisco, as assistant manager, the people of Portland will be proud to welcome, not only delegates of the Elks' convention, but all other conventions coming to our city.

This block has been owned by the R. R. Thompson Estate Company for many years, and they own a number of other properties in the same vicinity, which the writer has had improved during the past two years.

This massive, attractive-appearing and fireproof hotel, under the splendid management, is bound to prove a great success and will be a great drawing card in assisting to get other large conventions to the City of Portland.

Charles K. Henry
Agent for the R. R. Thompson
Estate Company.

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Figure 22: Woodshed addition replaced in 2016 (see Photo 4)



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Figure 23: Magnus and Emma Ek House, Silverton, Marion County, photo ca. 1895.



Figure 24: Magnus and Emma Ek House, Silverton, Marion County, photo 2012.



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Figure 25: Dr. J.A. Reuter House, The Dalles, Wasco County, photo 1997.



Figure 26: George Armentrout House, Forest Grove, Washington County, photo 1993.



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Figure 27: House at 330 S. Baker St., McMinnville, Yamhill County, photo 1980.





























































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: Thompson, Lewis C. and Emma, House

Multiple Name:

State & County: OREGON, Yamhill

Date Received: 4/4/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 5/21/2018 Date of Weekly List:

Reference number: RS100000770

Nominator: State

Reason For Review:

Accept Return Reject 5/11/2018 Date

Abstract/Summary Comments: Built in 1892 and later remodeled in 1911, the residence reflects a highly interesting eclectic design combining hallmark Stick-style elements (steep roof pitch, decorative chimney, canted bays, cross gable plan), with later Craftsman style forms (shingle-clad porch, battered columns, rustic shingle siding). Built for prominent local farmers/ranchers, Lewis C. and Emma Thompson, the house clearly illustrates the evolving architectural tastes of the turn of the century period, transitioning from Victorian excess to a more streamlined Craftsman aesthetic.

Recommendation/ Criteria: Accept NR Criterion C.

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 5/11/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org

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FEB 03 2017
Natl. Reg. of Historic Places
National Park Service



January 24, 2017

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 Nomination

Dear Mr. Loether:

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

GLENBROOK FARM
12789 MEADOWLAKE RD NW
CARLTON VCTY, YAMHILL COUNTY

The enclosed disk contains the true and correct copy of the nomination listed above to the National Register of Historic Places.

We appreciate your consideration of this nomination. If questions arise, please contact Diana Painter, National Register Coordinator, at (503) 986-0668.

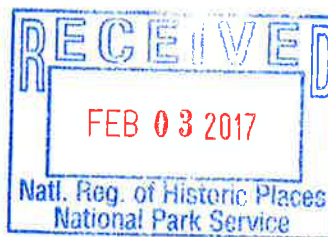
Sincerely,

Christine Curran
Deputy State Historic Preservation Officer

Encl.



United States Department of the Interior
National Park Service



SG-770

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 Glenbrook Farm

other names/site number Thompson, Lewis C., House; Meyer/Thompson Place

Name of Multiple Property Listing N/A

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

2. Location

street & number 12789 Meadowlake Road not for publication

city or town Carlton vicinity

state Oregon code OR county Yamhill code 071 zip code 97111

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 X B C D

Christine Curran 1.24.17
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:)

Signature of the Keeper Date of Action

Glenbrook Farm
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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	
1	2	buildings
		site
		structure
		object
1	2	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

Returned

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Stick/Eastlake

and LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS:

Bungalow/Craftsman

Materials

(Enter categories from instructions.)

foundation: WOOD; CONCRETE

walls: WOOD: shingle, shiplap

roof: ASPHALT: composition shingle

other: BRICK (chimneys)

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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

Glenbrook Farm, also known as the Lewis C. Thompson house, is located about three miles west of Carlton and one-quarter mile south of Meadowlake Road in Yamhill County. The house is clustered with the 1912 Paolo-Thompson house (formerly the R. R. Thompson, Jr., house) and numerous outbuildings that extend to the northwest of this dwelling. The larger setting consists of agricultural lands planted in orchards and field crops. The L.C. Thompson house is a two-story, wood-frame building with a cruciform floor plan. The house is dominated by large brick chimneys that once served the original six fireplaces in the structure. It has steeply pitched gable roofs, simple fenestration, a broad front porch, and large rooms with 10' ceilings. A one-car garage located west of the house was recently developed from a ca 1960 carport that was previously attached to the house. The Stick style house, constructed ca 1892, was modified in 1911 by the original owner with Craftsman-style details.

Narrative Description

LOCATION AND SETTING

The Glenbrook Farm house currently sits on approximately three acres, three miles west of Carlton and one-quarter mile south of NW Meadowlake Road in Yamhill County. The house, which is located at the end of a treed driveway, faces north toward Meadowlake Road and the 1912 Paolo-Thompson house, formerly the R. R. Thompson, Jr. house. Numerous outbuildings are located to the west of the Paolo-Thompson house (northwest of the subject house). Beyond this cluster are orchards and open fields. Additional small farmsteads are located north and south of Meadowlake Road.

EXTERIOR

The Glenbrook Farm house was originally a Stick style dwelling constructed ca 1892. In 1911, Thompson performed a massive Craftsman-style update to the home. The balloon-frame house sits on a post-and-pier foundation and has a cruciform plan. Attachments include shed roofs filling the corners, and a gabled woodshed connected to the south, rear facade. A carport has been attached on the west side facade. The steeply pitched gables are topped by three corbelled brick chimneys, one being particularly massive. The front façade, which faces north, is dominated by the second-story gable and one-story, hipped roof porch, which is supported by shingle-clad, battered posts on a solid rail. The exterior of the house is clad in drop siding on the first floor and wood shingle siding on the second floor. Windows are composed of one-over-one-light, double-hung sash placed individually and in pairs, with simple surrounds and crown molding. A canted bay is located on the west facade; the bay appearing on the north facade in early photos was demolished during remodeling, probably in 1911.

North (front) façade

A large, covered porch shelters the front entry doors. The porch has a solid, shingled rail and substantial shingled posts supporting a hip roof. Wide concrete steps lead to the porch and the main front door, which is located on the west side of the back wall of the porch. This door is in the Victorian style, with a single light in the upper portion. A secondary entry door is located on the east side of the porch. To the left of the main door is a paired window separated by a broad mullion, with one-over-one-lights, simple surrounds, and crown molding. These windows are typical of those found throughout the house. Above the hip roof of the porch is the steeply pitched, second story gable, which has narrow eaves and a plain frieze board. This shingled gable also features a paired window, centered under the gable end. Visible

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adjacent to the gable, to the right, is a hip roof, which covers what was once the tall square tower of the Stick style home. Also visible from the front of the building are two of the tall, corbelled chimneys on each of the ridgelines. Until recently, a ca one-story, two-car carport addition extended to the west. This was partially demolished, removing the attachment to the house and adding a new roof to what is now a one-car garage.

West side façade

The west side façade of the house displays the gable face of the main cross gable at about the center of this façade. Original features include a canted bay at the ground level with a shed roof (a characteristic of the Stick style), surmounted by paired, double-hung windows of the same design as the windows on the front-facing gable. The configuration of the gable, with its steep pitch and plain frieze board, also matches that of the front gable. Visible above on the east-west ridgeline is the largest corbelled chimney. At the second level, on the north side, is a single double-hung window. To the right of the centered gable is a secondary entry within a one-story addition that leads to a mud room and then the kitchen. The entry door, which displays a two-over-two-light window in the upper portion, is accessed via three enclosed wood steps. To its right is a boarded-up window, which fronts a small bathroom. Until recently, a moderately pitched, one-story gabled addition that was historically the wood shed was located to the rear (south side) of the building. This addition was failing and approaching a ruined state (see Figure 21). This was recently replaced with a new addition with the same footprint and roofline.

South (rear) façade

Visible on the rear façade is the south face of the two-story cross gable, which displays two one-over-one-light, double-hung windows, one on each side. Also visible is the one-story portion of the house at the southwest corner that houses the mud room and half bathroom. A tall opening that is boarded up with vertical boards is located under the gable. At the lower level is the new one-story addition that replaced the failing woodshed.

East side façade

The east side façade displays the east face of the cross gable at about the center of this façade. This gable face displays many of the same characteristics as the other gable faces on the main body of the building, with the exception that this roof appears to have a slightly lower pitch. At the ground level is a paired, double-hung window. Above is another paired window, in vertical alignment with the windows at the lower level. To the right of this central gable is a one-story, pop-out bay that is covered by a low pitched shed roof. This bay, which displays three ganged, one-over-one-light windows, is an extension of the living room. It has a side access door to its left, covered by a shed roof supported by one angle bracket and accessed via enclosed wood steps. To the left of the central bay are three ganged, single light windows that light the kitchen at the rear of the house. Above, at the second level, is a small gabled dormer that displays one double-hung window. Visible to the left is the new rear addition that replaced the former wood shed.

INTERIOR

All rooms in the Glenbrook Farm house contain the original shiplap walls and the majority of the original doors, windows and hardware are still intact. The original door hinges are ornate cast metal. The majority of the door and window trim is still intact, including the hearths around the original six fireplaces. One fireplace was bricked up when the firebox was absorbed by the enlargement of an adjacent (back-to-back) fireplace. The house contains the original tongue-and-groove fir flooring throughout; the flooring in the kitchen is laid diagonally. Lower-story rooms have 10' ceilings and upper-story rooms have 9' ceilings, also clad in shiplap.

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Lower level

Entrance hall and stairway

There are two doors off the front porch. The door in the northwest corner of the front porch (referred to hereafter as the front door) leads into an entrance hall with access into the living room and study at the end of the hallway and a stairwell (which was once topped by an imposing tower with an tall hipped roof) which leads to the second floor. The stair well winds to the left as it rises and is lit by a double-hung window at the top and a fixed leaded glass window at the bottom. This window is on the right as you enter from the front door. The front door appears to date to the early remodel; approximately 1911. The banister in the main stairwell is varnished wood with turned balusters and a large turned newel post. The door on the northeast side of the front porch leads directly into the living room.

Library/study

At the end of the front entrance hall is the doorway to the library/study. This room contains the original bay window on the west wall, which is composed of three side-by-side, double-hung windows. The original fireplace was bricked over at some point to enlarge the fireplace in the dining room. The east wall has a doorway into the dining room and the south wall has a doorway onto the mudroom.

Mud room

The mudroom is accessed from the exterior by a door to the west. This small room was originally a porch as shown in the earliest photos (see Figure 4) and evidenced by the sloped floor and large thresholds into adjacent rooms. It was probably enclosed during the 1911 remodel to accommodate an interior bathroom. The bathroom (south of the mudroom) was also part of the original side porch. The mudroom has a sloped floor of tongue-and-groove fir. Walls are sheetrock applied over shiplap and exterior drop lap siding. Interior doors open into the study, kitchen, and bathroom.

Bathroom

The bathroom was added by enclosing the side porch, which also created the mudroom. It has painted fir floors and a cast iron claw foot bathtub. The toilet and plumbing fixtures are modern additions.

Living room

The living room is a large open room with a wide opening leading to the dining room and a smaller doorway leading to the entrance hall. Three additional doors lead directly to the exterior, two to the north onto the front porch and one to the east. The entrance leading into the dining room has Craftsman-style double tapered posts above short walls on either side of the opening. The original baseboards extend around the perimeter of the room. An original fireplace is on the south wall and currently has a wood stove in front of it. Three side-by-side, double-hung windows are on the east wall. On the north wall are two side-by-side (paired) double-hung windows; these windows replaced the three-window octagonal bay that was removed when the present front porch was added.

Dining room

The dining room has two side-by-side, double-hung windows on the east wall. Original built-in cabinets line the west wall in addition to the original fireplace, which was enlarged, probably during the 1911 remodel. A door to the kitchen is on the south wall, one to the study on the west wall, and an entry to the living room on the north wall.

Kitchen

Cabinets line the east wall of the kitchen with three pocket windows above the sink. One upper cabinet contains the original cold press. The south wall contains the brick chimney for what would have originally served as a wood cook stove and floor-to-ceiling built-in cabinets including one that has a boarded-up window that originally would have opened onto a breezeway. This may have been a pie safe. The north

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wall has a narrow staircase (referred to hereafter as the servant's stair) that leads upstairs to two small bedrooms (referred to hereafter as the servant's rooms). The west wall has a doorway into the mudroom. The south wall has a doorway to the pantry and woodshed. The kitchen contains the original bead board wainscot topped by a chair rail with shiplap above. A concealed door in the bead board wainscot accesses the space below the servant's stair. This space is also accessed by a man door (door is missing).

Upper level

The stairway from the front entrance hall leads to the second floor landing. This landing has a single, double-hung window facing west and stairwell railing that matches the stair bannister. The landing was originally topped by a tower with additional windows. The landing opens onto two of the five bedrooms that make up the second floor.

Main bedrooms

The front three bedrooms (northernmost) are the largest of the five and each has an original fireplace. Each of these main bedrooms also has two side-by-side, double-hung windows. The north bedroom has a crawl-in closet on the west side of the room. This bedroom has doors opening onto the landing at the top of the main stairway and into the east bedroom. The east bedroom has doors into the north and west bedrooms and onto the landing at the top of the servant's stair. The west bedroom has a closet on the east wall and doors that open onto the main stairwell landing, into the east bedroom and into the west servant's room.

Servant's bedrooms

There are two small bedrooms on the south side of the second floor. The rooms are smaller here, with no fireplaces and fewer windows than the main bedrooms. These rooms would have received heat from the wood cook stove brick chimney which passes through them on a common wall. They have access to the servant's stair that leads down to the kitchen and into the main bedrooms. The east servant's room has an alcove for a closet and the west servant's room has a varnished panel door with ornate cast spring latch for access to the kneewall space.

ALTERATIONS

A significant remodel to the house was undertaken in 1911. This date is speculative, based on the May 3, 1911 date found inside a wall of the addition and a reference in the Yamhill County historical survey that the tower was removed sometime after 1910. With this remodel L.C. Thompson updated his Stick style home with Craftsman-style features, as well as removing some Stick style features. The front porch was added and the bay windows on the north side were removed (the roof structure for the bay still exists, concealed in the porch roof attic). The porch located on the southwest side of the dwelling was enclosed, and is now a small mudroom and bathroom. The sink was installed in the mudroom and the toilet and claw foot tub were installed in the bathroom. The woodshed on the south side of the house, which was originally attached to the house by a breezeway, was enclosed. The hip roof sheltering the side porch was covered by a gabled roof. Shingles were applied to the upper gable ends on all faces of the house. The tower over the front stairwell was removed at some point, probably as part of the Craftsman makeover. In approximately the 1950s a carport was added to the west side of the dwelling. The carport has two bays, is enclosed on three sides, has v-groove drop siding, and a shed roof with a very low pitch.

More recently, two changes to the building were undertaken in consultation with the SHPO, under the auspices of their State Special Assessment program. A one-story woodshed appended to the rear of the building was failing. This was removed and replaced with an addition with the same footprint and roof

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form and similar fenestration. Secondly, a ca 1960 one-story carport that had been attached to the building (and was concealing character-defining features) was converted to a one-bay garage that is now detailed from the house and has a new gable roof.

OUTBUILDINGS

The two non-contributing resources on the site are a well house and machine shed. The well was drilled in 1977 to replace the adjacent hand dug well that was originally topped by a water tower and windmill (partially pictured at the edge of Figure 4). The well house is located to the southeast of the house and may predate the well. It is constructed in a similar style to the house with drop siding and a gabled roof. The siding is narrower than that on the house and the roof pitch is shallower, but it does not detract from the historical nature of the house. The machine shed is located to the northwest of the house. It was constructed in the 1930s or 1940s. It has rounded, two-lap beveled siding; fixed single-pane windows; and a gabled roof. A small shed addition is located off the back (west) side. The entire machine shed is in poor repair and large sections of the roof are missing. The machine shed does not detract from the historical nature of the house.

Returned

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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.

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

Period of Significance

1892-1928

Significant Dates

1892, first period of construction

1911, second period of construction

1928, death of L.C. Thompson

Significant Person

(Complete only if Criterion B is marked above.)

Thompson, Lewis* Cass

Cultural Affiliation (if applicable)

N/A

Architect/Builder

N/A

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.

Period of Significance (justification)

The period of significance is 1892 to 1928, encompassing the approximate year of the residence's construction and reflecting Lewis C. Thompson's lifetime there.

Criteria Considerations (explanation, if necessary) N/A

*The spelling of his name is seen two different ways, "Louis" and "Lewis", but it appears "Lewis" is the correct spelling.

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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).

Constructed ca 1892¹, the dwelling located on the estate once known as Glenbrook Farm (see "Certificate of Farm Name," Figure 7) is significant under National Register Criterion B at the local level for its association with the life of Lewis C. Thompson, a farmer and businessman in the Carlton area who successfully managed the largest farm in the area and, in a moment of crisis, saved the Carlton State and Savings Bank from collapse, thereby preserving the investments and businesses in this farming region. L.C. Thompson was the son of Robert R. Thompson, a railroad and steam ship tycoon and real estate investor. The elder Thompson bought the farm for his son, who previously served as his clerk and telegrapher in The Dalles. Robert R. Thompson built the subject house and continued to own the farm until his death, after which it was purchased from the R.R. Thompson Estate Company ("Thompson Estate Company") by L.C. Thompson. Robert R. Thompson never lived on the farm preferring to manage his businesses from Portland until moving to San Francisco. L.C. Thompson's son also lived on the farm in a house built by his father in 1912 until he moved to Carlton, where he served as the Carlton Fire Chief. L.C. Thompson continued to demonstrate his business acumen as the director of the Thompson Estate Company, which was made up of Thompson and his six siblings. One of their most notable accomplishments was to develop the 525-room Multnomah Hotel, constructed on the former site of the elder Thompson's mansion in downtown Portland. L.C. Thompson continued to reside on and manage the family's farm in Carlton however. The period of significance for Glenbrook extends from ca 1892, when the house was constructed, to 1928, the year of Lewis C. Thompson's death. It is significant at the local level.

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

EARLY DEVELOPMENT OF THE CARLTON AREA

The Carlton area had been settled and was being widely farmed by the 1860s. The first post office in the area was at a stagecoach stop and blacksmith shop at the home of Wilson Carl, known as Mountain House.² Mountain House was adjacent to the land that Robert R. Thompson bought and Lewis C. Thompson developed into Glenbrook Farm. Carlton was the commercial center for the farming area.

In 1874 a railroad was built from Portland to St. Joseph. The farmers in what would become the Carlton area petitioned the railroad to put a stop closer to them to allow them to ship their products more affordably. The railroad added a flag stop that then became a regular stop and the city of Carlton grew up around it.

It is likely that proximity to the Mountain House, then the center of the farming area, would have played into Robert R. Thompson's decision to buy the land he did. At this point he had diversified from his shipping and rail interests into land speculation and development. Choosing farm land along a future rail line would have been a good investment strategy. Wilson Carl went to Portland and petitioned the railroad when they were planning their route.³ The original plot showed the rail line coming over the mountain west of Carlton. This would have placed it very near to the Mountain House and Glenbrook Farm. The final route of the rail line and stop turned out to be east of the Yamhill River. This decision shifted the center of commerce from the Mountain House area to what would become present-day Carlton. Presumably the altered route was chosen due to the ease of the terrain but it was also common for land owners to petition railroads to build near them, thereby increasing their property values. While no direct evidence has been found, it is may be that Robert R. Thompson purchased Glenbrook Farm as a land speculation venture with hopes to develop it after the railroad was built. At the time he was actively engaged in land speculation and was one of the incorporating members

¹ The property was purchased and occupied in 1872, but the only verifiable date that was found for the building was 1892, based on an 1893 publication that mentions it (see Hines, Harvey K., "Lewis C. Thompson," *An Illustrated History of the State of Oregon*). A house in this style would typically date to earlier than 1892 in the general Portland area, but 1892 is the only construction date reference that was found in the research. See also footnote 13 below.

² City of Carlton, Oregon Web Page: "History of Carlton" link, <http://www.ci.carlton.or.us/>

³ City of Carlton, Oregon Web Page: "History of Carlton" link, <http://www.ci.carlton.or.us/>

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of the Oregon Central Railroad (West Side Company), which was planning the railroad to St. Joseph. Further research in this area may uncover a direct connection between the planning of the rail line and Robert R. Thompson's purchase of Glenbrook Farm.

THE THOMPSON FAMILY

Three generations of the Thompson family are associated with Glenbrook Farm and the Lewis C. Thompson house. However, it was Lewis C. Thompson, Robert R. Thompson's son, who lived in the house from 1892 to 1928 and ran the successful Glenbrook Farm, ably managing this aspect of his father's estate. L.C. Thompson's son, R.R. Thompson, Jr., also lived in a separate house on the property from 1912 to 1936, but as can be seen in the following narrative, the youngest Thompson made his career as the Carlton Fire Chief, and did not continue his father's vocation as a farmer and businessman.

Robert R. Thompson

Robert R. Thompson, the father of Lewis C. Thompson, was born in Pennsylvania in 1820 and immigrated overland in 1846 to Oregon with his wife Harriet Bell Thompson. Thompson was a cabinet maker and was engaged in milling until 1850, when he went to California to take part in the gold rush. He later took a Donation Land Claim at The Dalles and in 1856 built the first steamboat on that section of the Columbia River. Thompson and his partners later formed the powerful transportation monopoly, the Oregon Railway & Navigation Company. In 1872, Robert R. Thompson purchased 2,000 acres in Yamhill County. The land, including this house site, incorporated several former Donation Land Claims. It was purchased from land claimant, William L. Adams, on September 3, 1872 for \$20,000 in gold. The land claims of Adams and his brothers Sebastian, Oliver and John McBride were included in this transaction.⁴

Robert R. Thompson is an historically significant figure in Oregon for his contributions to transportation, commerce and his service on the Portland City Council. He is also historically significant in Carlton, as evidenced by his role in the naming of the city of Carlton, as well as his investment in the largest farm, at the time, in the area. According to Louis A. McArthur in his book *Oregon Geographic Names*, "A.E. Bones, postmaster at Carlton, wrote in Oct. 1925, that the place was named for John Carl, Sr., and that it was done at the request of Robert R. Thompson of Portland at the time the west side railroad established a station there about 1874. Carl was an early settler in the neighborhood and Thompson owned a farm there."⁵ This is one of two competing stories regarding the naming of Carlton. The other states that it was named for Wilson Carl, possibly of the same family as John Carl Sr.

While Thompson never lived at Glenbrook Farm, his impact on the area was significant and the surviving house at Glenbrook Farm helps convey his impact and the scale of his investment during this pivotal time in the development of Yamhill County. An article entitled, "Early Portland Family's Carlton Connection. R.R. Thompson's Foothills Farm Was Arguably Western Oregon's Finest," in the February 17, 2007 issue of the *News Register* recounted his importance to the area. The author stated, "From the 1850s through the 1920s, the influence of a handful of early Portland families had a major impact throughout Oregon. And the Yamhill Valley was no exception. Probably the single most prominent among the family patriarchs was a man who amassed a fortune building frontier infrastructure, then set his sights on the area's rural riches: Robert R. Thompson..." Robert R. Thompson amassed a significant fortune through his diverse investments in steamship navigation (building the first steamboat on the Upper Columbia River), railroads, milling and land development. After selling his share of the Oregon Steamship Navigation Company, he moved to California where he lived in San Francisco, then Alameda. In Alameda he built a mansion and created a water system for the city. After the mansion he built in Alameda was destroyed by fire he purchased a large tract of land on Santa Monica Bay and founded the city of Redondo Beach with J.C. Ainsworth, one of his partners in the Oregon Steamship Navigation Company.⁶

⁴ O'Brien, "Paola/Thompson Place," *Yamhill County Cultural Resources Inventory*, August 9, 1984.

⁵ Carl's Mountain House was located just over a mile from the house at Glenbrook.

⁶ Hines, Harvey K., "Lewis C. Thompson," *An Illustrated History of the State of Oregon*. Chicago: Lewis Publishing Co., 1893.

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Thompson's fortune allowed him to purchase Glenbrook Farm and support the career of his son Lewis C. Thompson and his other descendants. As a result, L.C. Thompson was able to develop Glenbrook into one of the finest farms in the region. L.C. Thompson's success as a farmer also allowed him to step in and save the Carlton State and Savings Bank, when it was in threat of collapse, thus preserving the investments of the farmers and businessmen in the area.

Lewis C. Thompson

Lewis C. Thompson was born August 23, 1847, in Oregon City. He was the son of Robert R. and Harriet Bell Thompson. As a young adult he served as a clerk and telegrapher in his father's offices in The Dalles. In September of 1872, Robert R. Thompson purchased the land that would become Glenbrook Farm and had the house built. He installed his son Lewis to live at and manage the farm. This massive land holding was utilized in the production of grain, stock raising, including horses, principally Norman, Percheon, and Hamilton breeds, and Durham cattle. A steam plow was purchased from England for \$12,000 and Chinese laborers were used to clear the land of scrub oak. The Chinese laborers transformed 640 acres into an "English Manor estate." Thompson even had a telegraph line extended to the farm in 1873.⁷ By 1912, L. C. Thompson owned 2,500 acres and had 800 acres under cultivation. Glenbrook Farm had become one of the premier farms of the Carlton area.⁸

Lewis Thompson was married to Emma M. Jucker in 1870, who had immigrated to Oregon in 1852 with her parents. Her father was a sergeant at Fort Dalles.⁹ Lewis and Emma Thompson made the farm their home, raising their five children and living there until their deaths, Lewis in 1928 and Emma in 1929.

After his father's death in 1908, Lewis C. Thompson became president of the holding company jointly owned by his three sisters and three brothers. Under the auspices of the Thompson Estate Company, the family had extensive land holdings in Tacoma, Portland, and San Francisco. The Thompson heirs built the Multnomah Hotel and the Levins Hotel in Portland, as well as business structures on lots in San Francisco.¹⁰ Glenbrook Farm was purchased from the holding company and the family continued to reside there into the 1930s.¹¹

On January 20, 1922 a news story appeared that was entitled, "L.C. Thompson Saves Local Bank with \$19,500 Donation. Unprecedented in Banking History." The story involved charges of embezzlement on the part of the cashier at the Carlton State and Savings Bank, which sparked a run on its assets. In order to avert calamity, the state had to step in and with Thompson's generous donation, a reorganized institution was established, preventing the loss of many depositors' life savings (see Figure 18).¹² This event demonstrates the importance of Lewis C. Thompson and the prominent role he played in the history of Carlton and surrounding area.

A biographical sketch of Thompson appeared in the 1912 *The Centennial History of Oregon*. In this entry, author Joseph Gaston, referring to L.C. Thompson, recounted, "Widely known in Yamhill County where he has spent much of his life, L.C. Thompson needs no introduction to the residents of his part of the state because his important business interests have brought him into contact with many. He is one of the foremost representatives of agricultural life in Oregon, his operations being carried on most extensively. Moreover, he is president of the Thompson Company, a closed corporation formed to manage the extensive property holdings of the Thompson estate on the Pacific coast."

⁷ "Oregon Items," *Sacramento Daily Union*, September 23, 1873.

⁸ O'Brien.

⁹ Hines, Harvey K., "Lewis C. Thompson," *An Illustrated History of the State of Oregon*. Chicago: Lewis Publishing Co., 1893.

¹⁰ The Multnomah Hotel was sold by the Thompson Estate Company to "eastern capitalists" in 1916 ("\$2,000,000 Hotel Sold," *Sacramento Union*, September 1, 1916).

¹¹ Beckham, Stephen Dow, "Thompson, (L.C.) House," *State of Oregon Inventory Historic Sites and Buildings*, March 8, 1976.

¹² *News Register*, February 17, 2007.

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Further documentation of Thompson's contributions appeared in *An Illustrated History of the State of Oregon* by Harvey K. Hines, published in 1893. In this history, author Hines states, "Lewis C. Thompson, one of the most prosperous farmers and stock-raisers of Yamhill County, is a native son of Oregon..." The author goes on to describe the upbringing of L.C. Thompson, his education, and the development of Glenbrook Farm. He also mentions that, "Mr. Lewis Thompson is now building on this property a large and handsome house with all modern improvements. It is situated on a beautiful elevation, and commands a fine and extended view of the surrounding country, including the lovely valley on which his farm is located. The river is seen winding in and out among the verdant grounds of the distant scene, looking like a silver ribbon from this point of view. Altogether it is as charming a place as anyone would care to see, while a home among these surroundings would be pronounced a paradise by many."¹³

R. R. Thompson, Jr.

R.R. Thompson, Jr., son of Lewis C. and Emma Thompson, was born at Glenbrook Farm in October 1892. In 1912 he had a house built next to the main house. The two houses remained part of Glenbrook until 1946, when the property was subdivided and the house sold separately.¹⁴ In 1936, he had a house built in Carlton which is now operated as the R.R. Thompson Bed and Breakfast. He served the Carlton Fire Department for many years, including acting as Fire Chief. As Fire Chief he was instrumental in establishing the Carlton Rural Fire District. Formed in 1939, this was the first rural fire district in Yamhill County. Fire Chief Thompson helped secure and equip the first fire truck for rural use, a small Chevrolet.¹⁵

The Sale of Glenbrook

In 1912 or 1913, Lewis C. Thompson sold 940 acres of Glenbrook Farm. A *News Register* article entitled "Better than Money in the Bank" by Karl Klooster, published March 3, 2007, details the sale of the property and its transfer to the next two owners. It continued to be one of the finest farms in Oregon and an important part of the development of agriculture in the region. The next two owners, Winslow B. Ayer and then Frank Brown, developed this section of Glenbrook, which was described as "the farm's agricultural heart," into Foot Hills Farm. These owners were major players in agriculture in Oregon and the Northwest.¹⁶

Conclusion

Lewis C. Thompson was a significant person in the development of Carlton and the surrounding area. He contributed to the agricultural development of Yamhill County and, based on the Donation Land Claim map in the book, *Reflections of Carlton*, was the largest land holder in the area. He died at Glenbrook Farm on August 25, 1928 at the age of 81.¹⁷ Thompson was a significant person in our past and his association with Glenbrook Farm and the house that he occupied for many years satisfies Criterion B for listing Glenbrook in the National Register of Historic Places.

¹³ Harvey K. Hines notes the construction of the "large and handsome house with all modern improvements," in his book of 1893. The later history of Carlton says that, "It is believed the house was built shortly after the purchase" [of the property in 1872]. (*Reflections of Carlton*, 1976:124). The property was purchased in 1872 and 'large amounts in improvements expended' ("Oregon Items," *Sacramento Daily Union*, September 16, 1872), including the installation of a telegraph line to the farm in 1873. L.C. Thompson moved to the farm in 1872 and no record of an earlier house was found. Therefore it is assumed here that the house was constructed when Thompson moved to the farm (the elder Thompson built his 1873 house in Portland shortly thereafter).

¹⁴ See Yamhill County Historical Resources Inventory number B3524/3 I-210 for details on this house.

¹⁵ Carlton Elementary School Bicentennial Club, *Reflections of Carlton*, 1976.

¹⁶ More detail on the Foot Hills Farm can be found in the Yamhill County Historical Resources Inventory for this property.

¹⁷ "R.R. Thompson," "Lewis C. Thompson," Vertical files, Yamhill County Historical Society Research Library, Lafayette, OR (contains deeds, surveys, family genealogy, stock certificates, insurance certificates, marriage licenses, newspaper articles).

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ARCHITECTURAL CONTEXT

The Lewis C. Thompson house was built sometime after the purchase of the property in 1872 and prior to 1893.¹⁸ Originally the house was built in the Victorian-era Stick style of architecture. It had drop siding and bay windows covered by shed roofs supported by the decorative, angled brackets characteristic of the Stick style. It also displayed applied trim details that referenced the structural members of the building, a defining element of the Stick style. The main body of the house is laid out in a cruciform plan, with steeply pitched roofs with plain frieze boards and narrow eaves. A grand tower topped the main stairwell. This hallmark of the Victorian style contributed greatly to the overall mass and imposing nature of the house. It was also functional as a light and ventilation shaft equipped with double-hung windows on each side of the top story. It may have also served as a look out or watch tower. At the time it was built this would have been one of the most prominent, high style houses in Yamhill County. It remains a rarity, as an unusual example of the Stick style in this rural area, a style that is often associated with high style homes in urban locations.

About 1911 the house underwent a significant update to the Craftsman style. At this time the tower was removed and the upper section of the gable ends were covered in shingles. A broad covered porch with a low-pitched hip roof was added to the front of the house, replacing the original front steps and bay window. The roof of this porch is supported by large shingled tapered piers mounted on a solid porch rail. This porch style and the removal of the tower are in keeping with the Craftsman/Bungalow style conversion. Similar Craftsman details appear on the interior of the house, primarily in the entryway between the living and dining rooms, which again consists of tapered posts mounted on a half wall that frames this generous opening (see Photo 18).

The quality of the workmanship and materials throughout the house is exemplary. This includes carefully laid brick work chimneys built on fieldstone foundations, with five of the original six fire places still functional. High quality wood work is apparent in both the structural components and the finished surfaces. There are 10' ceilings downstairs and 9' ceilings upstairs. The kitchen retains the original bead board wainscot and most of the original windows are still in functional condition. The house retains integrity of location, setting, materials, workmanship and association. It retains integrity of design and feeling to the period of significance, which encompasses Lewis C. Thompson's ownership and life on the farm that his father purchased for him and includes both the construction of the house and its remodel by Thompson in 1911.

¹⁸ See notes 1 and 13 above.

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9. Major Bibliographical References

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

Beckham, Stephen Dow, "Thompson, (L.C.) House," *State of Oregon Inventory Historic Sites and Buildings*, March 8, 1976.

_____, "Thompson, (L.C.) Barn," *State of Oregon Inventory Historic Sites and Buildings*, March 8, 1976.

_____, "Thompson, (Robert R.) House," *State of Oregon Inventory Historic Sites and Buildings*, March 9, 1976.

Carlton Elementary School Bicentennial Club, *Reflections of Carlton*, 1999.

City of Carlton, Oregon Web Page: "History of Carlton" link, <http://www.ci.carlton.or.us/>

Gaston, Joseph, "Lewis C. Thompson," *Centennial History of Oregon*. Chicago: S. J. Clark Publishing Co., 1912.

Hines, Harvey K., "Lewis C. Thompson," *An Illustrated History of the State of Oregon*. Chicago: Lewis Publishing Co., 1893.

Klooster, Karl, "Early Portland family's Carlton Connection: R. R. Thompson's Foothills Farm was Arguably Western Oregon's Finest," *McMinnville News-Register*, February 17, 2007, B-1.

_____, "Better than Money in the Bank," *McMinnville News-Register*, March 3, 2007.

McArthur, Lewis L., *Oregon Geographic Names*, Sixth Edition, 1992, pg. 148.

Multnomah County Historical Society Library, Portland, Oregon.

The Oregonian

- "Late R.R. Thompson Noted Steamboat Man," 25 February 1912, 5.
- "Thompson Estate to Build," 21 March 1909, 8.
- "Multnomah Name for New Hotel," 18 December 1910, 10.
- "Most Goes to Children," 12 September 1908, 8.

O'Brien, "Paola/Thompson Place," *Yamhill County Cultural Resources Inventory*, August 9, 1984.

_____, "Meyer/Thompson Place," *Yamhill County Cultural Resources Inventory*, August 9, 1984.

R.R. Thompson Bed and Breakfast Web Page: <http://rrthompsonhouse.com/>

"R.R. Thompson," "Lewis C. Thompson," Vertical files, Yamhill County Historical Society Research Library, Lafayette, OR (contains deeds, surveys, family genealogy, stock certificates, insurance certificates, marriage licenses, newspaper articles).

Sacramento Daily Union

- "Oregon Items," 16 September 1872.
- "Oregon Items," 23 September 1873.
- "\$2,000,000 Hotel Sold," 1 September 1916.

Scully, Jr., Vincent J., *The Shingle Style and The Stick Style*, 1973.

Thornton, Nancy, "Pioneers of the Lower Panther Creek," *The West Side, Newsletter and Journal of the Yamhill County Historical Society*, March 2008, pg. 7.

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Wikipedia City of Carlton, Oregon: https://en.wikipedia.org/wiki/Carlton,_Oregon

Yamhill County Planning Department, McMinnville, Oregon.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Yamhill County Planning Department

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

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10. Geographical Data

Acreege of Property Approx. 3.04 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: _____

(enter coordinates to 6 decimal places)

1	<u>45.287213</u>	<u>-123.246492</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

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

The nominated area is a portion of a parcel of land located in Township 3 South, Range 5 West, Section 25, Lot 1300 in Yamhill County, State of Oregon. The nominated area is approximately 130 feet x 180 feet (0.50 acres), located in the northeastern portion of Lot 3525-1300 and is shown on the accompanying map titled "SITE/BOUNDARY MAP."

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the farmhouse and two non-contributing resources, the garage and well house. These structures are the only remaining buildings on this parcel that were historically part of the Glenbrook Farm during the period of significance. The remainder of the historic farm (outside of the current 3.04 acre tax lot) has been excluded as it was sold off to other owners over time.

11. Form Prepared By

name/title Eli and Stephanie Armstrong date 7/31/16
organization _____ telephone 971-832-0327
street & number 325 NW Wallace Way email spefw80@hotmail.com
city or town McMinnville state OR zip code 97128

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).

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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: Glenbrook Farm
City or Vicinity: Carlton
County: Yamhill **State:** Oregon
Photographer: Eli or Stephanie Armstrong or Jessica Kirkman
Date Photographed: Various, October 2014 - January 2017

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

- Photo 1 of 33:** OR_YamhillCounty_GlenbrookFarm_0001
Front (north) façade, looking south
- Photo 2 of 33:** OR_YamhillCounty_GlenbrookFarm_0002
Carport addition, north façade, facing south
- Photo 3 of 33:** OR_YamhillCounty_GlenbrookFarm_0003
Front porch facing east
- Photo 4 of 33:** OR_YamhillCounty_GlenbrookFarm_0004
West side façade, south end, looking east
- Photo 5 of 33:** OR_YamhillCounty_GlenbrookFarm_0005
West side façade, looking east
- Photo 6 of 33:** OR_YamhillCounty_GlenbrookFarm_0006
East side façade, looking west
- Photo 7 of 33:** OR_YamhillCounty_GlenbrookFarm_0007
South and west side facades, looking north
- Photo 8 of 33:** OR_YamhillCounty_GlenbrookFarm_0008
Northern-most chimney
- Photo 9 of 33:** OR_YamhillCounty_GlenbrookFarm_0009
Southern-most chimney
- Photo 10 of 33:** OR_YamhillCounty_GlenbrookFarm_0010
Front (north) façade showing the two northern-most chimneys
- Photo 11 of 33:** OR_YamhillCounty_GlenbrookFarm_0011
Side door exterior, west façade looking east

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- Photo 12 of 33:** OR_YamhillCounty_GlenbrookFarm_0012
Front door, north façade, facing south
- Photo 13 of 33:** OR_YamhillCounty_GlenbrookFarm_0013
Well house, looking southeast
- Photo 14 of 33:** OR_YamhillCounty_GlenbrookFarm_0014
Garage northwest of house
- Photo 15 of 33:** OR_YamhillCounty_GlenbrookFarm_0015
Garage, south façade, looking north
- Photo 16 of 33:** OR_YamhillCounty_GlenbrookFarm_0016
Front stairwell with leaded glass window
- Photo 17 of 33:** OR_YamhillCounty_GlenbrookFarm_0017
Dining room
- Photo 18 of 33:** OR_YamhillCounty_GlenbrookFarm_0018
Living room looking into dining room
- Photo 19 of 33:** OR_YamhillCounty_GlenbrookFarm_0019
Living room
- Photo 20 of 33:** OR_YamhillCounty_GlenbrookFarm_0020
Living room
- Photo 21 of 33:** OR_YamhillCounty_GlenbrookFarm_0021
Kitchen
- Photo 22 of 33:** OR_YamhillCounty_GlenbrookFarm_0022
Kitchen
- Photo 23 of 33:** OR_YamhillCounty_GlenbrookFarm_0023
Kitchen
- Photo 24 of 33:** OR_YamhillCounty_GlenbrookFarm_0024
Bathroom
- Photo 25 of 33:** OR_YamhillCounty_GlenbrookFarm_0025
Mud room, west side door, facing west
- Photo 26 of 33:** OR_YamhillCounty_GlenbrookFarm_0026
Office/study
- Photo 27 of 33:** OR_YamhillCounty_GlenbrookFarm_0027
Office/study
- Photo 28 of 33:** OR_YamhillCounty_GlenbrookFarm_0028
South end stairwell

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Photo 29 of 33: OR_YamhillCounty_GlenbrookFarm_0029
Upstairs bedroom (east)

Photo 30 of 33: OR_YamhillCounty_GlenbrookFarm_0030
Upstairs bedroom (north)

Photo 31 of 33: OR_YamhillCounty_GlenbrookFarm_0031
Upstairs bedroom (west)

Photo 32 of 33: OR_YamhillCounty_GlenbrookFarm_0032
Upstairs bedroom, south end, west side

Photo 33 of 33: OR_YamhillCounty_GlenbrookFarm_0033
Upstairs bedroom, south end, east side

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.

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Glenbrook Farm
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N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 20

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: General location map

Figure 2: Regional location map

Figure 3: Tax lot map

Figure 4: Site plan

Figure 5: First floor plan

Figure 6: Second floor plan

Figure 7: Certificate of Farm Name, Yamhill County Historical Society

Figure 8: Historical Map of Glenbrook Farm from the Yamhill County Historical Society, Lafayette, OR

Figure 9: Historical photo of the farm house, taken sometime between 1872-1911, looking south

Figure 10: Historical photo of the farm house taken sometime between 1872-1911, looking east

Figure 11: Photo of L. C. Thompson at age 15 or 16

Figure 12: Later portrait of L. C. Thompson

Figure 13: Thompson family in family car (L. C. Thompson house in background)

Figure 14: Article from *The Oregonian*, March 21, 1909

Figure 15: Article from *The Oregonian*, February 25, 1912

Figure 16: Article from the *News Register*, February 17, 2007

Figure 17: Article from the *News Register*, March 3, 2007

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Figure 19: Robert R. Thompson's residence in Portland at NW 3rd between Ash and Pine

Figure 20: Multnomah Hotel, constructed on site of former R.R. Thompson residence by L.C. Thompson and R.R. Thompson Estate Company

Figure 21: Woodshed addition replaced in 2016 (see Photo 4)

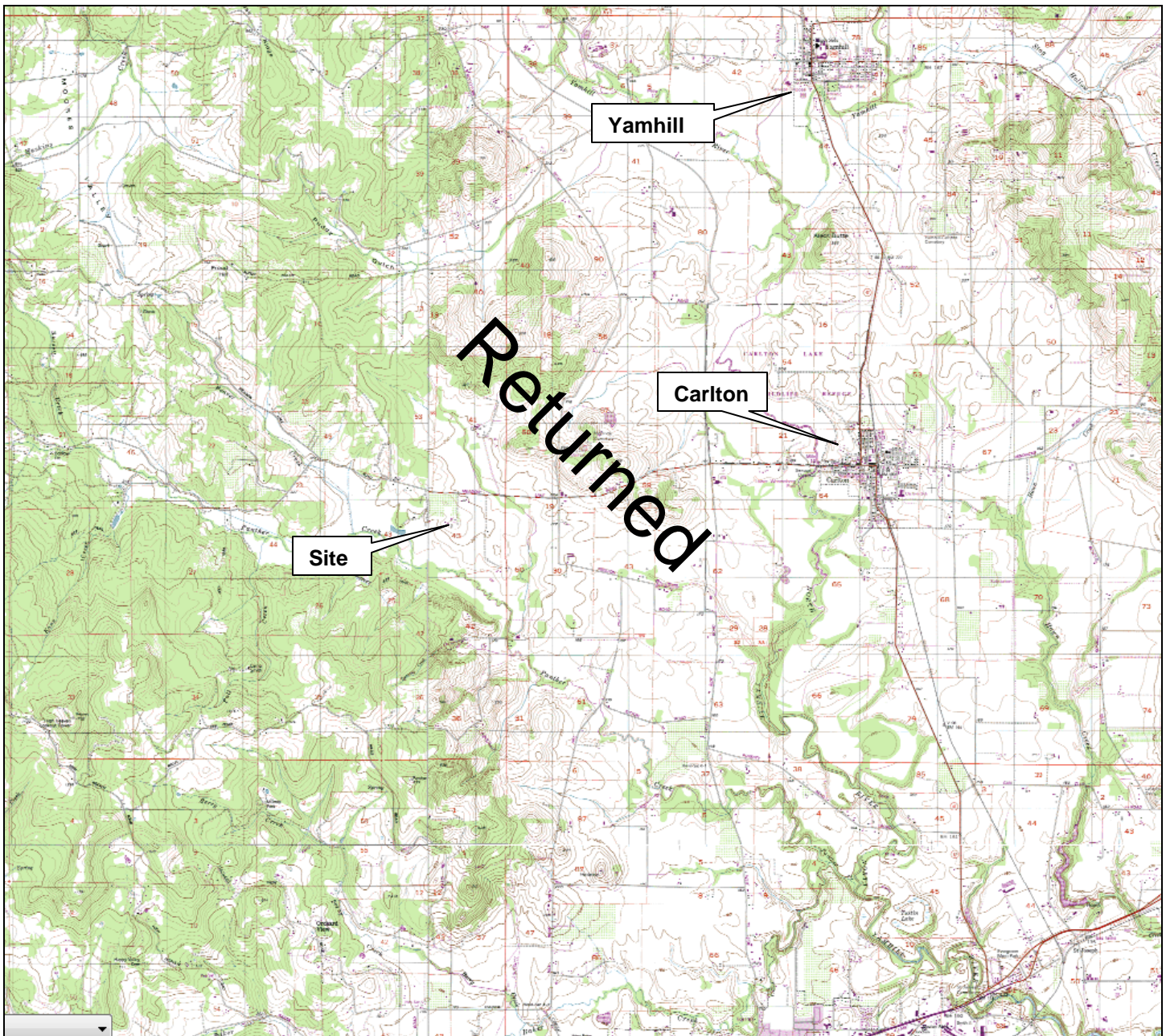
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Figure 1: General location map



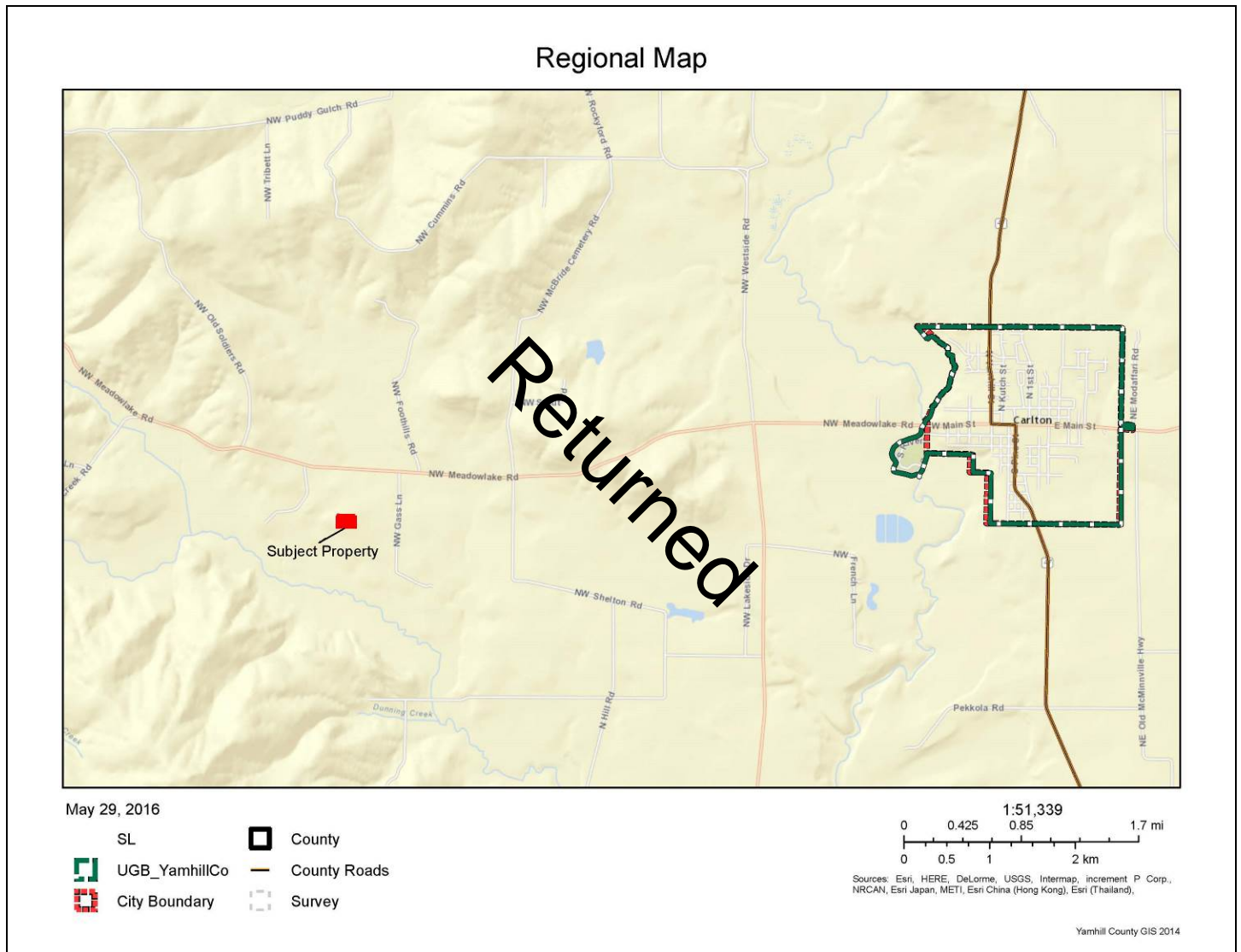
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Figure 2: Regional location map



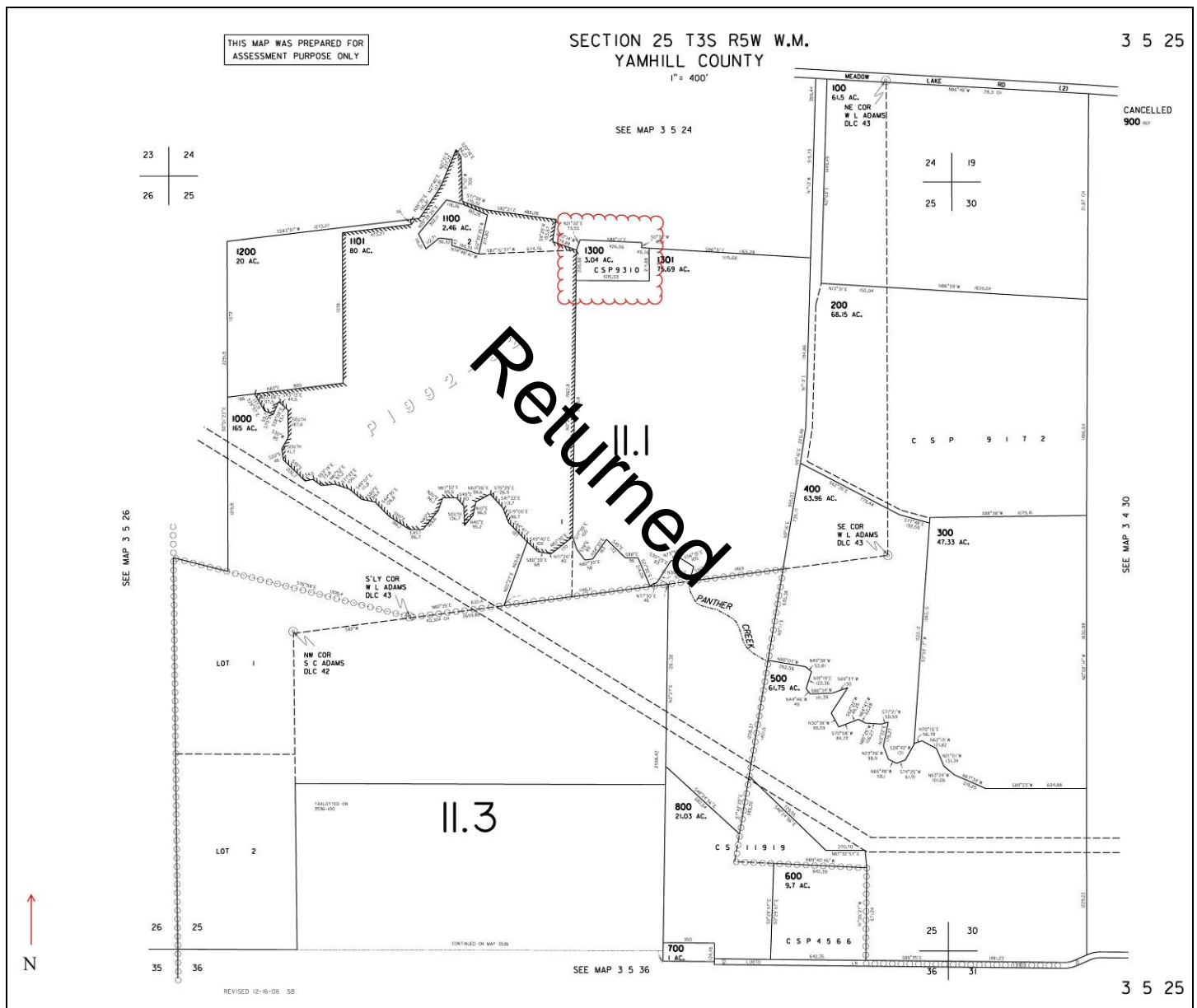
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Figure 3: Tax lot map



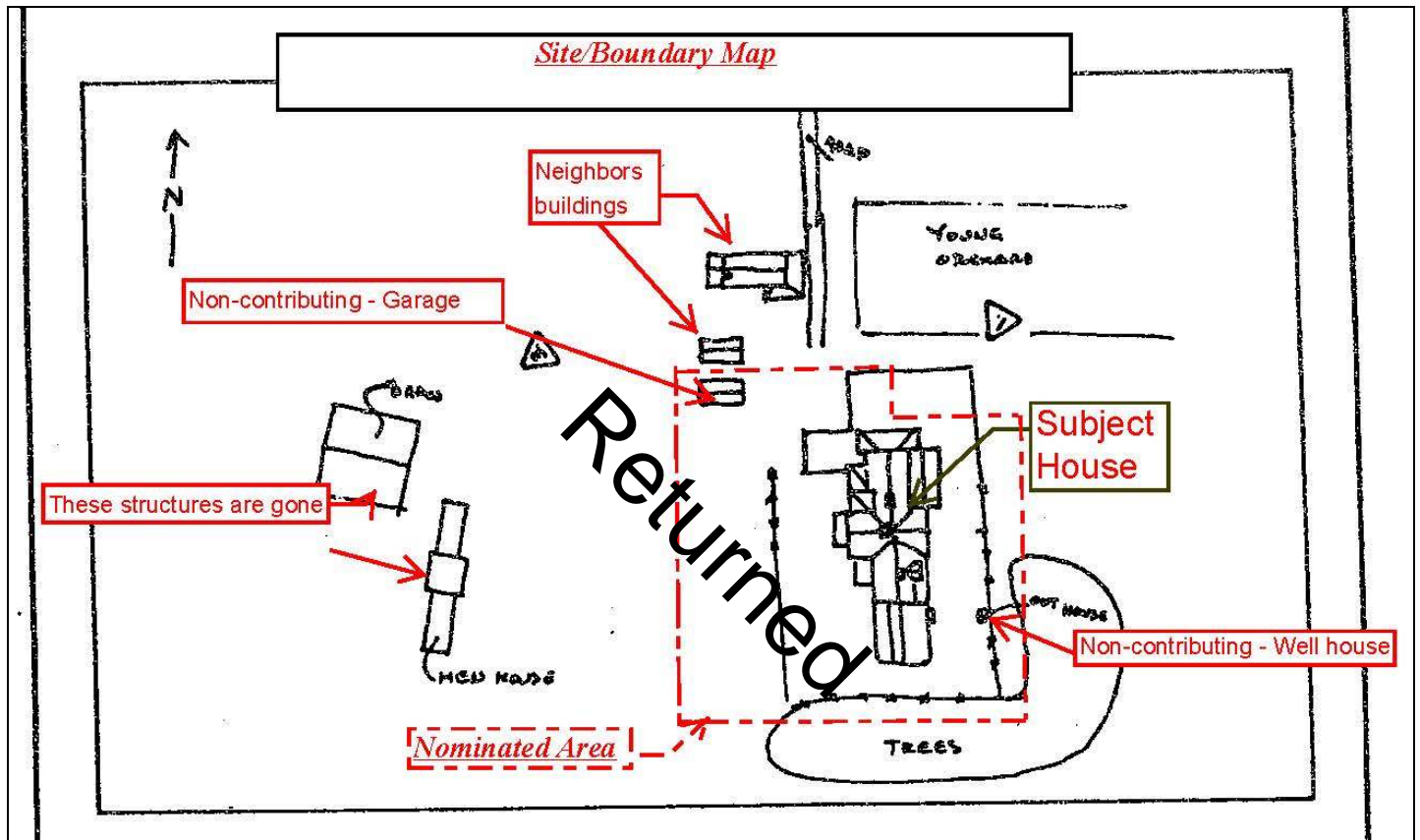
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Figure 4: Site plan



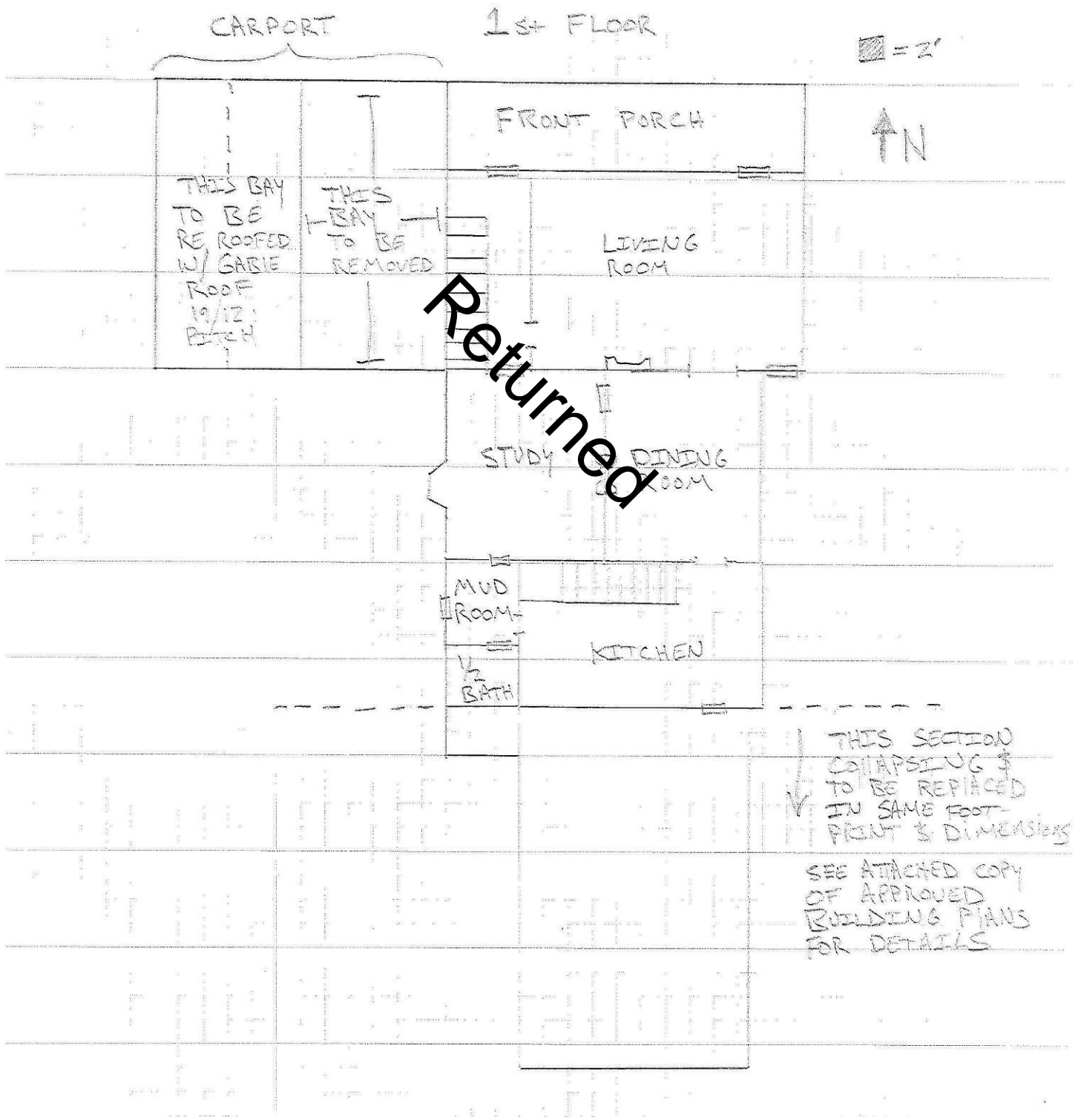
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Figure 5: First floor plan



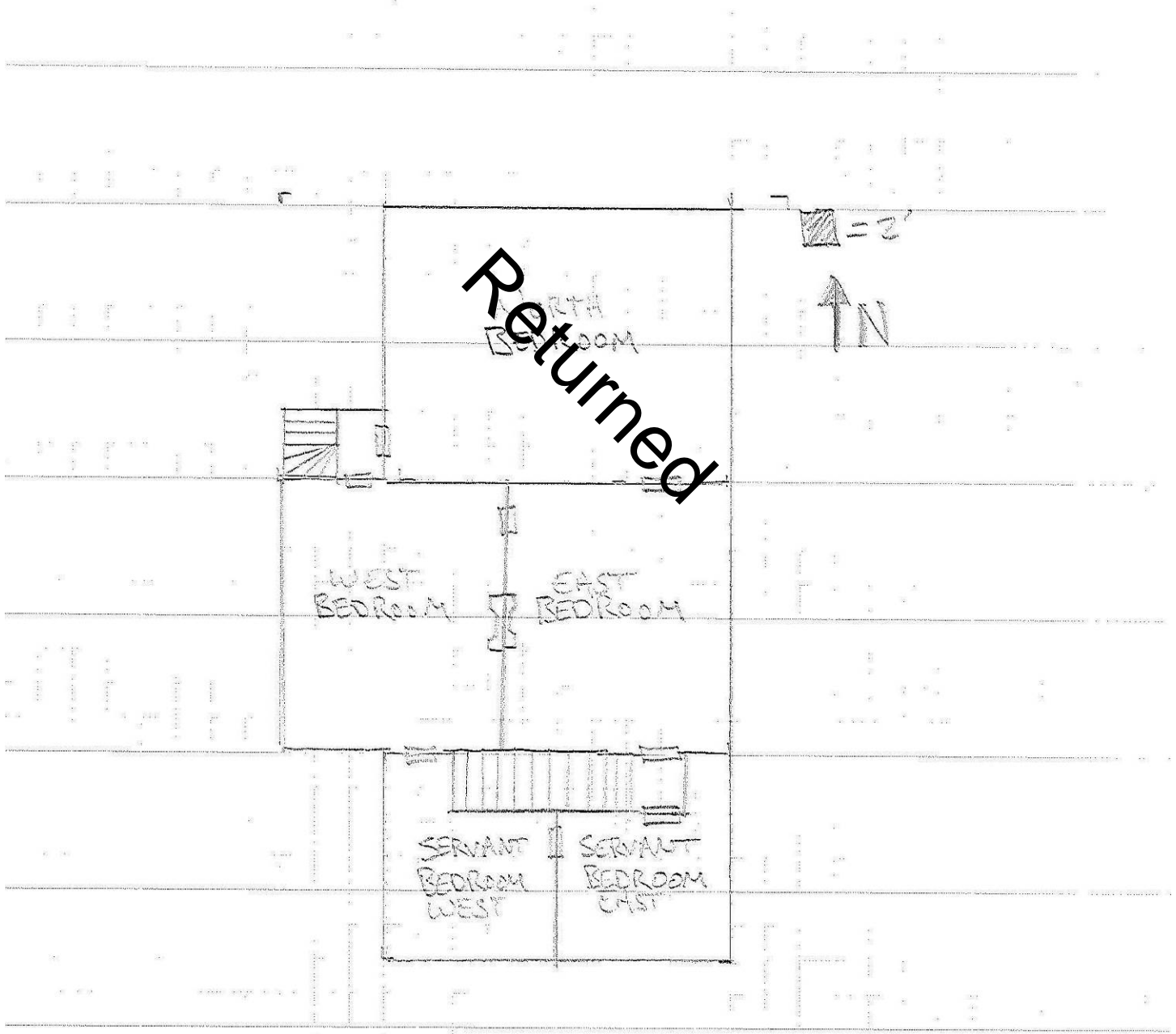
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Figure 6: Second floor plan



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Figure 7: Certificate of Farm Name, Yamhill County Historical Society

No. 63

Certificate of Farm Name

This is to Certify, That Emma M. Thompson,
 having made application for the registration of the name of ^{his} her farm, to be
 called Glenbrook Farm
 (this name not having previously been appropriated), said farm being located as follows: _____
Section 24, Township 7 South Range 5 West
Wahamette Meridian Yamhill County Oregon
 and having paid the statutory fee of \$1.00, the above name has been duly recorded in the Register of
 Farm Names of Yamhill County, Oregon, and transmitted to the Secretary of State for record in the
 Register of Farm Names of the State of Oregon.

In Witness Whereof, I have hereunto set my hand and affixed
 the seal of the County of Yamhill, at McMinnville, Oregon, this _____
16th day of November, A. D. 1911
E. W. Jones County Clerk
 By _____ Deputy



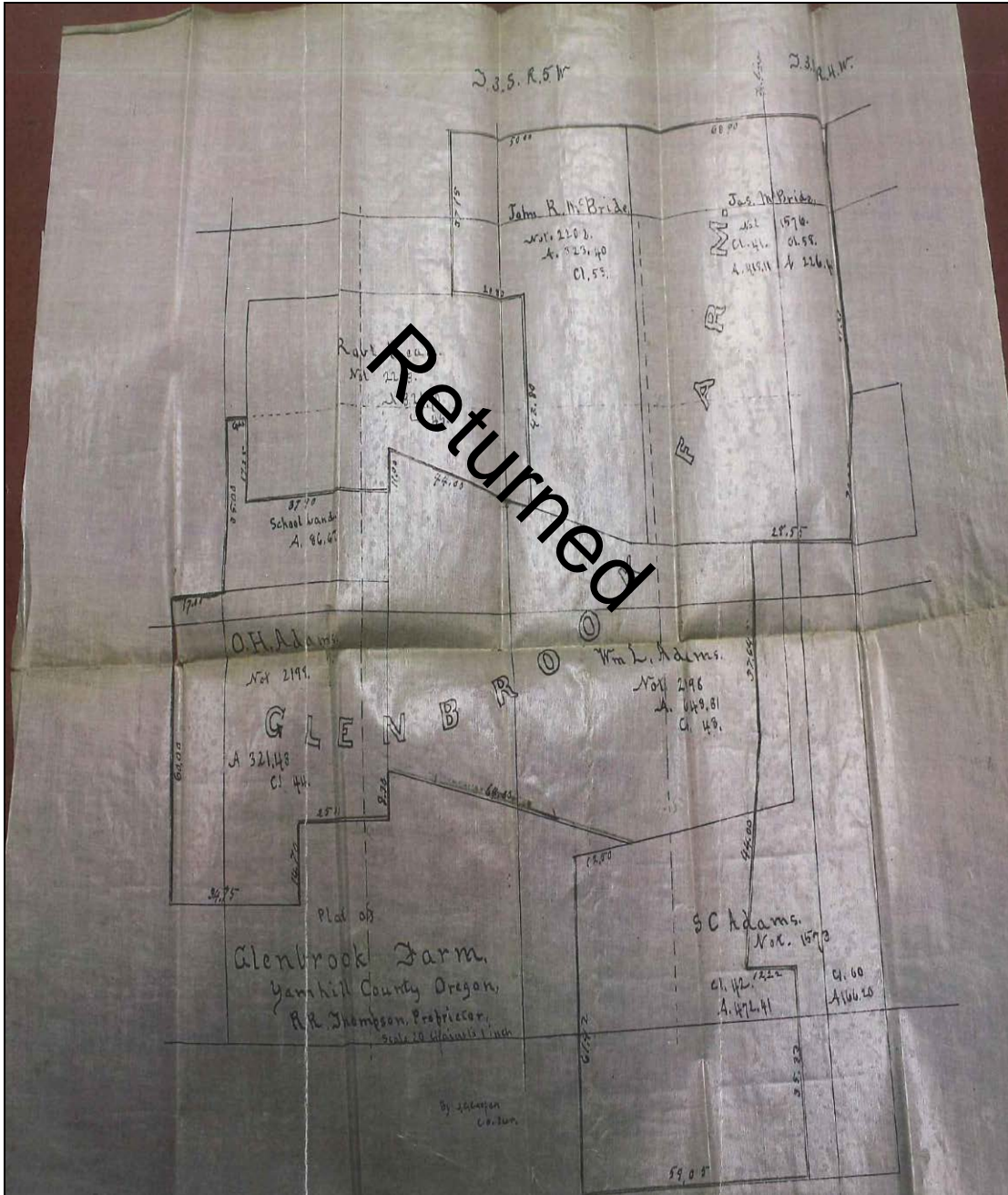
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Figure 8: Historical Map of Glenbrook Farm from the Yamhill County Historical Society, Lafayette, OR (top of photo is north)



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Figure 9: Historical photo of the farm house taken sometime between 1872-1911, looking south



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Figure 10: Historical photo of the farm house taken sometime between 1872-1911, looking east



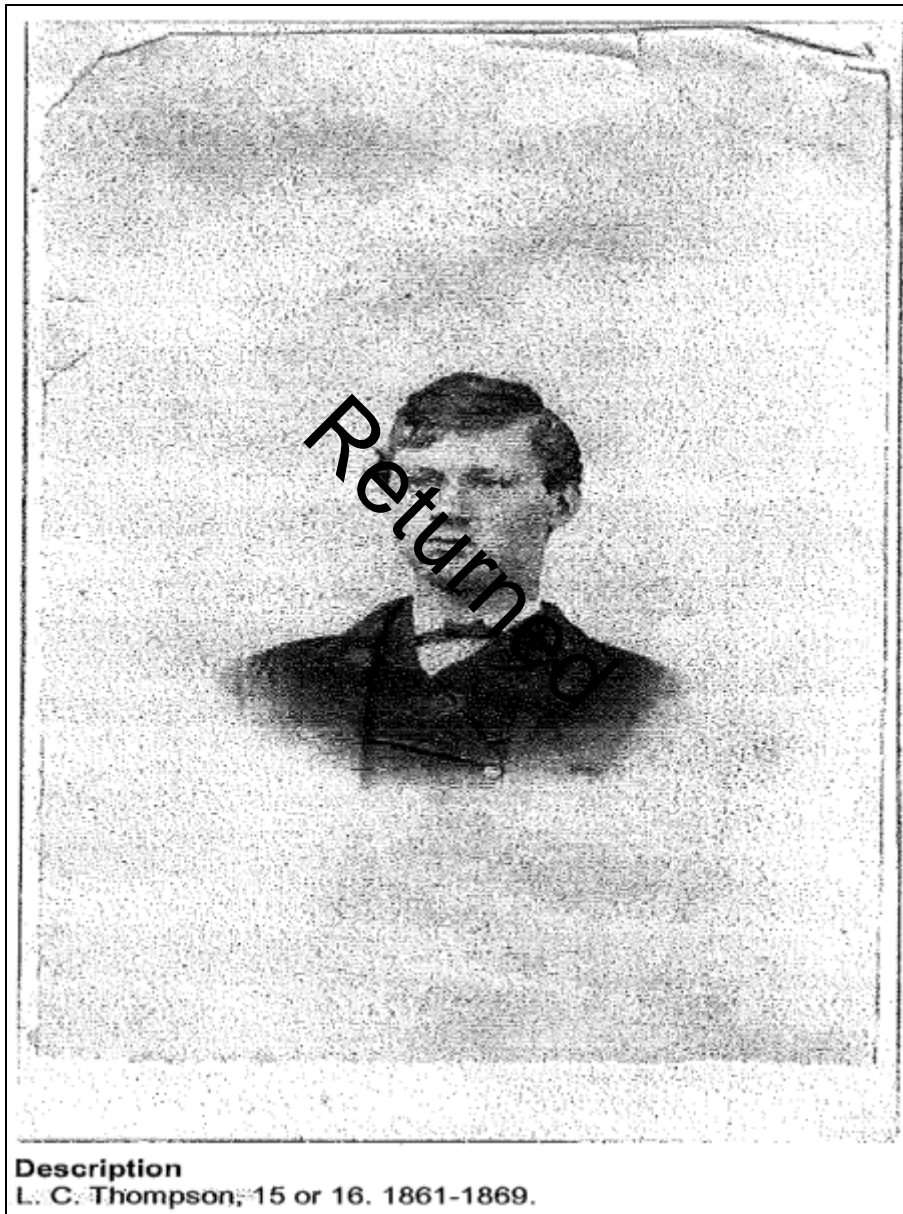
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Figure 11: Photo of L.C. Thompson at 15 or 16



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Figure 12: Later portrait of L.C. Thompson



Description
Bust of L. C. Thompson.

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Figure 13: Thompson family in family car (L.C. Thompson house in background)



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Figure 14: Article from *The Oregonian*, March 21, 1909

THOMPSON ESTATE TO BUILD

**Will Soon Improve Its Holdings in
Portland.**

Lewis C. Thompson, one of the heirs of the late R. R. Thompson and a member of the Thompson Estate Company, of San Francisco was in Portland yesterday on his way from visiting his ranch of 200 acres at Carlton in Yamhill County. He attended to some business at the ranch connected with a right of way of a road through his farm. Mr. Thompson had not been in Portland for several years and expressed himself as much impressed with the growth of the city and the high character of the buildings erected in the business districts.

When asked concerning improvements to be made on the valuable block, at Third and Pine, and other land in the vicinity, he said that he had talked over plans with C. K. Henry, the Oregon representative of the company, but that nothing definite had been decided upon further than that the property is to be built upon with high-class buildings in the near future. He said that in company with Mr. Henry he had examined the different pieces owned by the company and is convinced that the neighborhood is ripe for the class of improvements recommended by the Oregon agent.

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Figure 15: Article from *The Oregonian*, February 25, 1912

**Late R. R. Thompson
Noted Steamboat Man**

Former Portland Resident Was One
of Pioneer Upper Columbia River
Freighters.

THE late R. R. Thompson, founder of the big Portland interests which have been incorporated into the R. R. Thompson Estate Company, owner of the Hotel Multnomah, was one of the pioneer steamboat men on the Upper Columbia River. Early in the 50's he accumulated a fortune by operating on the Columbia and its branches. Starting with a single boat, Mr. Thompson and his partner, E. F. Coe, soon built up a small fleet which was subsequently acquired by the Oregon Steam Navigation Company. This property was afterward absorbed by the Oregon Railway & Navigation Company.

After the firm had disposed of its interests, having acquired considerable wealth, Mr. Thompson located in Portland, where he resided many years on the site that is now occupied by the Hotel Multnomah. He later removed to California and died in San Francisco March 10, 1908.

The late R. R. Thompson was considered one of the shrewdest business men of the pioneer days of Portland. He had a wide acquaintance in the Northwest and was highly esteemed. At his death he was rated as a very wealthy man. The estate has increased greatly in value within the past few years.

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Figure 16: Article from the *News Register*, February 17, 2007 (continued on next page)

Early Portland family's Carlton connection

Feb 17, 2007

By KARL KLOOSTER of The News-Register

Those unfamiliar with regional history would probably be surprised to learn that economic power in the Pacific Northwest was dominated by Portland's pioneer elite for more than three quarters of a century.

From the 1850s through the 1920s, the influence of a handful of early Portland families had a major impact throughout Oregon. And the Yamhill Valley was no exception.

Probably the single most prominent among the family patriarchs was a man who amassed a fortune building frontier infrastructure, then set his sights on the area's rural riches: Robert R. Thompson, known as "R.R."

Though Thompson's beginnings were humble, the Pennsylvania native never lacked determination or ambition. In 1846, at 26 years old, he crossed the plains with his wife and three of the 10 children they would eventually have together.

The family wound up in Oregon City, but Thompson left them there to join the California gold rush. Unlike many who came back empty-handed, he returned with a bucket full of gold dust that proved to be the seed money for a most impressive personal empire.

Taking up a donation land claim at The Dalles, it wasn't long before Thompson found his golden opportunity. In 1856, he built a steamboat on the upper Columbia, which carried freight between Celilo and Fort Walla Walla.

From this beginning sprang the Pacific Northwest's first great commercial enterprise - the Oregon Steam Navigation Co. Founded on river commerce, one of the most vital and lucrative business activities of the day, within a decade the OSN had made its owners the wealthiest men in the region.

By that time, the Thompson family had moved to Portland, where R.R. took his place among the movers and shakers of the day. Crowning his achievement, the magnificent R.R. Thompson sternwheeler was launched at The Dalles in 1879. It was the first of several boats in the company fleet named for family members.

Like several other prominent Portlanders, Thompson built a fine home close to the city's core. Done in the Italianate style, the house was completed in 1872 and occupied the entire block bounded by S.W. Third and Fourth avenues and Pine and Ash streets.

Forty years later, the 525-room Multnomah Hotel was constructed on that block by family heirs under the auspices of the R.R. Thompson Estate Co.

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Thompson must have been a busy man in 1872. That year he also purchased 2,000 acres west of Carlton, incorporating several donation land claims into one. Though R.R. built another home there, he never lived in it and only occasionally visited. He left the development of the farm to his son Lewis C. Thompson, who was 25 years old at the time.

L.C. Thompson and his wife, Emma, had five children and became leading citizens of Carlton. They named one of their sons R.R., which has tended to cause confusion for historically inclined folks trying to sort out the family chronology.

A scrapbook containing numerous newspaper clippings about the Thompsons has survived through the years and is now in the collections of the Yamhill County Historical Society. Among weddings, social events and hunting trips to Alaska, the stories therein include one about a motor car trip taken by the L.C. and R.R. Thompsons to Pasco and Pendleton in the mid-1920s.

"Pasco, a city now of perhaps 2,000 inhabitants, was nothing more than a little obscure country post office when Mr. Thompson disposed of his ranch and departed for the Willamette Valley west of Carlton," it said. "Pendleton was but a little frontier village of a few houses at the time he had interests thereabouts."

It went on to state, "What impresses R most forcefully about that part of Oregon is the wonderful roads unhampered with any speed limit. He says you can be driving along at 50 miles an hour and a car will pass you so fast you almost think you were backing up."

Most significant among these published accounts was a main news story that appeared on Jan. 20, 1922. "L.C. Thompson Saves Local Bank With \$19,500 Donation," its headline prominently declared. "UNPRECEDENTED IN BANKING HISTORY."

The upshot of the story was a scandal involving charges of embezzlement on the part of the cashier at the Carlton State and Savings Bank, which sparked a run on its assets. In order to avert calamity, the state had to step in and, with Thompson's generous donation, a reorganized institution was established, preventing the loss of many depositors' life savings.

L.C. Thompson built his own house on the farm in 1892. He purchased the property from the estate when his father died in 1908. L.C.'s son R.R. also built a house nearby in 1915.

Both these houses as well as that of the senior R.R. Thompson have survived, although a splendid barn and outbuildings were destroyed by fire in 1937.

But that involves later owners and another, more elaborate house perched on a knoll overlooking the former Thompson farm. It's valued at more than \$5 million. Now that's definitely the stuff of another story. Watch for it soon.

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Figure 17: Article from the *News Register*, March 3, 2007 (continued on next page)

Better than money in the bank

Mar 3, 2007

By KARL KLOOSTER of the News-Register

How many times have you heard that nothing beats land as an investment? Property may repeatedly pass from hand to hand, but the land lives on, growing in value over the years.

Following one such progression of ownership in the Yamhill Valley, the Connections feature of Feb. 17 traced the story of Robert R. Thompson, a Portland entrepreneur who made his fortune in river navigation.

Unlike other families who endured the hardships of the trail in the 1840s and '50s to reach the Oregon country and stake their claim, Thompson hadn't come to the Oregon country with farming in mind. Once here, however, the logic of diversifying his assets into land didn't long escape him.

One day in the early 1870s, Thompson took a ride out into the Yamhill Valley. He made an offer on several adjoining properties west of Carlton, acquiring 2,000 prime acres in a single deal.

Obviously, this wasn't a spur of the moment move. Like the savvy businessman he had already proven to be, R.R. Thompson did his homework well ahead of time. He turned over operation of the family's substantial new holdings to his son, Lewis C., who put more than 800 acres into cultivation and eventually added 500 acres to the total.

L.C. Thompson and his wife, Emma, became prominent members of the Carlton community living there for 40 years before selling to another wealthy Portlander, Winslow B. Ayer.

Like the elder Thompson, Ayer was a self-made man. He had come to Portland in 1883 from Maine. Timber was his business and within a decade he had built a lumber company empire that was a force throughout the Pacific Northwest.

Though details of the personal relationship between the two families aren't known, the Thompsons and Ayers were both major players in a small, elite circle of friends, acquaintances and associates who, for all practical purposes, ran Portland. Overlapping business interests were commonplace.

It's no surprise then that it was Ayer who bought the property from Lewis C. Thompson. The purchase took place in 1912 or 1913 and involved 940 acres encompassing the farm's agricultural heart.

Ayer gave it the name Foothills Farm and, over the 15 years he owned it, put a sizable investment into improving his holdings, not the least of which was the construction of a handsome, Colonial-style house, completed in 1915.

Set on a knoll amid a grove of trees overlooking the fields below, the home brought a new-found grandeur to the place. A huge barn, bunkhouse and other outbuildings further increased the impressiveness of the property's infrastructure.

When Foothills Farm passed to its third owner, there was yet another old Portland family connection. Scottish-born Frank Brown was a sheep- and cattleman who, when he first came to Oregon, worked for William S. Ladd on one of Ladd's

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farms near Amity.

Brown subsequently worked for Ladd's son, Charles, and eventually accumulated enough capital to buy his own place a mile west of Carlton. The farm, which he called Craigielea, remains in family ownership to the present day. When Ayer decided to sell Foothills Farm in 1928, Brown was Johnny on the spot with the asking price of \$65,000.

Ayer certainly had to have been impressed by Brown's own enterprise. By that time, he was counted among the five men most responsible for building the livestock industry in the Northwest. In 1912, he had helped launch a show at the Portland Stockyards, which evolved into the Pacific International Livestock Exposition.

Once Brown took over the farm, he branched out from raising registered Shorthorn cattle to build the largest Hampshire sheep operation in the western United States. At its height, he employed two dozen people. In addition to the sheep and cattle, he also had a Guernsey dairy herd and raised Yorkshire hogs.

Brown was so proud of the fine home, he insisted people remove their shoes upon entering. Not far behind were the accommodations for his most prized animals. The barn, which had space for 65 cows, had varnished walls, cement alleys and cork floors.

Carlton native Orville Bernards remembers that magnificent barn and its unfortunate demise. "They had a problem with wet silage," Bernards said. "The first time it began to smolder, they put a hole in the barn and they were able to put out the fire before it really got going. But the next time, it got away from them and the whole complex went up." The year was 1937.

Brown sold Foothills Farm two years later and moved to Carlton. His grandson, Keith, still owns a portion of the old Craigielea property just west of Westside Road off Meadowlake.

With changing agricultural conditions, and subsequent owners, Foothills Farms continued to be reduced in size. Today, a core 338-acres of the farm remains intact including the bunkhouse, a caretaker's cottage, a manufactured home, stables and the grand old house built by Ayer.

A mile-long, tree-lined drive leads from Meadowlake to the secluded enclave, which is once again for sale. The asking price is \$4.9 million.

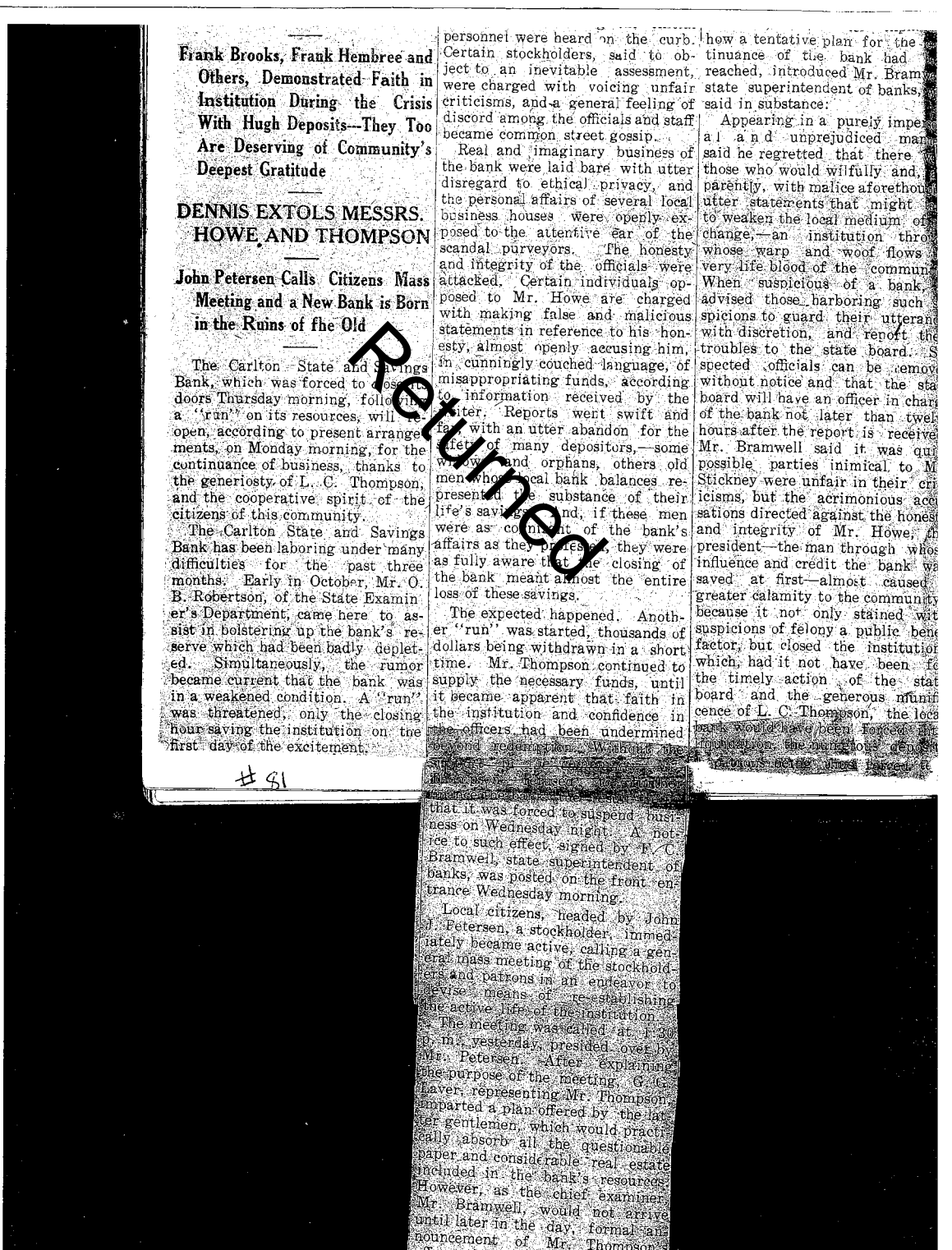
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Figure 18: Article about Carlton Bank from the Yamhill County Historical Society, Lafayette OR



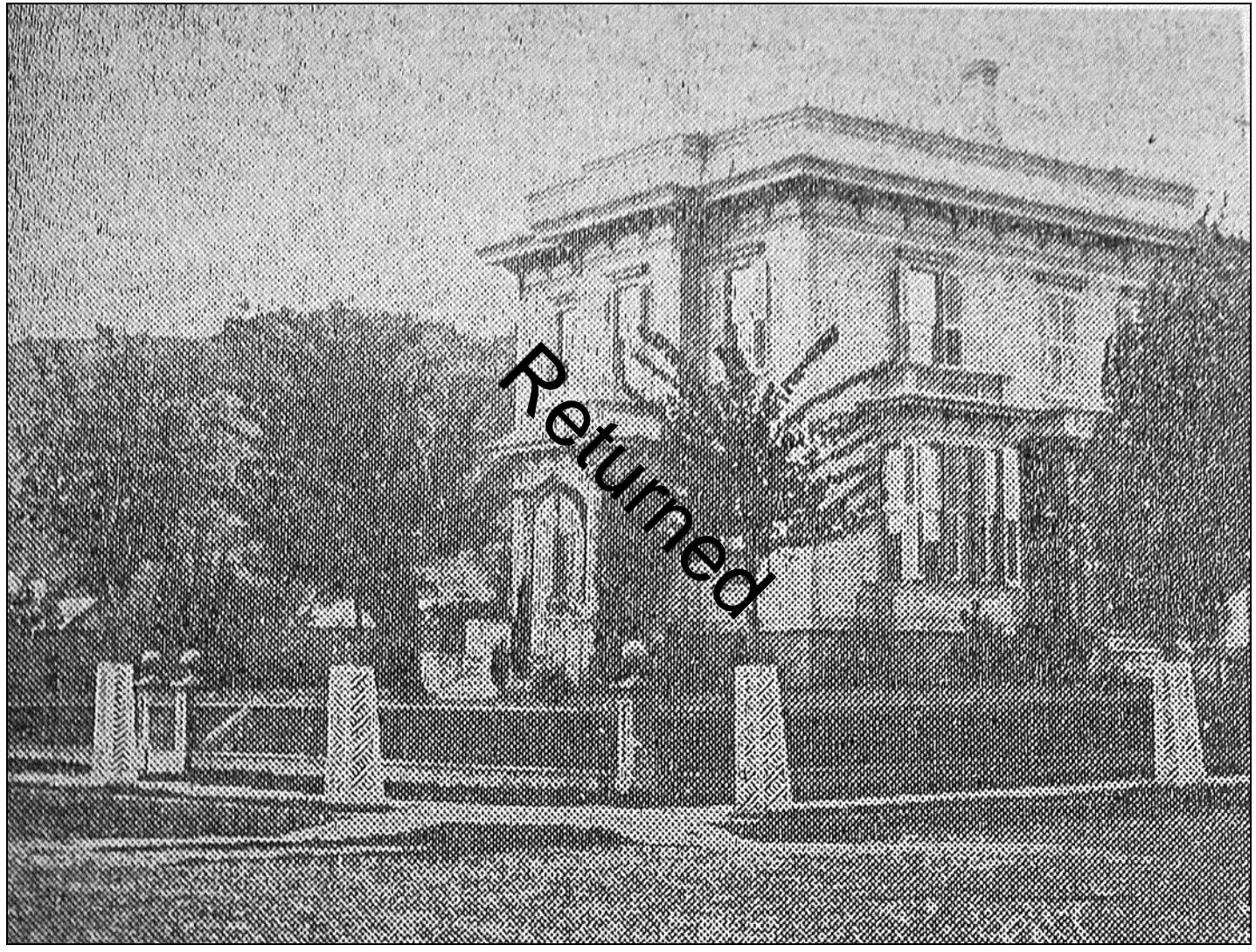
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Figure 19: Robert R. Thompson's residence in Portland at NW 3rd between Ash and Pine



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Figure 20: Multnomah Hotel, constructed on site of former R.R. Thompson residence

The New Multnomah Hotel

Built by the R. R. Thompson Estate Company



Now that Portland has really become a convention city, as is evidenced by a telegraphic request from prominent Elks at Atlantic City to Manager Bowers, of the new Multnomah Hotel, asking for the reservation of one hundred and fifty rooms in the Multnomah Hotel for the session to be held in 1912, it is well for the people of Portland to realize that in the Multnomah Hotel they are going to have the greatest of accommodations.

The building covers an entire block 200 feet square; and is similar in location to that of the Palace Hotel in San Francisco. It has a frontage on Third street, is convenient to banks, railroad ticket offices, railroad stations, and in the business portion of the city; has an entrance on Third street similar to that of the Palace Hotel on Market street; a principal entrance on Pine street for the hotel busses and automobiles, free of carlines, similar to that of the Palace Hotel on new Montgomery street; and also an entrance on Fourth street, similar to that of the Palace Hotel on Stevenson street. In addition to this the Multnomah Hotel will have an entrance on Ankeny and Ash streets for the baggage and sample trunks, clear of hotel lobby.

The lobby, arranged somewhat like the lobby in the Brown Palace in Denver and the St. Francis in San Francisco, has an area of 10,400 square feet, over which a large mezzanine floor overlooks the lobby. In the northwest corner of the second floor there is an immense banquet hall without a column in it, connecting through ante-rooms and committee rooms to a convention or assembly hall, in the northeast corner, being the same size as the banquet hall, and also without a column in the room, the upper floors being carried over on steel trusses as heavy as an ordinary railroad bridge truss.

The Multnomah Hotel will contain 525 rooms, with about 300 baths, and one whole floor being devoted to the best-arranged sample rooms on this Coast. The building is entirely fireproof, and in addition to the restaurant on the main floor there is provided a handsome grill in the basement larger in area and far greater in height than the well-known Mission Grill in the Hotel Alexandria of Los Angeles.

The Leonard Construction Company, of Chicago, contractors, promise the completion of the building by the first of December. When this building is finished, streets renewed and lighted, house furnished and lighted, and placed under the splendid management of Mr. Bowers, the widely-known hotelman of this city, and Mr. Julian Brownell, coming from the Palace Hotel in San Francisco, as assistant manager, the people of Portland will be proud to welcome, not only delegates of the Elks' convention, but all other conventions coming to our city.

This block has been owned by the R. R. Thompson Estate Company for many years, and they own a number of other properties in the same vicinity, which the writer has had improved during the past two years.

This massive, attractive-appearing and fireproof hotel, under the splendid management, is bound to prove a great success and will be a great drawing card in assisting to get other large conventions to the City of Portland.

Charles K. Henry
Agent for the R. R. Thompson
Estate Company.

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Figure 21: Woodshed addition replaced in 2016 (see Photo 4)



Returned



Returned



Returned

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**United States Department of the Interior
National Park Service
National Register of Historic Places
Comments
Evaluation/Return Sheet**

Property Name: Glenbrook Farm
Property Location: Yamhill Co., Oregon
Reference Number: SG100000770
Date of Return: 3/15/2017

Nomination Summary

The Glenbrook nomination is being returned for substantive issues. The property is being nominated at the local level under Criterion B for its association with Lewis Cass Thompson. The period of significance is 1892-1928, under the area of significance of agriculture.

Issues

The nomination does not justify significance under Criterion B for its association with Lewis Thompson and the now remaining 3.04 acres of his once massive land holdings. The nomination does not provide sufficient contextual information to evaluate Thompson's significance in the area of agriculture. Much of the documentation in the nomination relates to Thompson's father, Robert R. Thompson and the family accomplishments of the Thompson Estate Company. Please refer to the National Register Bulletin 32, *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, for additional guidance on how to apply Criterion B in preparing National Register nominations.

Since the agricultural lands are no longer part of the current property boundaries, consideration should be given to nominating this property under Criterion C, for significance in architecture as possessing distinctive characteristics of a type, period, or method of construction. The period of significance would be revised to 1892 – 1911, documenting the Craftsman-style updates. Information on the Thompson family could remain under a heading of "Additional History," at the end of Section 8.

Technical Issues

In Section 7, in the summary paragraph, it is unclear whether the 1912 Paolo-Thompson house should

be part of the nominated acreage since it is “clustered” with the L. C. Thompson house, or if this is the property referenced as the “Neighbors buildings” on the site map. Please clarify.

In Section 1, please clarify if during the period of significance, the L. C. Thompson House was referred to as “Glenbrook Farm,” or if that was the name used for when the farm land/barns/other Thompson residences were part of the original 2,500 acres. Was the residence by itself historically known as the Lewis C. Thompson house?

Please contact me if you have any questions.

Lisa Deline, Historian
National Register of Historic Places
Lisa_Deline@nps.gov



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



March 30, 2018

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

Re: National Register Nomination

Dear Mr. Loether:


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

THOMPSON, LEWIS C. AND EMMA, HOUSE
12789 MEADOWLAKE RD NW
CARLTON VCTY, YAMHILL COUNTY

The enclosed disk contains the true and correct copy of the nomination listed above to the National Register of Historic Places.

We appreciate your consideration of this nomination. If questions arise, please contact Robert Olguin, National Register Program Coordinator, at (503) 986-0668 or Robert.Olguin@oregon.gov.

Sincerely,



Christine Curran
Deputy State Historic Preservation Officer

Encl.

