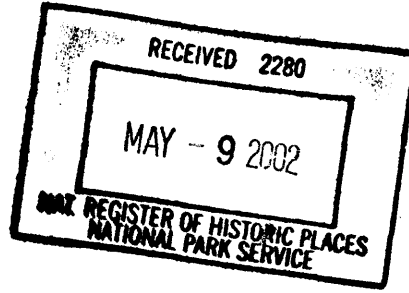


(Oct. 1990)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



660

1. NAME OF PROPERTY

HISTORIC NAME: Hines, Pierre Rossiter and Charlotte, House
OTHER NAME/SITE NUMBER:

2. LOCATION

STREET & NUMBER: 02393 SW Military Road **NOT FOR PUBLICATION:** N/A
CITY OR TOWN: Portland **VICINITY:** N/A
STATE: Oregon **CODE:** OR **COUNTY:** Multnomah **CODE:** 051 **ZIP CODE:** 97219

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 ___ nationally ___ statewide locally. (See continuation sheet for additional comments.)

Jane Hamrick May 3, 2002
Deputy SHPO

Signature of certifying official, State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
(___ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register
___ See continuation sheet.
- determined eligible for the National Register
___ See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

Edson H. Beal
Signature of the Keeper

6/20/02
Date of Action

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private
CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:

CONTRIBUTING:	NONCONTRIBUTING:	
1	2	BUILDINGS
0	0	SITES
0	0	STRUCTURES
0	0	OBJECTS
1	2	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: Single-Family Residence
CURRENT FUNCTIONS: Single-Family Residence

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Colonial Revival
MATERIALS: **FOUNDATION:** Concrete
WALLS: Wood
ROOF: Composite
OTHER:

NARRATIVE DESCRIPTION: see continuation sheets

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Located in the exclusive Portland suburb of Dunthorpe at 02393 SW Military Road, the Pierre Rossiter Hines Residence is a large brick Colonial Revival style house situated on 1.86 landscaped acres. Designed and built in 1927, the house remains a classic example of late 1920s Portland Colonial Revival architecture. Notable features include: entrance portico with curved underside, a large terrace on the east side, and elaborate molding and paneling in interior spaces.

SETTING

The Hines residence is located on Tax Lot 2200, Lot 3 in the Abernethy Heights addition, Multnomah County, Oregon. The house is accessed from Military Road by a curving drive that rises slightly as it passes through the landscape at the property's south end. The drive continues along the house's west elevation and terminates at the recent garage addition at the northernmost end of the building. The entire lot slopes down from the west to the east toward the Willamette River approximately .25 miles away. Though the rear looks toward the Willamette River, the foliage in the neighborhood is too dense to afford a view. The landscaping in the southern, triangular portion of the lot is natural in feel; mature trees of all sizes and varieties, such as Japanese maple, share the gentle slope with a small stream. A walking path with small footbridge meanders through this portion. The rest of the lot is more formal. Large trees line the perimeter, effectively shielding the house from nearby streets and houses. To the west and east of the house are expansive lawns; that on the east is accessed from the terrace by an elaborate brick staircase. A path leads from the west to the east side through the trees and bushes on the south elevation. Neatly pruned trees and bushes dot the landscape on all elevations.

PLAN

The Hines House is rectangular in plan with a two-story side wing extending to the north. The main house is two stories with a full attic and basement. An east-west hall, with living room and dining rooms on either side, bisects the original main volume of the house. Entrances are found on both ends of the hall. Primary rooms are located on the east side (rear) of the house to take advantage of the expansive back yard. Originally the side wing incorporated a single car garage at the first floor. The garage was converted to a family room and a new, one-story two-car garage was added to the north. The addition of the single story garage continues the telescoping effect, with the ridge height of each section decreasing as the wing extends to the north. The second floor is similar to the first, with bedrooms roughly corresponding to the rooms below. Overall square footage is 5,308.

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EXTERIOR

The Hines Residence is a gabled two-story Colonial Revival style house clad in brick on the full west elevation and the lower story of the east and south elevations. The wing and remainder of the main house volume are clad in cedar shingles of varying widths. The second story of the main volume's east elevation projects over the first floor. Underneath this projection are four pairs of simple brackets. Roofing material is dark gray asphalt shingles; original plans called for wood shingles.

Fenestration of the main volume creates five bays on the west facade, with a centrally located entrance portico. Most windows in the original main volume and wing are wood multi-pane double hung. Windows in the brick sections have brick sills and flat-arched brick lintels with brick keystones. A small half-round window with radiating wood mullions is located on the gable end of the north elevation; this half circle is suggested on the southern gable end with a quarter-round window on either side of the external chimney. On the main floor of the east (rear) elevation, two large bay windows flank a central Palladian door. This arrangement, along with the six double-hung windows on the second floor, creates three bays on this elevation. These doors and windows of the main house are original. External shutters are paneled on the first floor and louvered on the upper floor.

The original plans appear to have been followed closely. The house looks much today as it does in the 1927 elevations. Also, the historic aerial photos show the house as built prior to the garage addition and the construction of the single car garage. Though tiny in the picture, it appears as though the front elevation was constructed as drawn.

The main entrance portico on the west elevation is finely detailed. The six-panel door is framed by sidelights, and the stoop is paved with brick. Slender columns and pilasters support a pediment with a wide entablature and dentils in the raking and horizontal cornices. On the underside of the portico, directly over the door, is a paneled barrel vault. The half-circle of the vault frames the delicate wooden fan positioned over the door in lieu of a fanlight. The entrance on the east side is Palladian in style, with French double doors with sidelights and an elliptical fanlight.

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There are three chimneys; two are original. The southernmost is an original exterior chimney located in the center of the southern gable wall. A chimney added in 1994 is partially exposed on the upper portion of the north wall of the original garage. The third chimney, located in the main volume of the house, is on the roof slope west of the ridge. All three chimneys are brick.

On the west side, the original garage and kitchen wing recall the main house-hyphen-dependency arrangement of Georgian architecture. A dropped eave line in the hyphen-like section, and two decreases in ridge height achieved the delineation of kitchen space from garage. This is still evident, although during the 1994 remodel, the eave line of the new garage was extended along the west side of the historic garage wing to create a sheltered, recessed second entrance. On the east side (rear) of the house, the ridge and eaves of the three sections step down in height proportionately. There is an original gabled dormer in the hyphen section of the west elevation. Three gabled dormers were added to the east side (rear) of the main roof during a 2000 attic remodel.

INTERIOR

First Floor

The main entrance hall is located in the center of the main house. At the east and west ends are the entrances; on the north and south are large doorways for access to the living and dining rooms and a smaller doorway into the library. Surrounding the doorways to the living and dining rooms are pilasters and an overdoor in the form of a wide entablature. A half-turn stair begins in the center and ascends west along the south wall of the hall. The stair has curtail step and slender unadorned balusters. The lower portions of the walls in the hall and along the stair are paneled in wood. The walls are finished with crown molding. There is a small coat closet under the stair near the west entrance. The west entrance is located under and alongside the stair but affords a view of the eastern French doors, terrace, and trees. The east entrance opens into the hall and provides a view up the open staircase and into the rooms to the right and left. This arrangement lends each entrance equal importance—either could be the “main” entrance. Trim is painted white throughout the first floor with the exception of the library, including paneling, crown molding, and door casings. All trim is original. Floors in the hall, living room, dining room, library, and kitchen are oak.

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The living room, located at the southern end of the house, spans the length from east to west and so has windows on three sides. The original trimwork in this room is elaborate. The wood crown molding has a unique checkered pattern in the frieze, with alternating, rectangular holes cut out of the thin strip. Below the crown molding is a picture rail, and the walls have simulated paneling with applied wood strips. Baseboards complete the wall. Surrounding the entry into the hall is a pilaster and overdoor cornice casing similar to that found on the other side, but with a decorative oval sunburst carved into each corner block. There are no doors. A black marble fireplace with a black marble hearth is in the center of the south wall. An over-mantel with center panel and fluted pilasters runs the entire height of the wall to intersect with the crown molding. The projecting bay window looks east to the terrace and the view beyond.

The dining room, located on the east side of the house, has original trimwork similar to that of the living room. The door opening from the hall has double five-panel doors, and the classical door surround found in the living room. The wall paneling in the dining room is divided into the larger upper panels and a dado portion which serves as both chair rail and baseboard. Beneath the crown molding in this room are dentils, each individually cut. As in the living room, the projecting bay window looks onto the terrace. A single door in the north wall of the dining room opens into the kitchen.

The library, located west of the dining room, is accessed from the main entrance hall and from the passage near the service stairs. Original oak floors and the stained white pine wall paneling remain. The recently refinished paneling extends from floor to ceiling on all four walls. In the center of the east wall is a fireplace with a pine mantel and marble hearth and surround. Two windows face west to the front of the house.

The kitchen has been altered, most recently in 1996. The original pantry was removed during this remodel to increase the size of the kitchen. The window openings over the sink were enlarged to create one large bay window. The pantry window was removed to create a door onto the terrace. Original features remaining in the kitchen are the oak floor and sections of crown molding.

The garage was converted into a family room in 1994. A fireplace on the north wall of the new family room was added during the remodel. The base trim, window and door trim, and the built-in shelves flanking the fireplace date from 1994. The trim is plainer in profile than the original trim, but is very compatible.

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The original side entry, service stair, and hall to the kitchen and library are intact; these are west of the kitchen. The low wainscot, crown molding and door trim in the hall and service stair is original. An original lavatory is located between the service stair and library.

Second Floor

The second floor is in original condition except for the 1996 remodel of the master bath and the 2000 alteration of the attic stairs. Originally the attic stairs were located at the north end of the hall. These stairs were eliminated and a new attic stair was added off the main stairs within the front bedroom. The halfspace landing of the main staircase has a doorway that provides access to the dressing room of the master suite. The round-arched door is in a paneled, semicircular arched alcove and is reached by ascending three steps. The landing's window, which faces west, has its original wood shutters. At the second floor landing, the master suite is to the right and a corridor to the left leads to the remaining bedrooms and bathrooms. The hall has its original oak floors. All base, door and window trim is original throughout the second floor. All trim is painted white. Doors are six-panel with original hardware including clear glass doorknobs. The service stair at the northwest corner of the house opens into a small foyer. This foyer has access to the main second floor corridor and to the housekeeper's apartment, which is located over the family room. The second floor is largely finished with plaster/drywall walls and ceilings and carpeted floors.

The master suite is over the living room, occupying the entire southern portion of the house. It is accessed by a door at the end of the central corridor. Double-hung windows on two sides look east and south. A dressing room is on the west side of the room. In the dressing room are built-in closets and drawers with glass doorknobs similar to those found on the bedroom doors. Windows on two sides of the dressing room look west and south. The master bath, located just north of the bedroom, was remodeled in 1994.

Three additional bedrooms on the second floor are located over the dining room, library, and kitchen. Two bathrooms are located in the main portion of the house; a bathroom on the east side of the hall has its original white and pink hexagonal floor tiles and white subway wall tiles, and the second bathroom to the west has been altered. The bedroom over the library has its original brick fireplace.

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The service area or maid's quarters are located above the family room. This area includes two rooms (bedroom/sitting room) and a bathroom.

The attic has been finished to create a large playroom, bathroom, and storage closet. Light is provided by the original half-round and quarter-round windows on the north and south gable ends, as well as contemporary dormers on the east side. The basement has been finished to create an exercise room, wine cellar, storage closet, and laundry room.

Other notable features include a centrally located elevator with original cab and doors, a laundry chute, and a servant's call system. The call system is currently operable in the living room and dining room.

CHANGES AND ALTERATIONS

Exterior alterations include the 1994 conversion of the original attached garage into a family room and construction of a new two-car garage, and the 2000 addition of two dormers on the rear elevation. When the garage was converted, a small lattice-enclosed recessed porch was converted to interior space and a new vestibule was added. This vestibule was inserted under the new extended roofline. The original porch became an extended part of the hall leading to the new family room. Other interior alterations include a 1996 kitchen, basement, and upstairs bath remodel, and a 2000 attic conversion. The city of Portland Building Permits identify these alterations and a 1969 connection to the sewer. No permits exist for this house prior to 1969.

Additional improvements made to the house include refurbishing of all the original hardware and original wood windows.

NON-CONTRIBUTING BUILDINGS

Detached Garage:

North of the house is a small detached garage. The construction date is unknown, however it is compatible with the design of the house. A cement path between this building and the garage addition on the main house connects the east and west lawns.

Playhouse:

In the northeastern corner of the property is a non-historic Colonial Revival style playhouse, built in 2000, that is partially hidden in trees.

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LANDSCAPE

The house is accessed from SW Military Road by a curving drive that rises slightly as it passes through the landscape at the property's south end. The drive continues along the house's west elevation and terminates at the garage at the northernmost end of the building. The landscaping in the southern, triangular portion of the lot is natural in feel; mature trees of all sizes and varieties, such as Japanese maple, share the gentle slope with a small stream. An open culvert passes through this portion of the property and a small footbridge crosses it.

The rest of the lot is more formal. Large trees line the perimeter, effectively shielding the house from nearby streets and houses. To the west and east of the house are expansive lawns. The western lawn (front) is edged with a non-historic low brick retaining wall along the driveway. The western edge of the property abuts SW Macadam, however the thick foliage along the perimeter shields the house and grounds from traffic noise. The eastern lawn (rear) is accessed from the terrace by an original double brick staircase. A wood railing tops the brick terrace wall and stairs. The lawn is lined with stones that appear to be an original part of the landscape. Past these stones the lot slopes to a path that extends along the eastern perimeter to the west side through the trees and bushes on the south elevation. To the east of the path at the property edge is thick foliage.

Historic photos of the area show the Hines House in aerial view. The brick terrace is a dominant feature in one of the two photos. It appears there was extensive lawn originally and the perimeter of the property has several trees. What remains of the original landscape are primarily the large trees that surround the property. Original trees include the two large elms, locust trees, a large redwood, sycamore, Norway maple, and a large oak tree. The smaller shrubbery is not original to the property. (Interview with Craig Kiest, Huntington and Kiest, Landscape Architects, July 12, 2001)

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA:

- 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 VALUE, 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:

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: 1927-1950

SIGNIFICANT DATES: 1927

SIGNIFICANT PERSON:

CULTURAL AFFILIATION:

ARCHITECT/BUILDER: Carl Harding Wallwork

NARRATIVE STATEMENT OF SIGNIFICANCE: see continuation sheets

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY: See continuation sheet

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

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

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office
- Other state agency
- Federal agency
- Local government: *City of Portland Building Records*
- University
- Other -- Specify Repository: *Oregon Historical Society*

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SUMMARY

The Hines Residence is eligible for Listing in the National Register under criterion "C" as an excellent example of the Historic Period Colonial Revival style so popular in the 1920s. Significant exterior features include the asymmetrical plan, classically styled entrance portico, back entrance and brick terrace. Notable interior features include an elegant classical fireplace and overmantel, elaborate wood trim, and plaster panels. Designed by architect Carl Wallwork, the house is representative of the asymmetrical plan Colonial Revival style house of the 1920s. It is the first residential design by Carl Wallwork to be nominated for the National Register.

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COLONIAL REVIVAL STYLE AND THE HINES HOUSE

The firm of Johnson, Parker and Wallwork have three buildings listed on the National Register; the Albertina Kerr Nursey (1921), an excellent example of Wallwork's commercial expression of the Twentieth Century Georgian style, the Louise Home (1925), a Georgian inspired hospital, and the Georgian style Town Club. Other notable buildings by the firm include; libraries at St. John's, South Portland, Rose City, Pendelton, Hermiston and Gresham, the nurses' home at the Salem state tuberculosis hospital, and numerous Christian Science churches throughout the state. Most of the firm's designs are Georgian or Colonial Revival in style. The Hines House typifies the Colonial Revival style in all aspects.

Wallwork's residential designs include: Dan Malarky Jr. House, the Finkbeiner House and the Hines House. The Hines House is the first National Register nomination of a residential design by Carl Wallwork. The Hines House exhibits the same attention to detail as the non-residential work of Carl Wallwork. Both interior and exterior are pure expressions of the classical; the beautifully crafted classical front entrance and the elegant Palladian rear entrance leading to its expansive symmetrical brick terrace. Other exterior characteristic features of the Colonial Revival style are the gable roof and the multi-paned windows. The interior has finely crafted details such as the classically styled fireplace overmantel and the dentilated crown molding in the dining and living rooms. A typical feature of the Colonial Revival style residence was to include a more "rustic" room, usually a den or library. The Hines House library features stained pine paneling and fireplace overmantel. The asymmetrical exterior is another feature of the Colonial Revival style.

Asymmetrical plans were often used in the Colonial Revival style. The prestigious New York firm of McKim, Mead and White incorporated side wings and extensions in an asymmetrical manner on their Colonial Revival residential designs many years earlier. Carl Wallwork adopted the asymmetrical Colonial Revival plan for the Hines House. It was a type he continued to use into the 1930s. A sketch and article from the Sunday Oregonian dated May 21, 1933, describes a spec house by Johnson and Wallwork that is similar to the Hines House. The drawing shows an asymmetrically planned Colonial Revival house with recessed two story side wings extending to the left of the front entrance.

The Hines House has the same asymmetrical massing with two wing extensions to the north. The internal functions of the house are indicated on the exterior; the kitchen, the garage and maid's quarters above being located in the wing extensions. The living and dining room are situated to look out at the terrace and lawns beyond.

The 1933 article describes another feature Wallwork used in the Hines design, as the spec house is "placed to take maximum advantage of outlook and garden." The Hines House is notable for its elaborate back entrance. Located directly across from the front entrance, one can see from the front entrance through to the expansive grounds in the back. The back entrance is detailed equally as fine as the front with its Palladian doorway, bay

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windows and balustraded terrace. Both the living room and dining room are situated to take advantage of the broad expanse of the terrace and rear grounds. This terrace can be seen in historic aerial photographs of the area. Also seen in these photos are some of the larger trees that still exist today.

The original plans appear to have been followed closely. The house looks much today as it does in the 1927 elevations. Also, the historic aerial photos show the house as built prior to the garage addition and the construction of the single car garage. Though tiny in the aerial photograph, it appears as though the front elevation was constructed as drawn. The addition of the new garage wing in 1994 continues the tradition of side extensions to the Colonial Revival house. It is clear that it is an addition, but it does not interfere with the original design. The conversion of the original garage to family room was done in a sensitive manner and has not detracted from the original building design.

DUNTHORPE IN THE 1920S

The Dunthorpe development was one of many real estate developments involving the Ladd Estate Company. It began in 1916 when William M. Ladd selected a 125-acre plot for the upper Dunthorpe development. Several restrictions were placed upon the land. The deed stated that only residential buildings, and buildings to keep domestic animals could be built. Domestic animals were allowed on the land, but swine and goats were specifically restricted. All main houses that were built in Dunthorpe had to cost at least \$3,000. Advertising signs were not allowed to be posted in the area and the selling and disposing of liquor was restricted. There was also a restriction against persons of "African or Mongolian descent" living in the area, unless they were house servants. The developers felt these provisions were necessary to protect the property rights of the Dunthorpe area.

Land for the lower Dunthorpe development came from Ladd's Oregon Iron and Steel Company. This wooded area of land was sold to the Ladd Estate Company for \$1 when the iron company was dissolved. The Ladd Estate Company developed the area into an attractive district for country living. When the Ladd Estate Company offered residential tracts for sale in 1922, the district had 165 acres. The Oregonian reported that the development had "perfected an ideal, the fulfillment of many a city man's dream--a country home, in scenic surroundings, in a thoroughly restricted district, with every city convenience." With the advent of the automobile and rapid transit, the previously isolated area was readily accessible and only a short distance from downtown. By 1922 the roads were paved and both streetcar and stage had routes to Dunthorpe. The Riverdale School was on the boundary of the Dunthorpe property.

Prospective buyers of the Dunthorpe development were offered numerous conveniences in the new location. The Dunthorpe Corporation was formed to provide services, such as caring for the gardens, repairing the roads and parking areas, and the general upkeep of the neighborhood. The district was described as a permanent residential park, unique to the city and the first of its kind.

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The Dunthorpe development was an instant success. As the city began to expand and Nob Hill became overcrowded with apartments, Portland's elite founding families looked to Dunthorpe as the new area to relocate. Dunthorpe was the fashionable place to live and soon the area became a neighborhood of the aristocracy of Portland. Large country estates and manor houses were built in the area for both the new and old families of Portland.

Typical houses in the Dunthorpe tract were in the Historic Period Styles and most were architect designed. All of the well-known Portland architectural firms designed houses in Dunthorpe; Lawrence and Holford, Doyle and Patterson, Whidden and Lewis. Carl Wallwork and his firm of Wallwork and Johnson can be considered part of this group of architects. The typically large houses sit on large landscaped lots. Many sit back from the streets and are hidden from view. The most common styles utilized are the Colonial Revival and English Tudor. Although many of these 1920s estates are intact, there is development pressure to subdivide the large lots.

The Hines House is an excellent example of the Colonial Revival style estate to be found in Dunthorpe. Situated back from the road and surrounded with manicured lawns and thick foliage at the perimeter, the house is restrained yet stately. As the 1933 Oregonian article stated, "Here is dignity, power and, charm secured by simple mass and outline, by the reserved use of ornament except at the entrance doorway and by proper spacing of windows".

CARL HARDING WALLWORK

Carl Wallwork was born in Liberty, Missouri in 1879. He attended the Wentworth Military academy in Lexington, Missouri. After serving as an apprentice draftsman in Boston and Kansas City, he became an architect and came to Portland in 1910. Wallwork was known for both residential and commercial properties. Noted commercial properties include: the Town Club, Albertina Nursery, Juvenile hospital and libraries at St. John's, Arleta, South Portland, Rose city, Pendleton, Gresham and Hermiston, and the nurses' home at the Salem State Tuberculosis Hospital. Wallwork was the associate architect for the Christian Science Church on SW Park Avenue in Portland and designed many other Oregon Christian Science churches.

An authority on wood construction, Wallwork collaborated with Chester Hogue, a northwest lumberman, on a handbook dealing with timber construction. He was a member of the city planning commission, a charter member of the Optimist Club, the American Institute of Architects, and the Second Church of Christ Scientists. He also served as trustee and secretary (1928-1930) of the Portland AIA chapter.

Wallwork was in practice in Portland for over forty years, first under his own name, later as Wallwork and Johnson, and after the 1930's as a partner in the firm of Wallwork, Johnson and Dukehart with an office in the US Bank Building. Wallwork died at the age of 67 in 1946 in his home at 3505 NE Schuyler.

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PIERRE HINES

Pierre Rossiter Hines was a nationally known mining engineer. Born in Toledo, Ohio in 1887, Mr. Hines took preparatory classes from the New Mexico School of Mines and graduated as an engineer of mines from the Michigan Technological Institute. Before establishing his practice as a consulting engineer in Portland, he traveled and worked extensively in Canada, Mexico, Siberia, England and the United States. In Russia, Hines worked for J.P. Morgan in the Caucasus in 1913-1914 and in Vladivostock in 1920. Upon his return to the U.S., he worked for several companies including Phelps-Dodge and Cox Copper Company, a Pierpont-Morgan subsidiary.

Hines was an active Portlander and avid supporter of mining issues. He was a captain of engineers in World War I, former chairman of the finance committee for the Fruit and Flower Day Nursery, board member of the Doernbecher Hospital Guild, director of the Portland Art Museum, member of the Portland Art Commission, president of the Oregon Technical Council, member of the Western Governors Advisory Council of Mining and a legion of honor member of the American Institute of Mining, Metallurgic and Petroleum Engineers. He was also a member of the State Board of Examiners from 1937-1947.

Hines was married to Mrs. Charlotte Hines (Brady). Mrs. Hines, a native of San Francisco, lived in Portland for 35 years before she died in 1950 at the age of 62. Her husband and three children survived her.

Mr. Hines died at his home in 1969 at age 82. A private burial was held in Riverview Memorial Cemetery. At some point after his wife's death, Mr. Hines moved from 02393 SW Military Drive into a ranch style house a few blocks away on 02473 SW Military Drive.

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Posey Residence, Ellis F. Lawrence Multiple Property Nomination, March 1990

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Telephone conversation with Craig Kiest, landscape architect for Huntington and Kiest.
July 12, 2001

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National Park Service

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Section number 9 Page 2

Obituary, Pierre Hines. *Oregonian*, 28 Dec. 1969: 38.

Pietsch, Margaret. *Riverwood, Yesterday and Today*. Lake Oswego, OR: Lake Grove Printing, 1980.

Portland City Directory. Portland, OR: Polk & Co., 1926-1955.

Withey, Elsie & Henry F. A.I.A. Biographical Dictionary of American Architects (Deceased). Los Angeles: Hennessy & Ingallis, Inc., 1970.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 1.86

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	10	527020	5031915	3		
2				4		

VERBAL BOUNDARY DESCRIPTION: The Pierre Rossiter Hines House is located on Tax Lot 2200, Lot 3 in the Abernethy Heights addition of Multnomah County.

BOUNDARY JUSTIFICATION: The boundary corresponds to the historic boundary of the house built for Pierre Rossiter Hines. The nominated area includes the residency, grounds, garage, and children's playhouse.

11. FORM PREPARED BY

NAME/TITLE: John Tess

ORGANIZATION: Heritage Consulting Group

DATE: December 1, 2000

STREET & NUMBER: 123 NW Second Avenue, Suite 200 **TELEPHONE:** (503) 228-0272

CITY OR TOWN: Portland

STATE: OR

ZIP CODE: 97209

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS:

MAPS: see enclosed

PHOTOGRAPHS: see continuation sheet

ADDITIONAL ITEMS:

PROPERTY OWNER

NAME: Joyce Mendelsohn

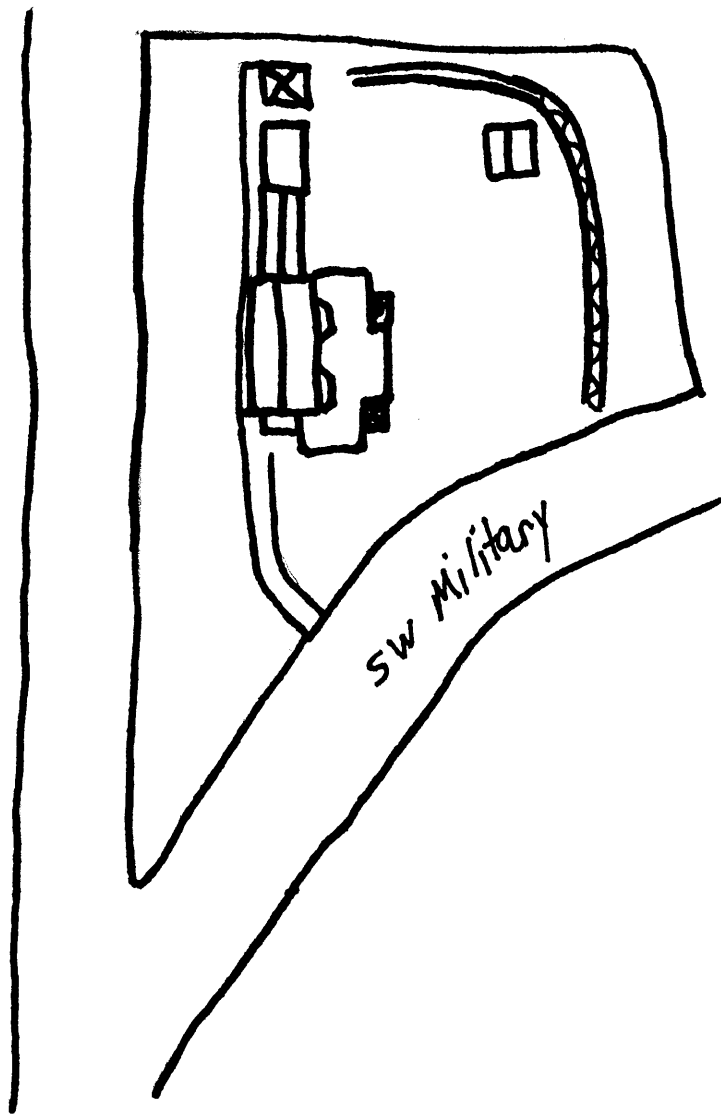
STREET & NUMBER: 02393 SW MILITARY ROAD

TELEPHONE: (503) 697-5470

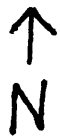
CITY OR TOWN: PORTLAND

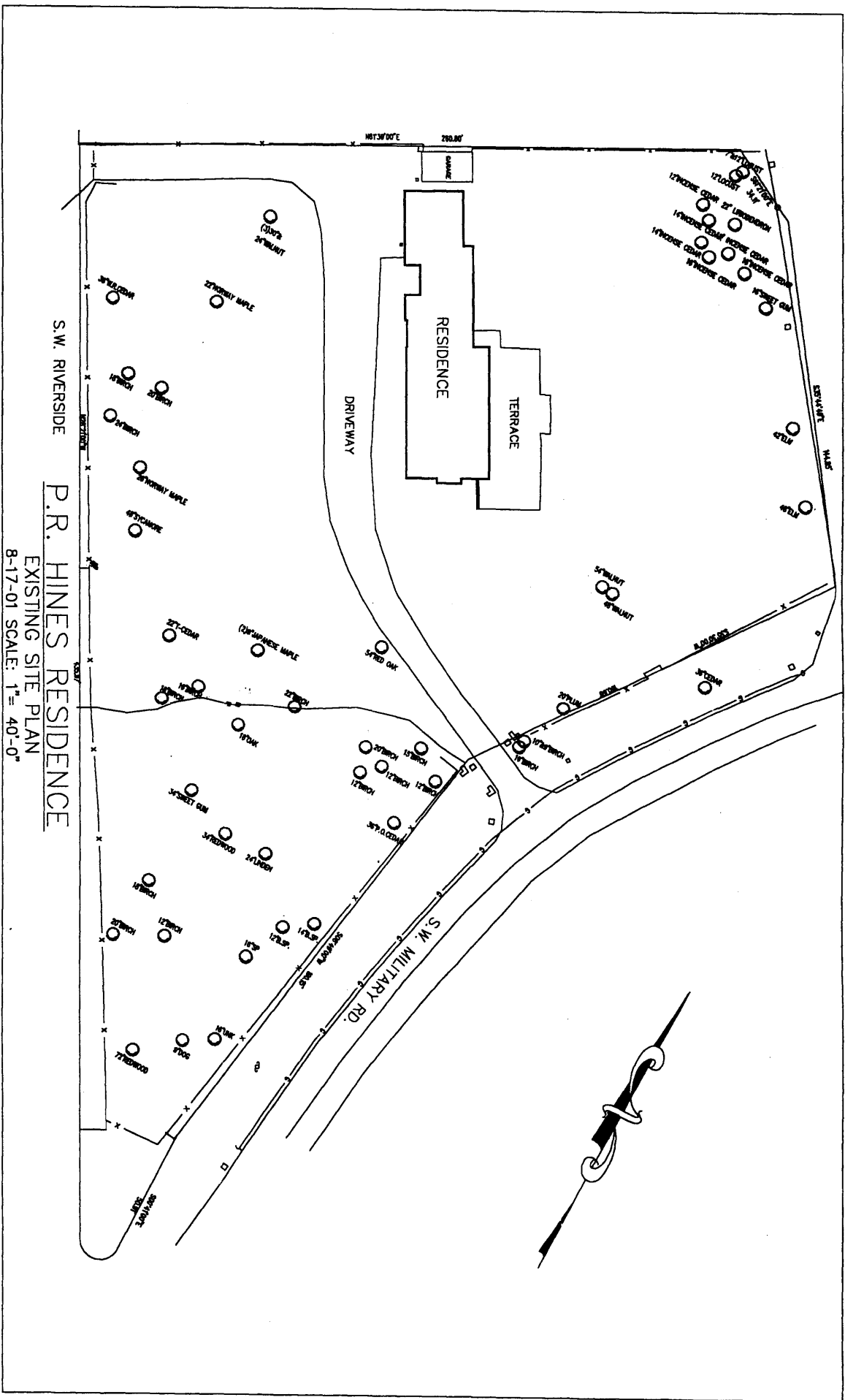
STATE: OR

ZIP CODE: 97219



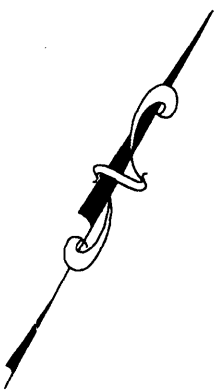
HINES HOUSE
SITE PLAN

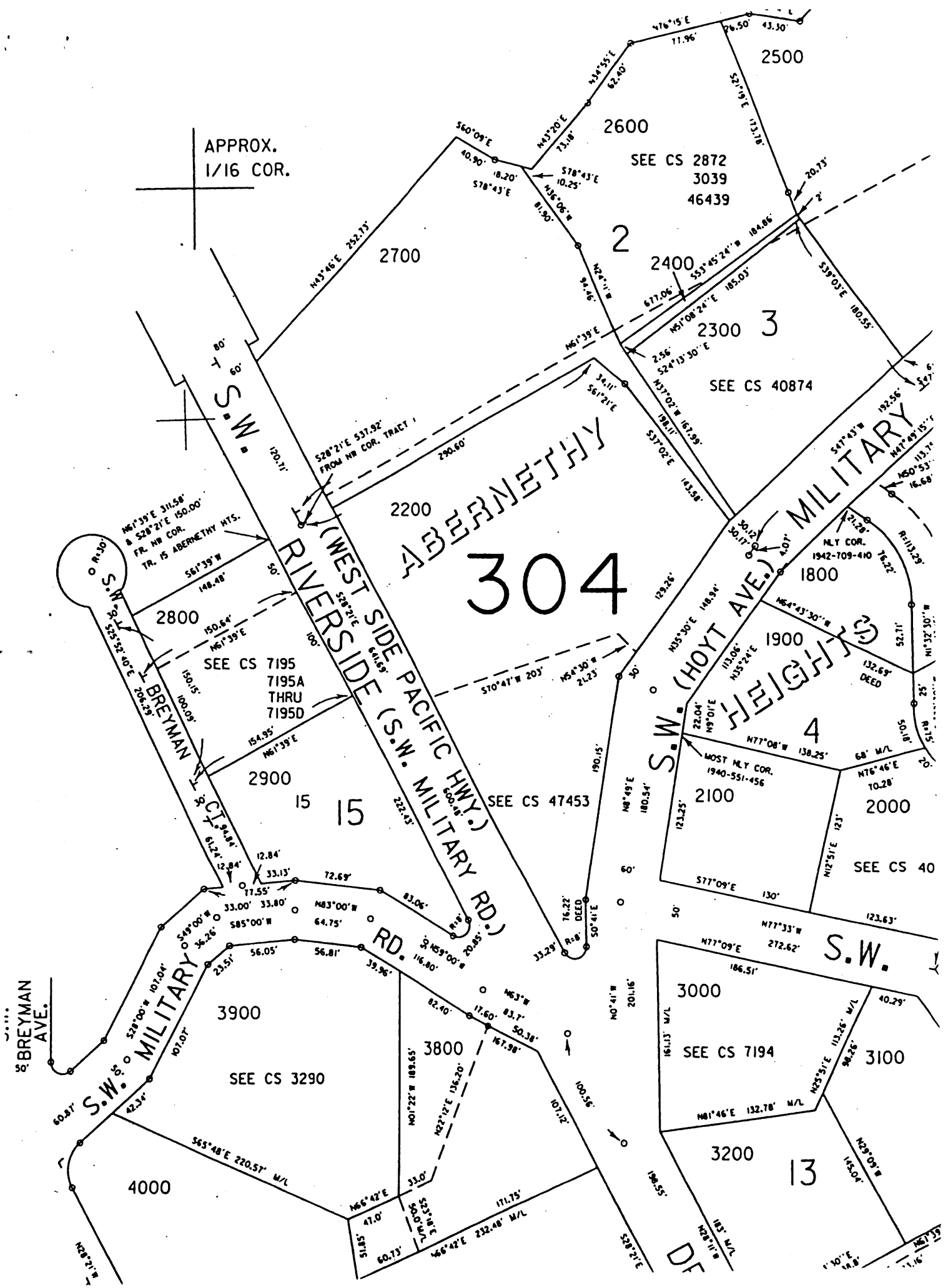




S.W. RIVERSIDE
P.R. HINES RESIDENCE

EXISTING SITE PLAN
 8-17-01 SCALE: 1" = 40'-0"





APPROX.
1/16 COR.

304

ABERNETHY

RIVERSIDE (WEST SIDE PACIFIC HWY.)
RD. (S.W. MILITARY RD.)

S.W. MILITARY
S.W. HOYT AVE.
S.W. HEIGHTS

BREYMAN AVE.

S.W. MILITARY

S.W.

SEE CS 3290

SEE CS 7194

SEE CS 7195
THRU
7195A

SEE CS 2872
3039
46439

SEE CS 40874

SEE CS 47453

SEE CS 40

4000

3900

3800

3000

3100

3200

13

2700

2600

2500

2400

2300

2200

2800

2900

1900

1800

2100

2000

BREYMAN AVE.

S.W. MILITARY

S.W.

SEE CS 3290

SEE CS 7194

SEE CS 7195
THRU
7195A

SEE CS 2872
3039
46439

SEE CS 40874

SEE CS 47453

SEE CS 40

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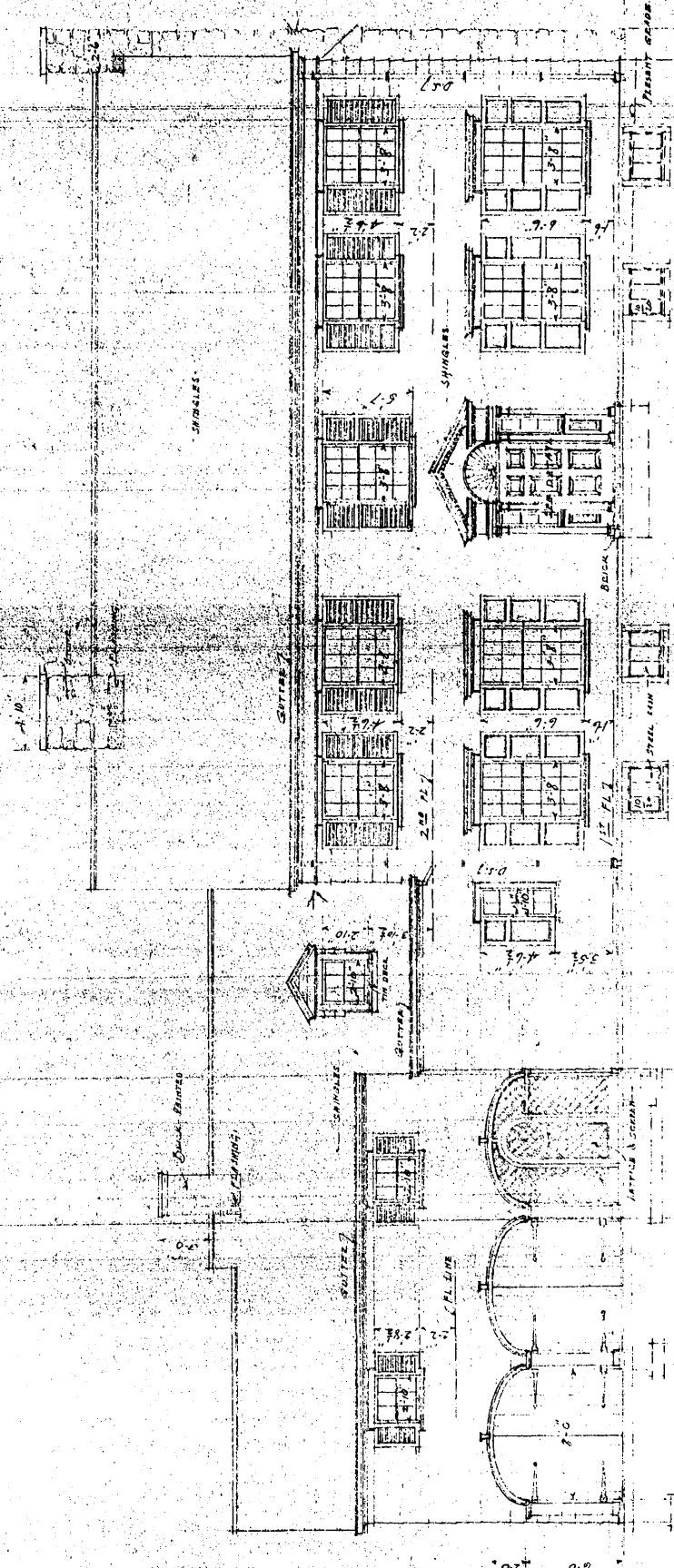
2900

1900

1800

2100

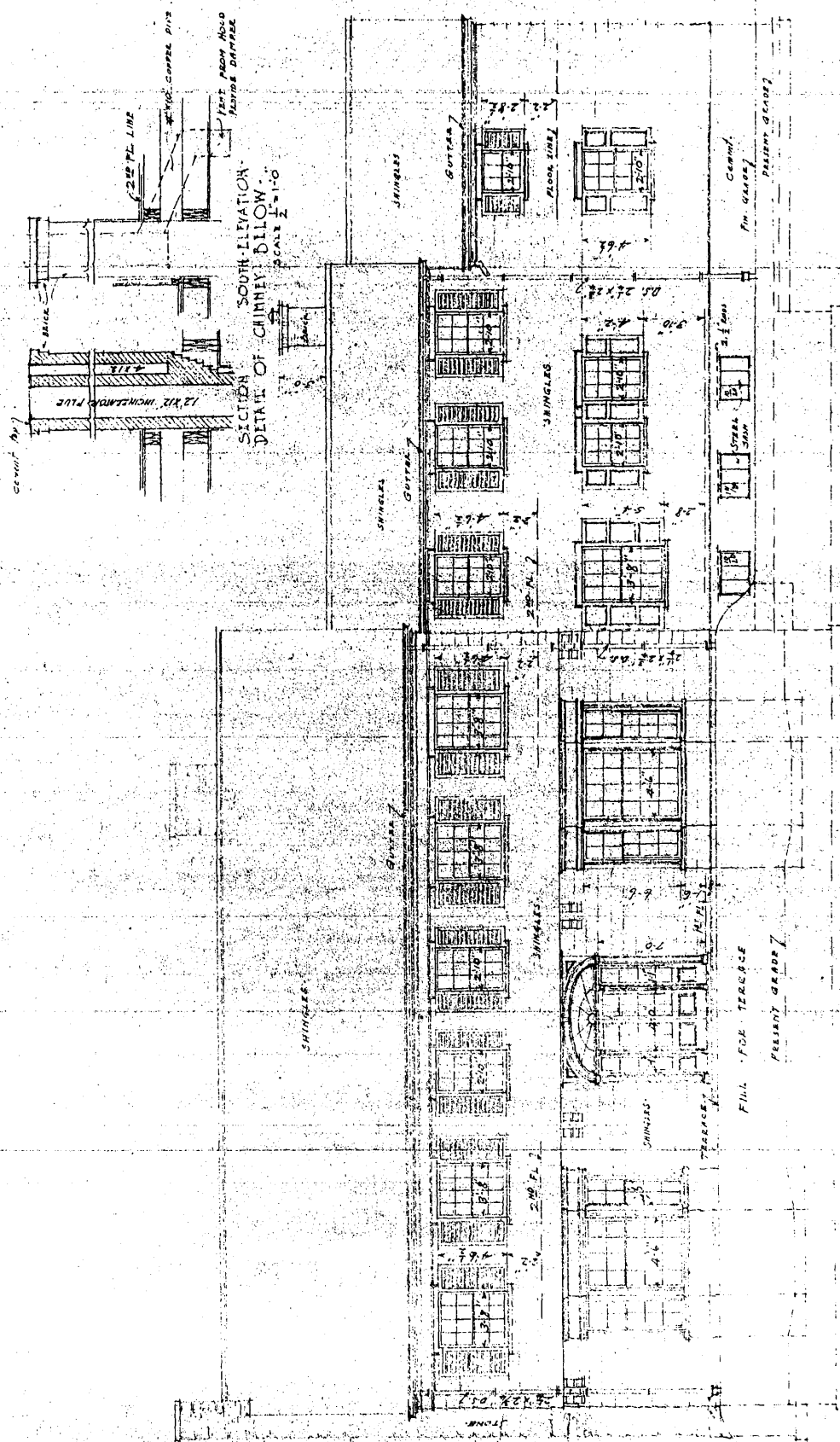
2000



RESIDENCE FOR
 MR. & MRS. P. RHINES
 C. HWALVOEK - ARCHT.

SHEET
 NO. 6
 JAN. 1927

WEST ELEVATION
 SCALE 1" = 10'



SECTION SOUTH-ELEVATION
 DETAIL OF CHIMNEY BLOW
 SCALE 1/2" = 1'-0"

SHEET No. 5
 JAN 6 1927

RESIDENCE FOR
 MR. & MRS. P. R. HINES
 C. R. WASHINGTON ARCHT.

EAST ELEVATION
 SCALE 1/4" = 1'-0"

FILL FOR TERRACE
 READY GRADE

CEMENT
 FIN. GRADE
 READY GRADE

SHINGLES

SHINGLES

SHINGLES

SHINGLES

GUTTER

GUTTER

GUTTER

GUTTER

FLOOR LINE

FLOOR LINE

FLOOR LINE

FLOOR LINE

CEMENT

CEMENT

CEMENT

CEMENT

FIN. GRADE

FIN. GRADE

FIN. GRADE

FIN. GRADE

READY GRADE

READY GRADE

READY GRADE

READY GRADE

BRIDGE

2 1/2" PL. LINE

1 1/2" COPPER PIPE

1 1/2" COPPER PIPE

1 1/2" COPPER PIPE

1 1/2" COPPER PIPE

1 1/2" COPPER PIPE

1 1/2" COPPER PIPE

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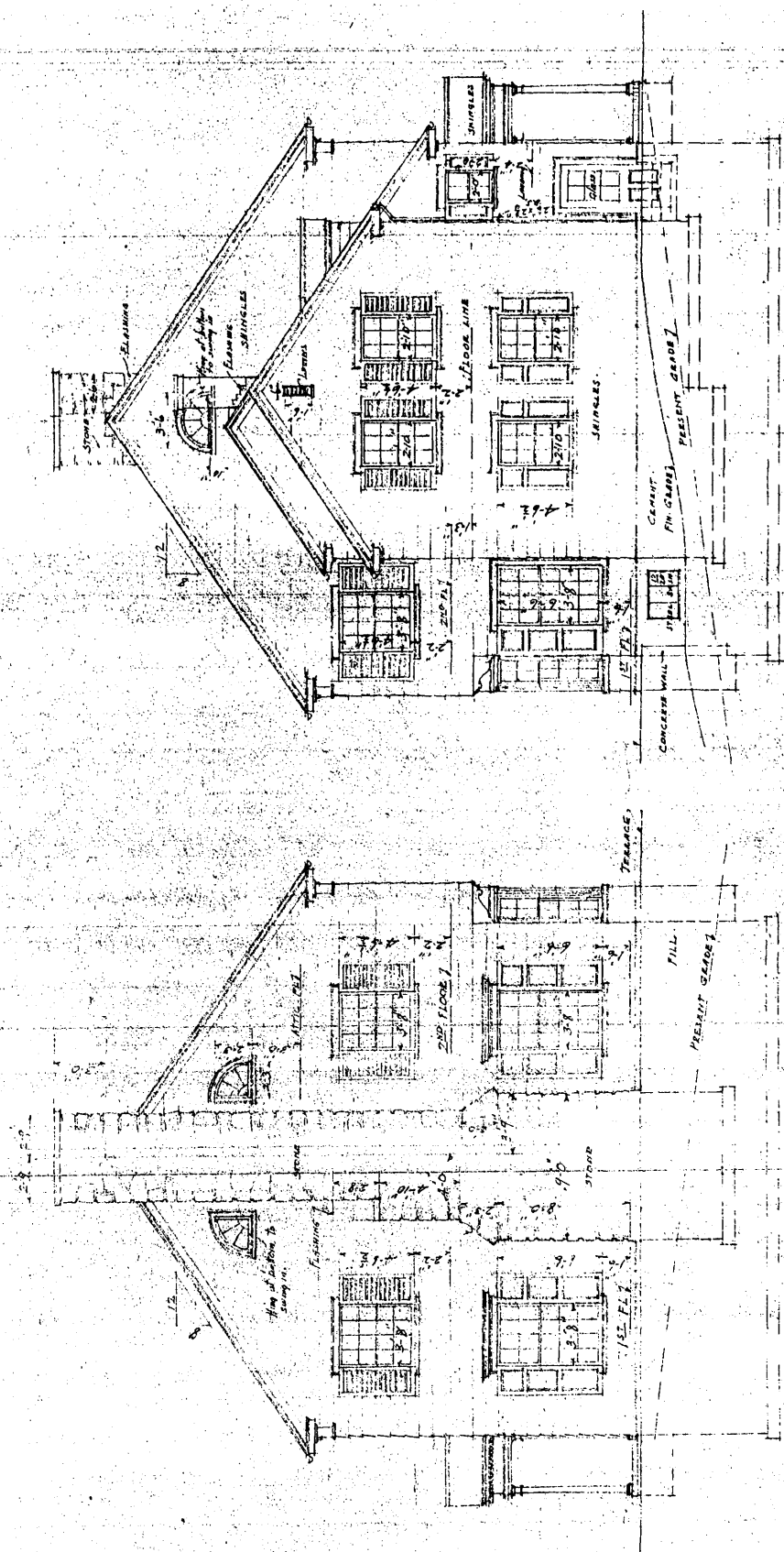
1 1/2" COPPER PIPE

1 1/2" COPPER PIPE

1 1/2" COPPER PIPE

1 1/2" COPPER PIPE

1 1/2" COPPER PIPE



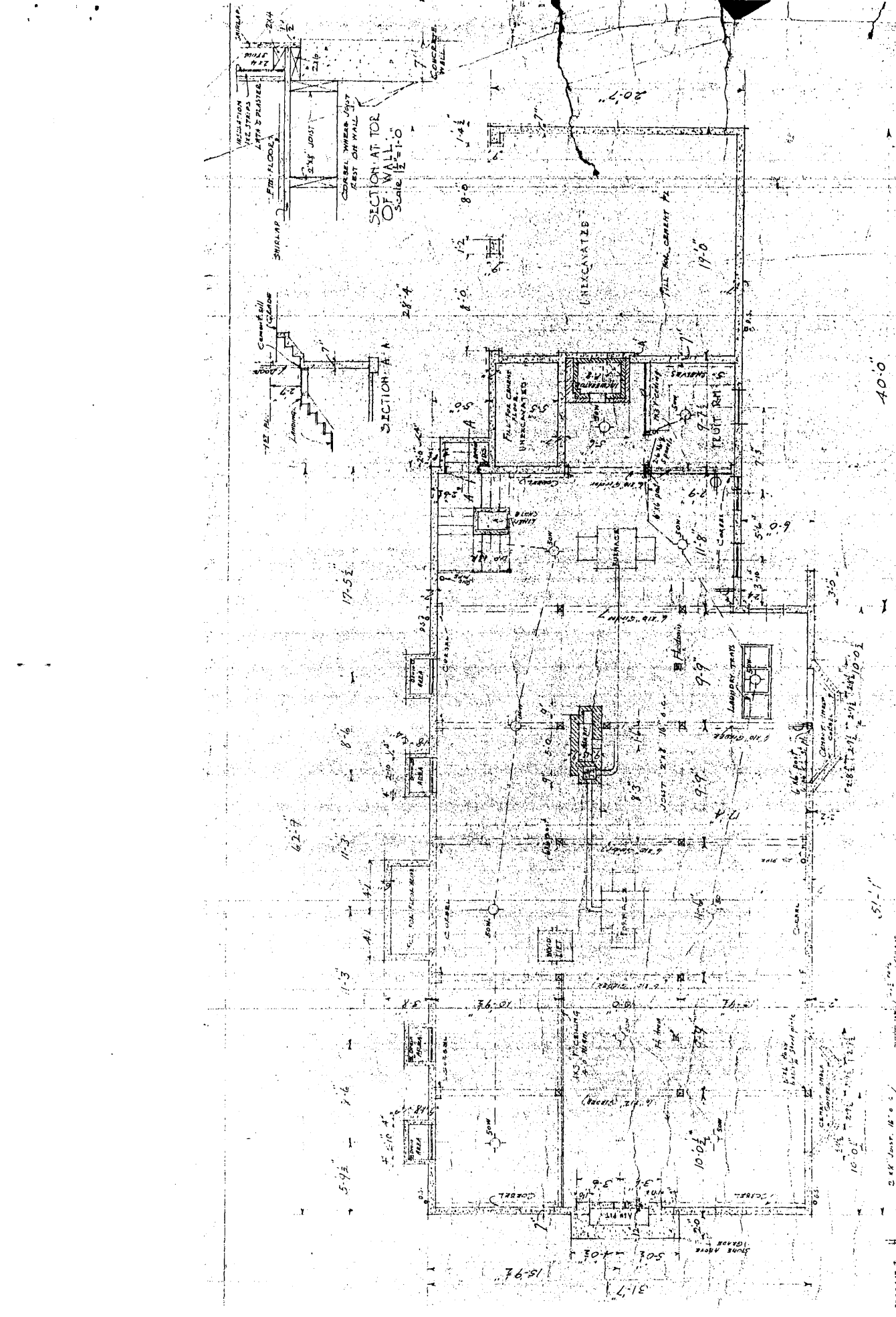
RESIDENCE FOR
 Mrs. P. R. HINIS
 ARCHT.
 CRYSTALWORK

SHEET
 No. 7
 NOV
 1926

NORTH ELEVATION

SOUTH ELEVATION

SCALE 1" = 4'

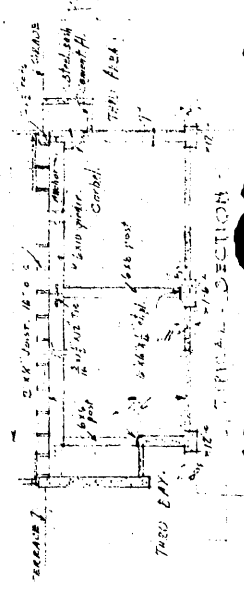


SECTION AT TOP
OF WALL
Scale 1/4" = 1'-0"

SECTION A-A

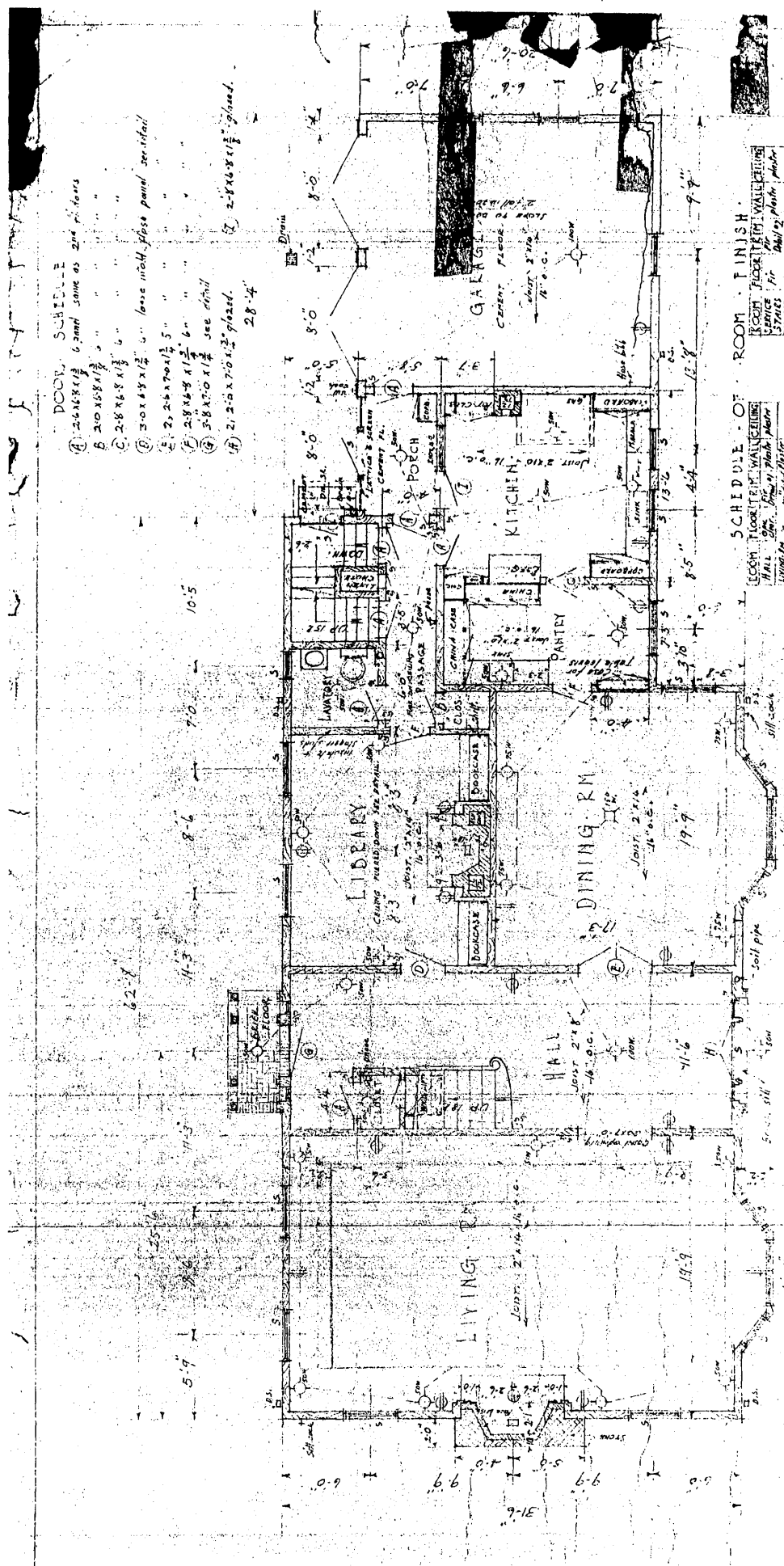
BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

PRESIDENCE - TOR
SHEET 1101
JAN 6 1927
MRS. P. C. HINES
C. H. WALLING ARCHT.



DOOR SCHEDULE

- A. 2-6x8x1 1/2 6 panel some as 2nd floors
- B. 2-0x8x8 1/2 "
- C. 2-8x8x8 1/2 "
- D. 3-0x8x8 1/2 " 1/2" lease in old glass panel see detail
- E. 2-2-6x7-0x1 1/2 5"
- F. 2-8x8x8 1/2 6"
- G. 3-8x8x8 1/2 6" see detail
- H. 2-2-6x7-0x1 1/2 5" glazed.



SCHEDULE OF ROOM FINISH

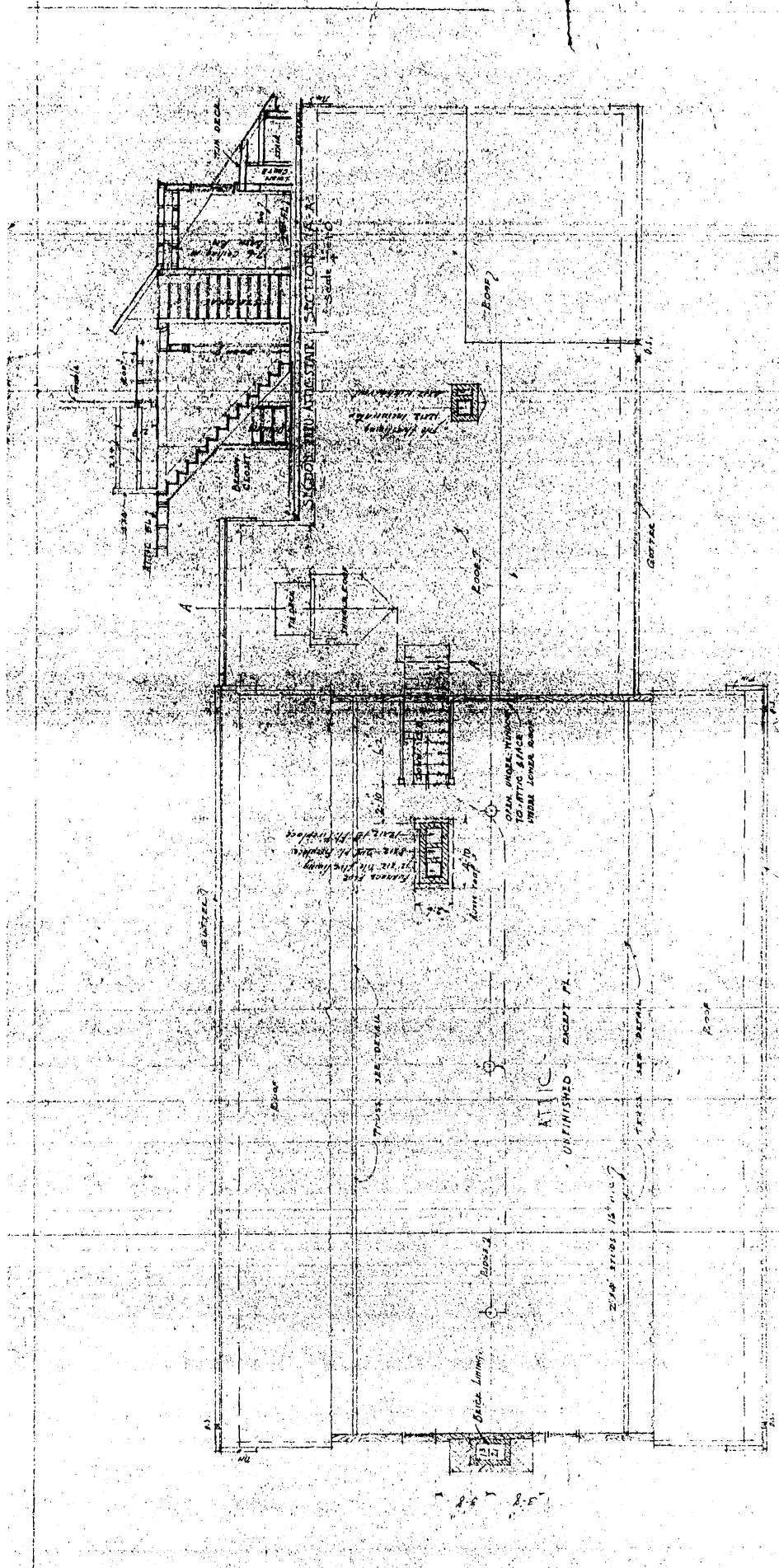
ROOM	FLOOR	TYPE WALL	CEILING	PAINT	GLASS	GLAZING	GLASS	GLAZING
LIVING RM	"	"	"	"	"	"	"	"
LIBRARY	"	"	"	"	"	"	"	"
DINING RM	"	"	"	"	"	"	"	"
KITCHEN	"	"	"	"	"	"	"	"
BATH	"	"	"	"	"	"	"	"
PORCH	"	"	"	"	"	"	"	"
GARAGE	"	"	"	"	"	"	"	"

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE
ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.

SHEET RESIDENCE FOR
NO. 2
JAN. 6
1927
MRS. P. R. HINES
C. H. WALLWORK - ARCHT.



ATTIC & ROOF PLAN
SCALE 1/4" = 1'-0"

SHEET	RESIDENCE - TOR.
NO. 4	MR. & MRS. P. R. HINES.
JAN 7	C. WALLWORK - ARCHT.
1927	

8-6 8-5

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photos Page 1

Hines, P.R. House
Name of Property

Multnomah County, Oregon
County and State

General Information

Information for items 1-5 is the same for all photographs

1. Hines, P.R House
2. 02393 SW Military Road
3. Photographer: Kristen Brown
4. Date of Photo: November, 2000
5. Negatives: John Tess, Heritage Consulting Group
123 NW Second Avenue, Suite 200
Portland, OR 97209

Photo 1 6. West elevation, looking east
7. 1 of 21

Photo 2 6. North elevation, looking SE
7. 2 of 21

Photo 3 6. East lawn, looking east
7. 3 of 21

Photo 4 6. East elevation, looking west
7. 4 of 21

Photo 5 6. South elevation, looking NW
7. 5 of 21

Photo 6 6. Driveway to house from SW Military Road, looking NE
7. 6 of 21

Photo 7 6. West elevation, main entrance, looking east
7. 7 of 21

Photo 8 6. West elevation, main entrance, detail
7. 8 of 21

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photos Page 2

Hines, P.R. House
Name of Property

Multnomah County, Oregon
County and State

- Photo 9 6. East elevation, entrance, looking west
7. 9 of 21
- Photo 10 6. South elevation, window detail
7. 10 of 21
- Photo 11 6. Interior, first floor, entrance hall, looking west
7. 11 of 21
- Photo 12 6. Interior, first floor, entrance hall, looking east
7. 12 of 21
- Photo 13 6. Interior, second floor, stair landing, looking SW
7. 13 of 21
- Photo 14 6. Interior, first floor, dining room, looking south
7. 14 of 21
- Photo 15 6. Interior, first floor, living room, looking NW
7. 21 of 21
- Photo 16 6. Interior, first floor, library, looking south
7. 16 of 21
- Photo 17 6. Interior, first floor, entrance hall, detail
7. 17 of 21
- Photo 18 6. Interior, first floor, living room fireplace
7. 18 of 21
- Photo 19 6. Interior, first floor, staircase wainscot, detail
7. 19 of 21
- Photo 20 6. Interior, first floor, dining room, crown molding, detail
7. 20 of 21
- Photo 21 6. Interior, first floor, entrance hall, door trim, detail
7. 21 of 21

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 3

Hines, P.R., House Multnomah County, Oregon
Name of Property County and State

General Information

Information for Items 1-5 is the same for all of the following photographs

1. Hines, P.R., House
2. 02393 SW Military Road
3. Photographer: Unknown
4. Date of Photograph: Unknown
5. Negatives: Oregon Historical Society
1200 SW Park Avenue
Portland OR 97205-2441

Photo 22 Aerial Photo of Historic Dunthorpe area

Photo 23 Aerial Photo of Historic Dunthorpe area

Photo 24 Aerial Photo of Historic Dunthorpe area