

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received AUG - 1 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Barnes, Frank C., House

and/or common Barnes Mansion

2. Location

street & number 3533 ^{NE} Northeast Klickitat N/A not for publication

city, town Portland N/A vicinity of Third Congressional District

state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

C. W. Worley
9-23-83

4. Owner of Property

name Deane D. Hutchison, William McReynolds and John Jensen

street & number 3533 Northeast Klickitat

city, town Portland N/A vicinity of state Oregon 97212

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 319 Southwest 4th

city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no

date 1983 federal state county local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Frank S. Barnes House, constructed ca. 1913-1914, is located at 3533 NE Klickitat in Portland, Oregon. The two and one-half story structure occupies Lots 9, 12, 13, 14, 15, 16, and 17 of Block 1 in Irene Heights Addition. The architect of the structure is unknown, although Portland architect David L. Williams has been linked with the house tentatively. An imposing structure, it is flagrantly eclectic, but essentially Jacobethan in style with a colossal classical portico and subordinate portico in the tradition of the Colonial Revival.

Setting

Located on Alameda Ridge just east of the official boundaries of the Alameda Neighborhood, Irene Heights is one of various small family land holdings which developed simultaneously with the establishment of the Alameda Land Company which developed the Alameda Addition around 1909.

Irene Heights encompasses approximately three city blocks and is named after one of Mr. Barnes's six daughters. Irene Heights was only one of the many land holdings of Mr. Barnes. It was, however, the land which was developed initially as the Barnes Family Compound.

Situated on a hilltop with a commanding view of the city, the area was mostly open fields and was sparsely populated when Mr. Barnes decided to develop this property.

Exterior

The Barnes residence was constructed in c. 1913-1914 for Frank C. Barnes and his family. The architect is unknown. The residence is an excellent example of eclecticism in early twentieth century building in the United States. The residence is 2-1/2 stories high, constructed of wood and lath, and sided with stucco. Wood is used in both interior and exterior building detail. The house has a full basement and three brick chimneys with concrete caps, which rise far above the gable roofline. The Barnes residence contains both formal and informal building elements which show assorted stylistic influences. The south facade of the building is symmetrical, or very formal. A freedom of building form and detail is characterized by the by the asymmetrical north facade. The eclectic house is essentially Jacobethan in spirit, though the grand portico, with its colossal columns of the Composite order is an entirely divergent feature.

The house is located in southeast Portland, at the intersection of 35th and Klickitat streets. The building is unaltered and in its original location, on a generous lot which rises to a hill. The house is sited to the north of the lot, at the top of the hill. Concrete steps and a walk lead to the formal entry on the south facade of the building. The landscape of the front and side yards echos the formality and symmetry of the south facade. A decorative cast iron railing around the east, west, and south facades forms an enclosed brick surfaced patio area.

The building form is rectangular, with one major gable enclosed by two adjoining wings to the east and west. Parapet gables are present on all building facades, both in main gables and dormers. The two-story, fluted wooden columns of the portico on the south side facade are colossal columns of the Composite order. They support the balustraded portico on both sides of the entry in groups of three. Below the main portico is an additional cluster of columns, of the Roman Doric order, which support a subordinate portico with balustrade. The wood cornice with boxed modillions seen on all the building facades

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is another detail based on classical architecture.

There is a suggestion of the Palladian window in the windows of the second story south facade. The paired windows are located next to a pilaster on both sides of the double portico entry. This grouping of three elements results in the Palladian window form. The small rectangular windows, located in the top portion of each gable of the north and south facades, have cornices with ears. This window detail is found in Renaissance architecture.

The building also has influence of the Arts and Crafts movement, as is seen in window design and detail. The windows on the east, south and west facades are large and square with single panes. Leaded glass and stained glass panes are used in the windows of the first story, above the large fixed panes. Leaded and stained glass windows are also used on the north facade with a greater freedom of window type and shape; double-hung sash, casement, and fixed glass, leaded and stained glass in a variety of pattern and design. The artist of these windows is not known, however, there is a strong emphasis of the freedom of movement in design, a characteristic of both the Arts and Crafts and Art Nouveau movements. If the attribution of architect is correct, Povey Brothers Studio is most likely to have supplied the art glass throughout. Its quality is outstanding. The less formal, asymmetrical north facade of the residence is broken by a U-shaped kitchen attachment to the northeast. Next to this attachment is located a one-story, four-sided bay which makes up the dining room. This bay contains four double-casement windows of 16 lights each. Above this kitchen attachment is a wooden balustrade enclosing the second story porch. A smaller bay which is two stories high is also part of the north facade. This bay is pierced with window openings and reflects the internal central stairwell. A dormer with a window similar to the gable dormer on the south facade is located above this bay. There is an exterior entry to the basement also located on the north facade. A low cast iron railing surrounds the steps which lead to the wooden paneled basement door.

A small, concrete garage with sliding wood doors is located behind the informal north facade. The garage is in poor condition, being partially enclosed, with no roof.

Interior

The Barnes house has 32 rooms dispersed over two and one-half floors and full basement. The front entrance is flanked by classic columns which open to a foyer and central stairway. Tiled floor solariums flank the entry with the drawing room to the left and music room to the right. Of the two solariums one has been enclosed to accommodate the pipe organ installed in the house.

Windows throughout the house are beveled plate glass with leaded stained glass top lights.

The living room, library and formal dining rooms retain their original wall coverings and the wainscoat in the dining room is of leather.

The octagonal morning room in the rear of the house is used as a breakfast room which overlooks the block long drive that gives entry to the ballroom and goes right through

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the garages which open both ways.

Drawing room walls are covered with a fabric supported by 18 carat gold threads in good condition.

Paneling throughout the home is solid Honduras mahogany. Reportedly the logs were brought to Portland by ship from the Philippines, then shipped to Grand Rapids to be kiln dried, then returned to Oregon for milling.

Other features of the house include:

- the tile floors and marble fireplace installed by Italian craftsmen
- lighting fixtures by Fred Baker, noted Portland light fixture designer
- the custom-made carpets on stairways, foyer and hallways which the present owners reinstalled
- frieze paintings.

In general, the interior is in much better shape than the exterior, however, both have survived with little change to the original design.

In plan and detail, including especially the colossal classical portico in the tradition of the Colonial Revival used in combination with a divergent overall period style, the Barnes House is strikingly similar to the imposing house in the nearby Irvington District of East Portland which David L. Williams designed for wealthy lumberman Robert F. Lytle in 1911. The latter building, equally lavish and eclectic, though essentially Mediterranean in spirit, displays several characteristic features and finishwork common to the Barnes House. The Robert F. Lytle House was listed in the National Register of Historic Places on May 19, 1983.

David Lohead Williams (1866-1937) is noteworthy in Oregon architectural history as the grandson of San Francisco architect Stephen H. Williams and the son of Warren H. Williams, a leading architect in Portland during the 1870s and 1880s. David and his brother, Franklin, were apprenticed to their father's firm and, following Warren Williams's untimely death in 1888, the brothers worked in partnership. After 1894, however, and for the remainder of his career, David Williams practiced independently for the most part. The Robert F. Lytle House is the most distinctive residence positively attributed to D. L. Williams to date, though the Barnes House, if correctly attributed, would be its equal in the little-known body of work by Williams the younger.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input checked="" type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)

9-23-83
C. Woodley

Specific dates 1913-1914 **Builder/Architect** Unknown (David Lohead Williams?)

Statement of Significance (in one paragraph)

The Frank C. Barnes House occupies a generous site of nearly an acre at 35th and Klickitat in the Irene Heights Addition to Northeast Portland, Oregon. Irene Heights was developed by Barnes as something of a family compound in the early years of the 20th century. The real estate development included houses for six of Barnes's seven children, and its focal point was the Barnes mansion, built 1913-1914 in the Jacobethan vein, with grand Colonial Revival portico. The architect has not been identified with certainty, although Portland architect David L. Williams tentatively has been linked with the house. Although a fine example of the flagrant eclecticism which sometimes characterized early 20th century residential architecture, the house is primarily of local significance under National Register criterion "b" for its association with Frank C. Barnes, second generation member of pioneer family and a prominent figure in the Pacific Northwest salmon packing industry. The property is of interest, also, as the flagship, so to speak, of satellite houses for Barnes's married son, Frank Scott Barnes, and five of his married daughters.

Frank C. Barnes was born December 23, 1854 in Albany, New York to William Barnes, a machinist and manufacturer. In 1856 the family emigrated to Clark County, Iowa where they farmed until 1861 at which time they crossed the plains to Oregon in ox wagon. Frank C. Barnes's grandfather was the captain of the wagon train which after an eventful journey landed at The Dalles and traveled by boat down the Columbia River to Portland. William Barnes engaged initially in the wood business. In the fall of 1863, William Barnes was elected Road Supervisor, a position he held for many years. In 1865 he opened Barnes Road, a road of importance to Portland and the Willamette Valley. It served to connect the Valley where produce was grown and the city. Later he opened a grocery business where Frank C. learned the retail business. The younger Barnes attended Portland public schools.

In 1873, Frank Barnes engaged in the grocery business for himself, finally selling out in 1876. In the same year, on November 22, 1876, he married Isabelle M. Payne and started gardening on Beaver Dam gardening land, consisting of about 30 acres, wholesaling the products until about 1883. In 1883 Barnes established a market for game, poultry, fish and oysters with partner William McGuire on the corner of 3rd and Morrison streets which was a landmark for many years. The partnership continued until 1888, when Barnes bought out McGuire. The market was the start of an association with the fish business which would be important to Frank C. Barnes.

In May 1890, he relocated his operation to the corner of 3rd and Washington streets. At this point he owned and operated one of the leading markets in the city, employing 40 men, six wagons, one truck engaged in the delivery of goods, and a poultry house with the capacity of two carloads of live poultry. He also owned at this time an 85-foot-square facility for salting, smoking and canning salmon, established in 1885. His cannery business operated under such names as Barnes Market and Packing, Barnes, Collinson, and Starr, F. C. Barnes and Son, Barnes Packing Co. and F. C. Barnes. He expanded into Washington and Alaska, where Frank S., his son, operated the canneries for him.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nomlnated property slightly less than one

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A 110 5291810 5104361010
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification The Frank C. Barnes House occupies a generous site of nearly an acre (200x200') in East Portland. The property is described as Lots 9, 12, 13, 14, 15, 16, and 17 of Block 1 of the Irene Heights Addition to the City of Portland, in Multnomah County, Oregon.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title John M. Tess, President

organization Heritage Investment Corporation date March 31, 1983

street & number 1220 Southwest Morrison Suite 1303 telephone (503) 228-0272

city or town Portland state Oregon 97205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

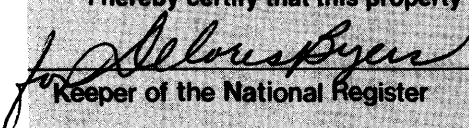
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date July 20, 1983

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I hereby certify that this property is included in the National Register

 Entered in the National Register date 9/1/83

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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F. C. Barnes also was active in related enterprises, including Starr-Collinson Packing Co., fruit and salmon packers. Mr. Barnes's six sons-in-law participated actively in his business ventures also. Among his other enterprises was F. C. Barnes Brokerage Co. and Northwestern Cold Storage and Ice Co.

Barnes owned improved residential property and had leases on some of Portland's most valuable property, including Irene Heights (named for daughter Irene) where the Barnes mansion stands. His holdings in this parcel included approximately three blocks along the Alameda Ridge. Hines described his holdings thus: "some of which is without doubt the very best business locations in the city, bringing him a revenue that anyone might be proud of".

Barnes's great exuberance extended to his participation in public affairs. He served in the Oregon Legislature; as Road Supervisor and; Police Commissioner; and two terms as County Commissioner. He was active in the good roads movement and was instrumental in obtaining hard-surface roads for Multnomah County.

Barnes and his wife had seven children: Frank Scott, Gladys, Lila, Clara, Helen, Irene, and Ivy. Frank C. Barnes is believed to have built his mansion in which to marry six of his daughters. He then gave them each lots of their own in Irene Heights upon which they built their own residences. Mortgage and deed records confirm this oral tradition in part.

In 1911-1912, the first of the Barnes houses was constructed in Irene Heights. Prior to that time the family lived in a Queen Anne structure on Tillamook Street in the Irvington neighborhood.

The first of the houses constructed was located at 3424 NE 35th, built for Gladys in approximately 1911. Gladys was married to John J. Reynolds, an employee of F. C. Barnes, Inc., salmon packers. The house was located directly north of the F. C. Barnes house. The couple remained in this house from 1911 to approximately 1917, later relocating in Seattle.

The Barnes mansion and the structure located at 3601 NE Maltby, constructed for Lila, wife of Claude M. Starr, were built simultaneously c. 1913-14. The Barneses occupied the mansion from 1914 until Mr. Barnes's death in July, 1931, which followed the death of his wife Isabelle M. in September, 1930.

Lila's husband, Claude M. Starr, was in partnership with his brother L. M. Starr, and H. C. Frost in the very successful Starr Fruit Products Co. (originally Long Fruit Products Co.) which prepared and marketed canned goods, including fruits, jams, jellies, preserves and maraschino cherries. Starr Fruit Products Co. was the largest independent packing concern in the Northwest in 1928. Both brothers were also partners in Starr-Collinson Packing Co., fish packers. Claude and Lila Starr continued to occupy the 3601 NE Maltby house until Lila's death in 1925.

Frank S. Barnes, son of Frank C. Barnes, married Doris M. Plummer and built a home

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located at 3414 NE 36th in 1916. Frank S. Barnes was born May 28, 1889 in Portland, Oregon and was the son of Mr. and Mrs. F. C. Barnes. Frank S. attended the public schools in Portland, then entered Hill Military Academy from which he graduated. In 1910, he came north to Lake Bay to take charge of the cannery which his father owned, known as F. C. Barnes Company. He became widely known in the fishing industry in southeast Alaska and in 1927 went to Wrangell, Alaska where with W. T. Hale and Guy Chaffin, he formed the Wrangell Packing Company.

Taking an active leadership in community affairs, Barnes served as Mayor of Wrangell in 1932 and was reelected again in 1935, '36 and '37. He served as President of the Chamber of Commerce in 1938 and 1939 and took an active part in its leadership during all the years he lived here. He also served several years on the School Board. He was a member of the Masonic Lodge and the Elks. In addition to heading the Wrangell Packing Company, he conducted a marine insurance business and was an insurance adjuster. He also was the Republican candidate for the seat in the Territorial Senate and had run once for the House.

Frank Scott Barnes died en route to Seattle from Alaska from wounds suffered in an attack by a grizzly bear on the Stikine River country while big game hunting in 1939.

Clara, wife of Frank Collinson who was an early employee of the F. C. Barnes Company and later secretary, built a house at 3460 NE 36th c. 1916-17. Frank Collinson was president of Starr-Collinson Packing Company, fish packers, and later president and manager of Pacific Marine Refrigeration, Inc. In 1930, Clara and Frank Collinson appeared to have built and moved into another residence at 1052 NE Klickitat, located in Maryland Heights, on one of the lots owned by F. C. Barnes in that subdivision. The house was located across the street from the F. C. Barnes mansion. Here they remained briefly until 1931 when they removed temporarily from the immediate area only to return in 1934 to their original address, 3460 NE 36th Avenue.

Helen Payne, wife of Alfred Allen, built the house located at 3526 NE Fremont. Alfred was secretary-manager of Allen and Hendrickson Packing Co., salmon packers. Helen resided in this residence for only a short time, dying in 1924. Alfred E. Allen remarried in 1928 and continued to live in the house until shortly before his death in 1969.

Irene (Ruth) Barnes, for whom the Heights was named, married J. Wilbur Hendrickson, partner in Allen and Hendrickson Packing Co., salmon packers. Although married before 1926, the Hendricksons did not build a house in Irene Heights until 1926 or 1927. They continued to live at this address until 1937. This house is located at 3526 NE Fremont.

Ivy (Ire), married Louis M. Starr of Starr Fruit Products Co. and secretary of F. C. Barnes, Inc. In 1910 the L. M. Starrs took up residence at 2509 NE Hancock Street in the Irvington area, a development below Irene Heights. They never took up residence in Irene Heights. Ivy Starr died in 1965 while still living at this same address.

Mrs. Barnes died in 1930. Frank C. Barnes succumbed the following year. After the death of Mr. Barnes, the house was leased for a short time by a prominent New Orleans

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developer and builder who later went bankrupt and returned to New Orleans.

Shortly thereafter the home was purchased by a prominent lawyer, William A. Illidge. Unfortunately, Illidge found himself permanently disbarred in June, 1939. His first wife institutionalized and his second wife having passed away, Illidge chose to live alone in the house. Described by some as a near hermit, for many years he occupied only the lower level of the house.

W. A. Illidge, born 1883, was a native Washingtonian who obtained his legal training at the University of Oregon in 1916. After finishing grammar school, and prior to studying law, he worked in the railroad industry, telephone company and Portland Railway, Light and Power Company, which he left to study law.

Unknown to most, William A. Illidge is credited with introducing the first apartment house system in Portland. For a portion of his career Mr. Illidge was connected with the law firm of McCamant and Thompson. Being disbarred in 1939, Mr. Illidge lived out the rest of his life in the Barnes mansion. He died in 1958. Up until his death it was presumed that Mr. Illidge had considerable wealth, but even after his death this fact was never proven.

After Illidge's death the house was to be sold to a Jewish congregation that intended to tear it down and build a new synagogue. This plan was aborted after considerable opposition by the neighborhood. The house then stood empty and for sale until Carl Hutchinson, his son, Deane, and William McReynolds purchased the house in 1960 and began restoring the home to its former elegance. The house had suffered some deterioration during Mr. Illidge's ownership, damage as a result of the Columbus Day storm, and vandalism during the interim when the house was unoccupied. John Hensen, a longtime friend, was brought in as a fourth partner in 1965.

Today, due to the high costs of maintenance, utility bills, the group has the house up for sale. It is considered too large for single family occupancy.

Regarding the present owners of the house, Deane Hutchinson is a teacher and musician. William McReynolds is the business representative of the group and maintains the antique furnishings of the house and runs a small antique shop, while John Jensen, like Deane Hutchinson, is a musician and teacher.

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