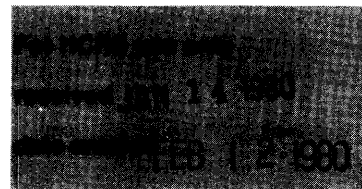


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



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

## 1. Name

historic Hexter, (Levi), House

and/or common

## 2. Location

street & number 2326 SW Park Place \_\_\_\_\_ not for publication

city, town Portland \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 1

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 type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Robert and Leonora Perron

street & number 2326 SW Park Place

city, town Portland \_\_\_\_\_ vicinity of \_\_\_\_\_ state Oregon 97205

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 SW Fourth Avenue

city, town Portland \_\_\_\_\_ state Oregon 97204

## 6. Representation in Existing Surveys

title Portland Historical Landmarks has this property been determined eligible? yes  no

date January 1978 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Portland Bureau of Planning

city, town Portland \_\_\_\_\_ state Oregon 97204

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## 7. Description

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

---

### Describe the present and original (if known) physical appearance

The Levi Hexter residence is a Victorian style--Queen Anne phase structure with definite vertical proportions. It was constructed in 1892-93 and inhabited by the Hexter family in 1894.<sup>1</sup> From the time of its first occupancy to the present, it has been used continuously either as a single family residence or a rooming-boarding house.<sup>2</sup> The architect is unknown. It appears that the house may have been a "builder's Victorian" inspired by floor plans and details depicted in popular architectural catalogues of the period. The present owners recently discovered in the attic eaves several sheets of architectural renderings illustrating both interior and exterior details that were ubiquitous elements of the Victorian period. The drawings were done by Palliser, Palliser and Co., Architects and Publishers of Bridgeport, Connecticut, and copyrighted in 1890. Although none of the ornamentation on the Hexter residence is an exact duplication of the drawings on these sheets, many details found on or in the house are remarkably similar in style and spirit.

The Hexter House has recently been sensitively rehabilitated by the present owners and is now maintained in excellent condition.

The Levi Hexter residence faces north on an elevated lot, 50' x 100' (lot 17), in Block 1 of the Ardmore Addition; Section 33 1N 1E.

Located at 2326 S.W. Park Place, the house is only two and a half blocks from Washington Park, once known as "City Park". In 1871 forty acres of densely-wooded hillside were purchased by the city of Portland from Amos N. King, an early Portland pioneer and original donation land claim owner.<sup>3</sup> The "City Park" then, as now, offers a panoramic view of Portland, the Willamette and Columbia Rivers, Mt. Hood and the distant peaks of the Cascade Range. Ascending the hill on foot, carriage and later by street car, early Portlanders spent summer Sunday afternoons attending band concerts, visiting the park zoo or gathering for picnic outings. Since the early days, Washington Park has been greatly expanded and developed. Several specialized gardens (including the Portland Rose Test Garden), a Shakespearean amphitheatre, museums and the relocated Washington Park Zoo are located within the park perimeters.

Washington Park forms the western boundary of the recently proposed Kings' Hill historic conservation district, a local city designation that recognizes and seeks to protect the visual, aesthetic qualities of one of Portland's earliest, wealthy residential neighborhoods. In 1890 a contemporary fervently proclaimed the virtues of this irregular hillside: ". . . by popular consent--and still more by prevailing prices--(the area is) forever dedicated to dwellings of wealth and elegance."<sup>4</sup> The Levi Hexter residence is located in the western portion of the proposed district and is representative of the architectural integrity and historical importance of a great number of structures in the Kings' Hill neighborhood.

When Amos N. King first arrived in Portland in 1849, he purchased a tannery along with 513 acres of densely-wooded land that was then some distance from the city's

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1. Polk City Directories.

2. Ibid.

3. MacColl, E. Kimbark, The Shaping of a City, p. 14.

4. Scott, Harvey, (Ed.), History of Portland, Oregon, Vol. III, p. 430.

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Hexter (Levi) House

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commercial activity along the Willamette River. King's tannery eventually became the largest enterprise of its kind in the northwest. It was through land speculation, however, that King and his family acquired their wealth. Parcels of land on Kings' Hill (in the southeast corner of the King donation land claim) were bought by some of the city's most prominent and monied citizens: Donald MacLeay, Henry Green, Arthur Johnson and the Failing and Cabell families.

The irregular topography of the hillside discouraged early construction. In the 1880's and 1890's palatial estates were built on "big plats, grassy and set with small trees",<sup>1</sup> often accompanied by lavishly designed formal gardens. By the turn-of-the-century lot sizes became smaller and many popular revival style homes were constructed. The well known northwest architectural firm of Whidden and Lewis designed numerous residences on the Hill, thirteen of which stand today.

As Portland's commercial district expanded westward and street cars provided easy access between Kings' Hill and the downtown, infill continued in the 1910's and 20's. One of the Northwest's most noted architects, A. E. Doyle, emerged from the office of Whidden and Lewis. Today there are four Doyle-designed structures on Kings' Hill. Other prominent northwest architects contributed to this assemblage of present day substantial, gracious homes, including Carl Linde, Jamieson Parker, E. B. MacNaughton and J. Jacobberger. The most recent introductions to the area are structures designed by Pietro Belluschi and John Storrs. Architecturally, the Kings' Hill neighborhood is today almost a perfect compendium of urban housing forms that represents many outstanding examples of the region's most well known architects.

Levi Hexter was but one prominent Portlander who chose Kings' Hill as the neighborhood to either build or occupy a home. John Hall, governor of Oregon; Robert Farrell, Secretary of State; Edward Cookingham, Vice President of Ladd and Tilton Bank; Henry Failing Cabell, distinguished Oregon philanthropist and civic leader; J. N. Barde; and Oregon State Highway Commissioner T. H. Banfield lived on the hill.

The founders and/or presidents of several local and regional businesses resided on Kings' Hill: Isaac Lipman and Adolph Wolfe (Lipman, Wolfe and Co.), Samuel Rosenblatt (Rosenblatts Men's Clothing Store), Hardy Wortman (Olds, Wortman and King Department Store), Edward J. Haseltine (Edward J. Haseltine Hardware), James D. Honeyman (Honeyman Hardware), and Louis Lang (Lang and Co. wholesale grocers) are but a few. These men, in addition to many famed attorneys, artists, architects, civic, religious and political leaders, have all had a marked influence on the growth and development of Portland and the Northwest.

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1. Scott, Harvey (Ed.), History of Portland, Oregon, Vol. III, p. 430.

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The Kings' Hill district has been noted for its historical/architectural significance in two recent publications: Preservation Options for Portland Neighborhoods by Alfred Staehli (1975), and Potential Historic Conservation Districts prepared by the Portland Historical Landmarks Commission and the Portland Bureau of Planning (1978). The Kings' Hill neighborhood presently contains ten Portland Historic Landmarks and two buildings nominated to the National Register of Historic Places.

### STRUCTURE

The Levi Hexter residence is a two and one half story wood frame structure resting on a brick foundation, enclosing a daylight basement. The building has a steep-pitched, hip roof with one front hip-roof dormer. Projections from the basic rectangular shape of the building are capped with gable roofs. The roofing material is presently composition shingle. Skylights which conform to the roof line have been added on the south and west sides. Three corbeled chimneys rise above the roof line. The building's over-all dimensions are 36' x 54' with a set back from the street of approximately 20'.

### EXTERIOR

Elements of the exterior of the Hexter residence are typical of Victorian-Queen Anne style architecture. Various textures are created by incorporating fish scale and undulant pattern shingles, weatherboard, vertical V-groove boards below the first floor windows and a variety of ornamental details. The front porch gable has an inverted sunburst pattern and above the large first floor front (north-facing) and wide (east-facing) windows is egg and dart and ribbon ornamentation. Decorative brackets are found under the eaves of the first and second floor porch roof and beneath and slight over-hang of the attic floor. Dentils and a paneled freize form a continuous band below the attic floor brackets.

Although the Hexter family reportedly painted the entire house gray, the present owners have emphasized the textural variety and decorative details by utilizing several colors of paint on the exterior: brown and gold are the predominant colors while cobalt blue and rust emphasize the details. Palliser, Palliser and Co., as well as other architectural firms that published house pattern books during that period, recommended that several colors should be applied to the exterior.

Variety in the exterior treatment of the Hexter residence is perpetuated by the window and door openings. The third floor gables on the north and west sides have semi-circular window openings. The north window consists of a central double-hung, multi-paned sash window and two fixed, multi-paned side windows. Second floor windows are double-hung, sash windows; twelve lights above and a single light below. The first floor windows are varied: the corner windows are double-hung with a single pane

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above and below; the front porch window is a double-hung sash with a border of small lights above and a single pane below; the central front window has two fixed panes of unequal size. The front entrance has oak double doors, each with five horizontal panels. A beveled glass transom displays the pre-1930 street number of the house.

All of the exterior elements are original except for the porches and the roofing. The front porch was recently rebuilt adhering to the original shape and proportions. The south porch in the rear is now cement rather than wood and the east-facing porch has had the stairs removed and the door opening permanently sealed. New composition shingles and flashings were applied in 1976.

### INTERIOR

The floor plan of the Hexter Residence is reminiscent of several of Palliser, Palliser and Company plans suggested for long and narrow city lots. It retains its original over-all configuration<sup>1</sup>. The house has a side hall plan, two rooms deep with the kitchen and pantries projecting in the rear. The second floor consists of five bedrooms and separate rooms for bath and toilet. The third floor was originally unoccupied but has been refinished by the present owners. When the building served as a rooming-boarding house no major changes were made in the floor plan.

The front stairway is a notable feature in the house. The stairs have three runs, essentially dog leg configuration (with a winder in the third run) that is open to the second floor ceiling. The stair railing is oak comprised of an unsymmetrical hand rail and turned balusters. The heavy, paneled newel posts at the base of the stairs are impressive for their bead and reel and egg and dart ornamentation and what appears to be a hand carved urn crowning each post. Painted, paneled wainscoting, adorned with simple brackets, encase the runs. On the west wall there is a boldly colored original stain glass window that floods light into the stairwell.

Walls and ceilings on the first and second floor are plaster on wood lath. On the lower portions of the front hallway and dining room there is paneled wainscoting. The kitchen and butler's pantry have vertical V-groove wainscoting. The ceilings in the front parlor and living room contain a unique sculptured, plaster cove molding.

The floors, doors and molding are nearly all original. The first and second floors have oak floor boards--all original--except those in the living room which were added relatively recently. Floors are exposed except on the front stairs and second floor hallway where there is wall to wall carpeting. Most of the interior doors have six molded panels and the door and window trim is symmetrically molded with corner blocks.

1. Sanborn Insurance Maps, Portland, 1901 corrected to 1908.

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Hexter (Levi) House

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The living room has a rectangular fireplace of white marble, framed by two pairs of colonettes supporting a decorative, wood and marble (not original) mantelpiece. The front hallway contains a round-arched marble fireplace and temporary wood mantel. The owners intend to reinstall the original elaborately decorated cherry wood mantelpiece and over mantel which they have in their possession.

While most of the interior finish and plan is original, there have been minor alteration. At one time sliding pocket doors separated the front parlor and living room. The doors and wall have been removed and replaced with a pilaster-like projection with a decorative Ionic capitol and ribbon and ear drop ornamentation. In the front hallway a door opening leading into the back living room has been removed and the wall covered with paneled wainscotting identical to that used in the hallway. A single door leading from the front hallway into the dining room has been replaced with double pointed arched, beveled glass doors, compatible with the style of the house. The present owners have introduced an authentic replication of a turn-of-the-century half bath on the east side of the first floor where there was once a back entry way. A few interior elements have been removed by some of the building's many owners, including ornamental latticework in the front hallway, some decorative details on the front stairway, a stained glass window in the front parlor and the original gas-electric light fixtures. The kitchen has been somewhat modernized and as previously mentioned, the attic floor has been refinished.

Whenever possible, the present owners have faithfully returned interior elements to their original condition or recreated elements that are in keeping with the spirit of the Victorian period of architecture.

The present owners intend to introduce one window on the south side, rear-facing kitchen wall and French doors on the south side, rear-facing dining room wall that will open onto a proposed back porch. These alterations will make use of the finest materials and workmanship and the design will reflect the historical/architectural integrity of the structure.

## 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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1892-93

**Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

Constructed in 1892-93, the Levi Hexter House is one of the oldest surviving structures in the historic Kings' Hill district in Portland. The Hexter residence is one of the only and most notable examples of Queen Anne style (probably inspired by pattern book drawings published during that period) that presently exists in a neighborhood comprised of several significant examples of Portland's turn-of-the-century revival styles. The structure has recently been sensitively rehabilitated so as to retain its unique architectural features and it is presently maintained in excellent condition.

Levi Hexter was a prominent early Portland business and religious leader: he was part owner of one of the city's early and most successful hardware establishments and instrumental in the organization of the Temple Beth Israel congregation. Members of the Hexter family continued the operation of the firm originally known as Hexter, May and Co. hardware firm for nearly fifty years after Levi Hexter's death and occupied the family residence at 2326 S.W. Park Place for twenty-five years.

Born in 1836 near Frankfurt-on-the-Main, Germany, Levi Hexter immigrated to the United States at the young age of fourteen. By 1852 Levi had arrived in the West, after making a solo journey across the country<sup>1</sup> and eventually settled in Lewiston, Idaho where he established a business. Since Portland was the major commercial center in the Pacific Northwest, Levi no doubt made frequent business trips to Portland before permanently relocating in the city in the late 1860's. By the mid 1870's Levi and his brother Moses joined together in business (Hexter Bros.), apparently involving real estate. (The Portland City Directory lists their occupation as "capitalists"<sup>2</sup>).

By 1877, Hexter embarked with Levi May in the conduct of a wholesale business in stoves and tinware. Hexter, May and Co. (joined by Sol Blumauer for a short period), was for many years located on Front Street (one of Portland's earliest commercial streets) and specialized at first in the sale of Iron King stoves, transported from Philadelphia by way of Cape Horn. Ironware, other metal and wood, were eventually added to their inventory. "Their business developed with the growth of the city and their house met the needs of trade throughout a considerable territory."<sup>3</sup> Traveling representatives were dispatched to outlying towns in Oregon, Washington and Idaho.

In addition to his successful business enterprise, Levi Hexter was a prominent, highly respected figure in Portland's Jewish community. In one of his early visits to Portland he was a member of the original minyan (i.e. quorum) for Temple Beth Israel<sup>4</sup> and later in life Hexter contributed greatly to the Jewish philanthropic

1. Laura Hexter Zimmerman, Oakland, Ca. (Levi Hexter's granddaughter).
2. Polk City Directory, 1875.
3. Laura Hexter Zimmerman, Oakland, Ca. (Levi Hexter's granddaughter).
4. Alfred Charles Hexter, Kensington, Ca. (Levi Hexter's grandson).

## 9. Major Bibliographical References

Gaston, Joseph. Portland: Its History and Builders, Vol. II, Portland, Chicago: The S.J. Clark Publishing Co, 1911, p. 671.

Lockley, Fred. History of the Columbia River Valley, Vol. 2, Chicago: The S.J. Clark Publishing Co, 1928.

(see continuation sheet)

## 10. Geographical Data

**UTM NOT VERIFIED**

Acreeage of nominated property less than one (50x100')

**ACREAGE NOT VERIFIED**

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

### UMT References

A 

1	0	5	2	3	6	1	0	5	0	4	0	7	0	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing						

C 

Zone			Easting				Northing						

D 

Zone			Easting				Northing						

E 

Zone			Easting				Northing						

F 

Zone			Easting				Northing						

G 

Zone			Easting				Northing						

H 

Zone			Easting				Northing						

### Verbal boundary description and justification

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

state code county code

state code county code

## 11. Form Prepared By

name/title Gail E.H. Evans

organization  date June 1, 1971

street & number 2125 NW Marshall telephone 503/224-5103

city or town Portland state Oregon 97221

## 12. State Historic Preservation Officer Certification

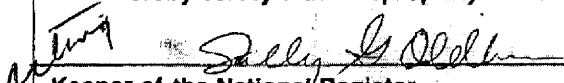
The evaluated significance of this property within the state is:

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title SHPO. Designee date December 19, 1979

For HCRS use only	
I hereby certify that this property is included in the National Register	
	date <u>2/12/80</u>
Keeper of the National Register	
Attest: <u>Kristin O'Connell</u>	date <u>2/1/80</u>
Chief of Registration	



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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Hexter (Levi) House

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organization of B'nai Brith. Upon his death in 1897 of Hodgekin's disease, Portland's Oregonian newspaper reported; "Every Jewish charity knew Mr. Hexter and counted him a pillar in the upholding of his work. Integrity, preserverance, conservatism and sympathetic regard for his fellow man marked his career".<sup>1</sup>

Following Levi Hexter's death both adult Hexter sons (a third son, Charles, died at age eight) continued the operation and ownership of Hexter, May and Co. After Alfred Hexter, the eldest son, succumbed to influenza in 1919, Edgar succeeded as sole owner. Over the years the business name changed with the addition of new partners, (Hexter-Freeman & Co., E.C. Hexter & Co.<sup>2</sup>) and the inventory expanded to include a broader line of hardware merchandise. The death of Edgar Hexter in 1949 marked the end of nearly 75 years of continuous operation of one of Portland's leading hardware enterprise.

In addition to the three Hexter sons, Levi and Laura May Hexter had three daughters; Edith Hexter Galland, Caroline Hexter and Hilda Hexter Leonard. Edith Galland's husband, Samuel L. Galland, was a prominent civic and commercial leader in Spokane, Washington and owner of the Spokane and Eastern Trunkline Railroad.

After Levi's wife died in 1917, the Hexter family residence became a rooming-boarding house. It continued as such, for many years after the Hexter children relinquished title to the property in the mid-1920's. There are unverified reports that bootlegging activities may have ocured in the house sometime during the 1920's. For approximately three decades the Hexter residence was the home of gardeners, maids, clerks, firemen and others of varied backgrounds and occupations. The present owners are Robert and Leonora Perron. Robert Perron is a northwest landscape architect responsible for the design of Shrunk Plaza, the Portland Art Museum mall, the Civic Auditorium urban renewal malls; all in Portland. Perron has been the landscape architect for several projects in other parts of the northwest, including the Spokane Central Riverfront Park, Bryant Square in Salem, Oregon, and Black Butte Ranch near Sisters, Oregon.

Both the architect and building contractor are unknown and as previously mentioned there is substantial indication that the house was designed from an architect's pattern book.

1. Oregonian, newspaper, Oct. 9, 1897, p.8.
2. Polk City Directory.
3. Laura Hexter Zimmerman, Oakland, Ca. (Levi Hexter's granddaughter).

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
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Hexter (Levi) House

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ITEM NUMBER 9 PAGE 1

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

Scott, Harvey, ed. History of Portland, Oregon, Syracuse, NY: D. Mason and Co, Publishers, 1890.

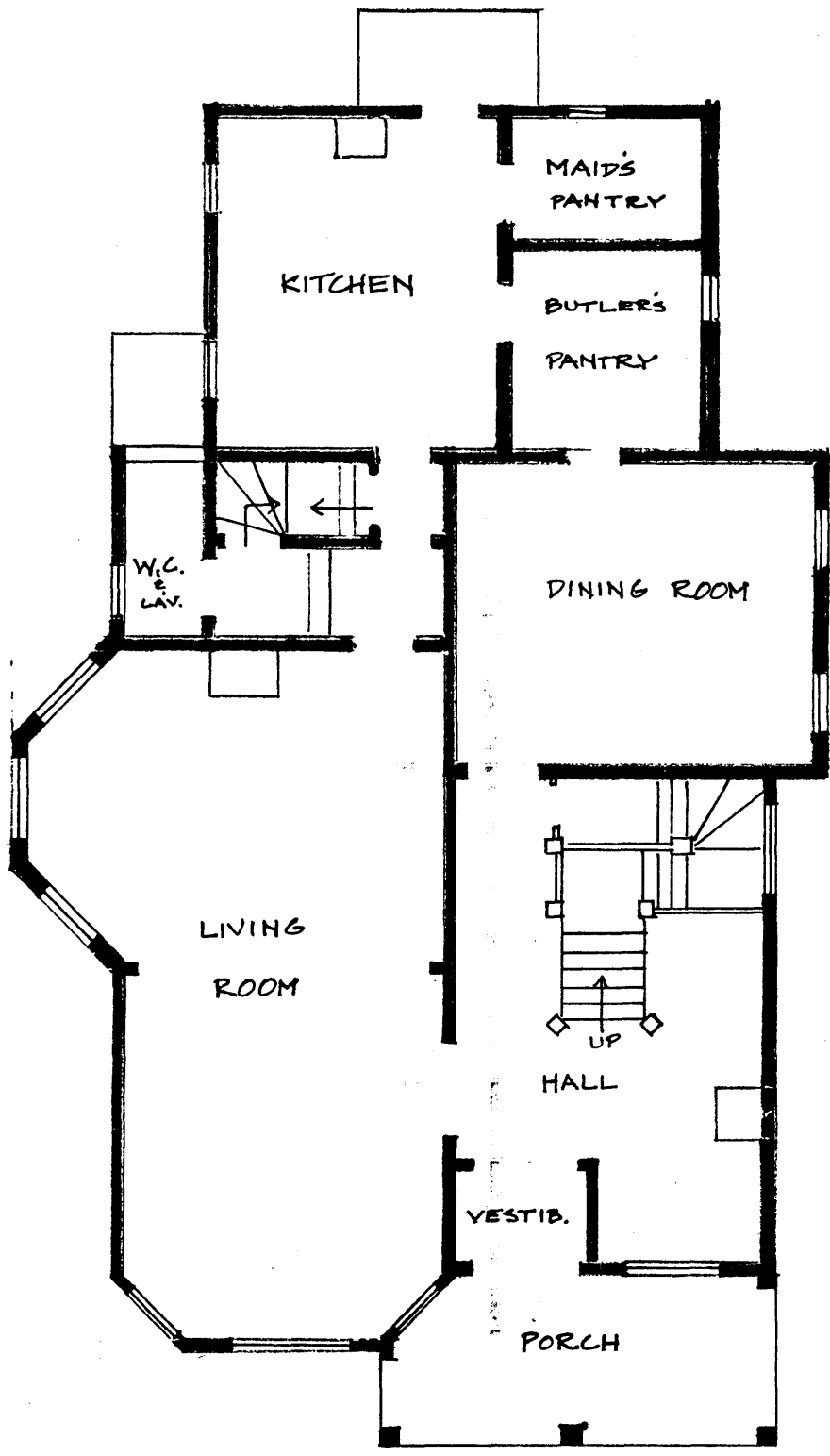
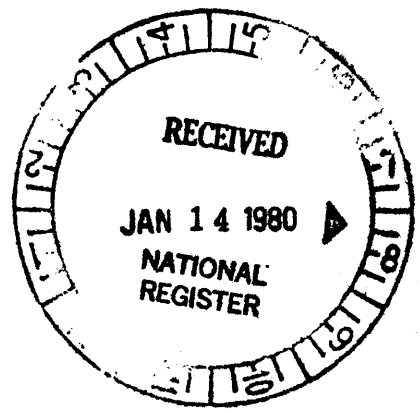
Palliser's New Cottage Home and Detail, New York, New York: 24 East 42nd, 1887.

The Daily Oregonian, October 9, 1897, p. 8.

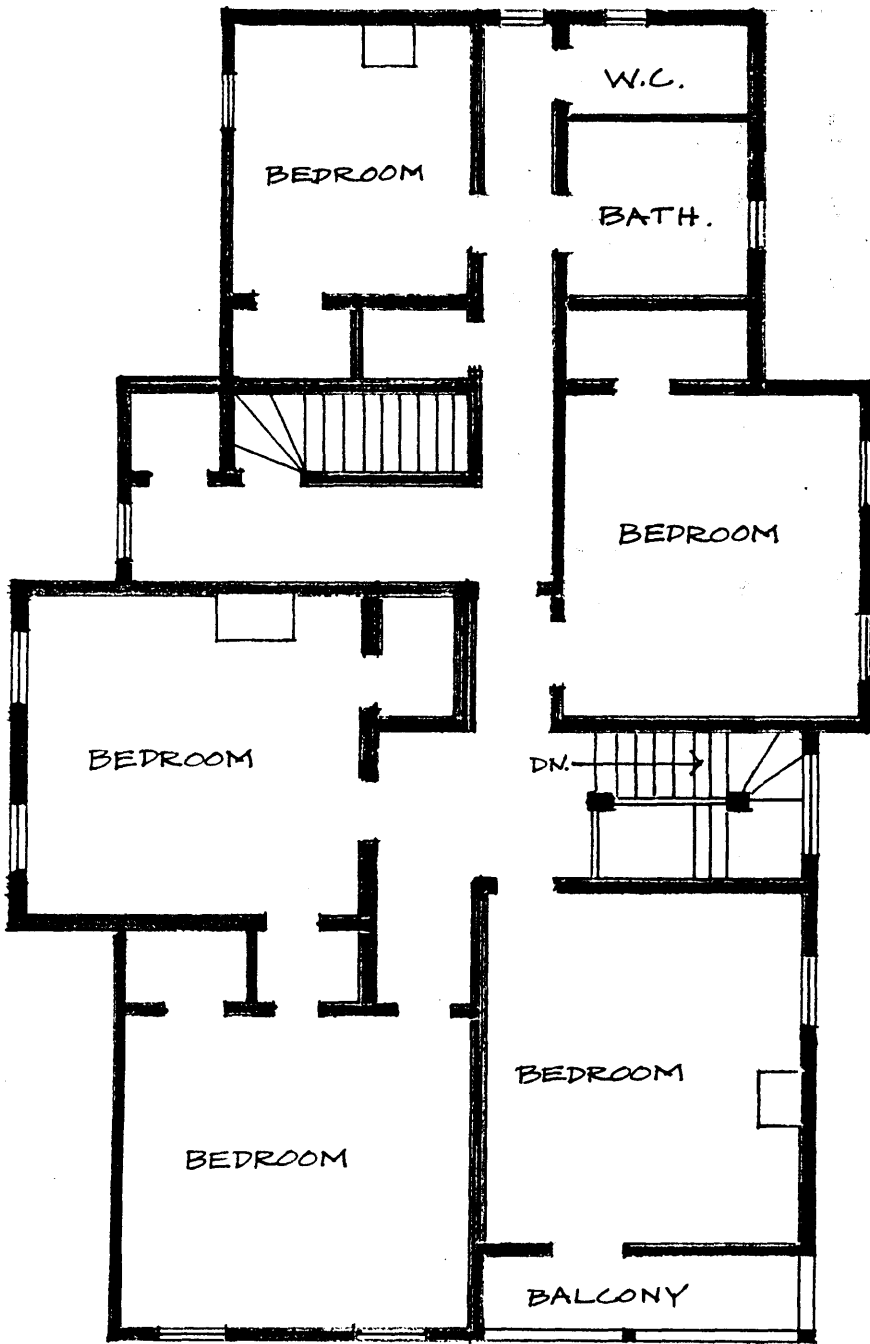
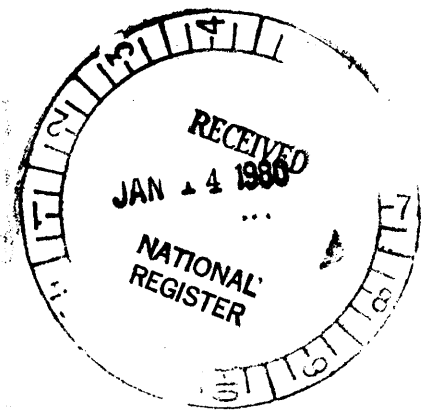
Polk City Directory, 1874-1976.

Sanborn Insurance Maps, Portland, Oregon, 1901 corrected to 1908.

Interviews with Alfred Charles Hexter, Laura Hexter Zimmerman, Mrs. Cecil Shaw, Robert Perron and others.



FIRST FLOOR 1/8" = 1'-0"



SECOND FLOOR  $\frac{1}{8}'' = 1'-0''$