

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000039

Date Listed: 2/19/91

King's Hill Historic District  
Property Name

Multnomah  
County

OR  
State

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*fr* *Antoinette G. Lee*  
Signature of the Keeper

*2/19/91*  
Date of Action

=====  
Amended Items in Nomination:

**Classification:** The number of contributing buildings should be amended to read "105" because the MacMaster House (#33) is listed individually in the National Register. The number of previously listed resources should be amended to read "13."

**Areas of Significance:** Industry, Commerce, Performing Arts, and Social History should be added.

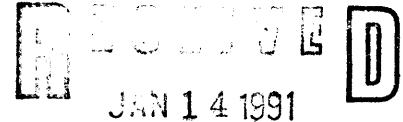
**Significant Person:** Amos King should be listed. Note should be made that additional significant persons are listed in text.

This information was confirmed with Eliabeth Potter of the Oregon State Historic Preservation Office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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National Park Service



National Register of Historic Places  
Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name King's Hill Historic District  
other names/site number \_\_\_\_\_

2. Location

street & number Bounded by West Burnside, SW Canyon Rd.; SW 21st Ave., N/A not for publication  
city, town Portland and Washington Park N/A vicinity  
state Oregon code OR county Multnomah code 051 zip code 97205

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>106</u>	<u>24</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		<u>1</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>20</u>	<u>1</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>126</u> objects
	<input type="checkbox"/> object		<u>25</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 12

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
James M. Hamrick December 31, 1990  
Signature of certifying official Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

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

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. Autawicette Allee 2/19/91  
 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): \_\_\_\_\_  
\_\_\_\_\_  
for Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: single dwellingDomestic: multiple dwelling

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Current Functions (enter categories from instructions)

Domestic: single dwellingDomestic: multiple dwelling

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Commerce & Trade: business and  
professional

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Late VictorianLate 19th and 20th Century RevivalsLate 19th and Early 20th Century American  
Movements

Materials (enter categories from instructions)

foundation concrete, brickwalls wood, stucco, stone, brick,  
concrete, wood shingleroof wood, asphalt shingles, tileother terra cotta, decorative iron work

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**Describe present and historic physical appearance.**

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### PHYSICAL DESCRIPTION

The King's Hill Historic District is an irregularly shaped area of mixed residential and commercial use, located in southwest Portland, bounded by W. Burnside Street to the north, S.W. 21st and S.W. 20th to the east, S.W. Canyon Road and S.W. Jefferson Street to the south and Washington Park to the west. The District, encompassing 43 acres, is located in Township 1N, Range 1E, Southwest quarter of Section 33, in Multnomah County, Oregon. A majority of buildings within the District are residential in design; both single family and multi-family. Recently some of the larger residences have been converted to commercial use, however the neighborhood retains its affluent residential character. Notable Portland architects designed many of the buildings within the District. The historic landscape features contribute to the ambiance of the District. There are 130 separately held properties within the District including vacant properties, (Nos. 15, 16, 21, and 22 in the inventory are unassigned following their deletion, thus explaining the inventory numbering through 134.) There are 20 contributing structures (garages, etc.) and 1 non-contributing structure within the District. Buildings within the historic period date from 1882 to 1942. There are 62 contributing buildings dating from the primary period of significance (1882-1914); and 44 contributing buildings date from the secondary period (1915-1942); 5 historic non-contributing buildings; 4 compatible non-contributing buildings; and 15 non-compatible non-contributing buildings. Twelve of the buildings within the District which have been previously listed on the National Register of Historic Places. The District is significant under criteria b and c for its association with citizens important to the development of King's Hill and the excellent representation of architectural designs.

### SETTING

The King's Hill Historic District is situated on a slope, on the west side of the Willamette River south of W. Burnside Street in Portland, Oregon. This neighborhood is located between the Nob Hill commercial area to the north, along W. Burnside Street, and Canyon Road, south of the District. The Vista Avenue Bridge, not included in the District, is the link across the canyon to the Portland Heights neighborhood. Washington Park lies beyond the District, to the west. To the east is downtown Portland. The mature street trees which line many of the streets help to distinguish the District. The vistas from the District are also notable, with views of Mt. Hood, Mt. Jefferson, and Mt. St. Helens in the distance to the east and northeast. The King's Hill Historic District contains both commercial and residential uses, however a majority of buildings within the District were designed as multi-family and single-family residential.

### PLATS

The King's Hill area was first settled in 1845 by Daniel Lownsdale. A portion of Lownsdale's property was sold to Amos Nahum King and his wife, Melinda, in 1852, when King filed for a Donation Land Claim of the 513.01 acres. The section south of what is now W. Burnside Street (King's Hill Historic District), was Amos's portion of the land claim, the section to the north of W. Burnside Street was Melinda's portion of the land claim, and was originally referred to as Melinda Heights. The area encompassed within the

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District contains a number of additions and divisions of property within the former land claim by King. The first division of land within the original King DLC was from Amos King to Arthur H. Johnson. A survey of Kings land conveyed to Johnson was recorded July 16, 1864. This area became known as "Johnson's Addition", platted in 1871, encompassing the northeast portion of the District. "Johnson's Addition" included the area from W. Burnside, south, to what later became S.W. King's Court, and from S.W. King Avenue on the eastern border, west, to Ford Street (S.W. Vista Avenue.) Amos King donated land for B. Street, (Burnside Street) for public use the same year that "Johnson's Addition" was platted. "Johnson's Addition" was further subdivided into Lots and Blocks in March of 1883. The southeast portion of the Amos King Land Claim, called "King's Addition", was recorded in April 8, 1871. This portion of land included the blocks from Chapman (S.W. 18th Street), to what was later King Street, and from Canyon Road on the south edge, to what is now S.W. Park Place. "Johnsons Addition", encompassing the northeast portion of the District, was platted in May of 1871. "Cedar Hill Addition" was platted in November 1890, an area which now includes S.W.Green Avenue and S.W. Osage in the northwestern portion of the District. "King's Court", located in the southeastern portion of the District, was a separate plat, added in April 1911. The "Ardmore Addition", covering the southwestern portion of the District, was platted in November, 1892. An amended plat of "Ardmore Addition" occurred on April 1903.

### TOPOGRAPHY AND BOUNDARIES

The irregularly shaped King's Hill Historic District is a 5 x 7 block area, between Washington Park, W. Burnside Street, S.W. 20th Avenue, and S.W. Jefferson Street. The boundary is based on historic, visual, and physical factors. Historic factors include early and subsequential settlement patterns and building use. The visual factors include consistency in building styles, height, scale, materials, massing, and setback. The physical factors include the development of major streets, plat lines, and topography.

The north edge of the District is clearly defined by W. Burnside Street and the presence of numerous non-compatible non-contributing commercial buildings aligning this street. A sharp rise in elevation defines the northwestern edge of the District. The Nob Hill shopping center, north of Osage Street, at the northwest edge, is comprised of historic buildings which have had major alterations and non-historic buildings. Thus this area is excluded from the District. The eastern edge of the District is defined by a distinct change in building type, style, and a drop in elevation. There is a distinct "working class" character to the Victorian buildings excluded from the District on this edge. The eastern boundary begins at the intersection of W. Burnside Street and S.W. King Avenue, and follows south along S.W. King Avenue to S.W. Yamhill Street, to include the Edward King House, one of the most significant buildings in the District. The boundary goes east along a portion of S.W. Taylor Street to S.W. 21st Avenue, it turns south at S.W. 21st Avenue and continues to S.W. Salmon Street, where it turns west to encompass three parcels along S.W. King Avenue, excluding vacant lots. The boundary then follows S.W. Main Street east, jogs in one tax lot, and then again goes southeast to S.W. 20th Avenue,

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along this street to one lot beyond the intersection of S.W. Madison Avenue and S.W. 21st Street. The southern boundary is defined by a sharp drop in elevation, below which is S.W. Jefferson Street and S.W. Canyon Road. A change in the building style and type at the base of the slope also determines this boundary. The southern boundary excludes the Vista Avenue Viaduct as it is more appropriately associated with the historical development of the Portland Heights neighborhood. The western edge of the District is defined by a change in land use and building type, age and style, such as large apartment complexes which do not contribute to the historical or architectural character of the District. Washington Park is also excluded from the boundary along the western edge of the District. The boundary turns east at S.W. Park Place and then north, excluding a non-contributing apartment building. The boundary then follows the north side of S.W. Cedar Street to S.W. Green Avenue, along this street, and then west to S.W. Cactus Drive, encompassing one contributing building on the west side of S.W. Cactus Drive. The boundary then turns east along the west side of S.W. Cactus Drive, to S.W. Osage Street and concludes at the juncture of W. Burnside and S.W. Osage Street.

**ARCHITECTURAL STYLES**

There are two historical periods of significance within the King's Hill Historic District from which there are extant buildings. The first is from 1882, the date of the earliest remaining building in the District to 1914, after which there were several years of no new development. The second period of construction starts in 1915 and ends in 1942, which is marked by World War II and the last historic building date. During the first major building phase of the King's Hill District, the Colonial Revival style was the most predominant. There are 64 buildings which remain from the first period. Buildings of the Historic Period styles were very popular during the second period of construction. Another large grouping of buildings are the American Renaissance style apartment buildings built between 1905 and 1930. The non-contributing post-World War II International style high rise buildings are significantly different from the other multi-family buildings which date from the historical period and do not contribute to the historic character of the District.

The historic styles represented within the District include: Italianate (1) less than 1%, Queen Anne (10) 8%, Vernacular (1) less than 1%, Colonial Revival (22) 20%, Arts and Crafts (11) 10%, Craftsman (10) 9%, Shingle style (1) less than 1%, Prairie style (1), less than 1%, Commercial style (1) less than 1%, American Renaissance (9) 8%, Colonial (1910-1935) (12) %, Exotic (2) 1%, Mediterranean (11) 11%, French Renaissance (1) less than 1%, Norman Farmhouse (2) 1%, English Cottage (6) 5%, Tudor (4) 3%, Jacobethan (2) 1%, Half-Modern (1) less than 1%. The non-historic styles include International style (3) 2%, and Northwest Regional style (1) less than 1 %.

**ARCHITECTS**

Prominent Portland architects designed many of the buildings within the District including: Albert E. Doyle, Joseph Jaccoberger, Otto Kleeman, Wiliam C. Knighton, David C.

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Lewis, the firm of MacNaughton, Raymond and Lawrence, Richard Painter, Emil Schacht, the firm of Whidden and Lewis, and gardens by John Yeon. The tradition of architect designed buildings and grounds within the District has continued beyond the historic period with a number of notable contemporary architects and landscape architects contributing greatly to the later development of King's Hill. Some of the historic buildings have recently undergone additions designed by architects sensitive to the original historic character of the property.

### PHYSICAL DEVELOPMENT OF KING'S HILL PRIMARY PERIOD (1882-1914)

The development of the King's Hill neighborhood mirrors the development of the city of Portland. Due to the irregular topography of the land, and its distance from the City center, King's Hill was not the earliest residential area of Portland to develop. Early historic photographs of the area show only a few large homes on spacious lots. Most of these original early buildings have been demolished. The Amos King House, now demolished, was one of the first of the large, beautiful homes that graced the hillside. The house was surrounded by trees and located far from the City center. The first road through the area was known as "Tuality Road", an extension of Washington Street. As the streets were later developed, they were named after many of Amos King's family members and other important settlers of the area. Unfortunately, many of the King family street names have been changed.

It was the introduction of the electric cable cars along W. Burnside, S.W. Eighteenth and S.W. Jefferson in the 1890s which helped to further development of the area. The Multnomah Street Railway was founded in 1882 by E.J. Jeffery, son-in-law to Amos King. In 1890 the line was electrified and extended to 23rd Avenue. By August of 1892 the Portland Consolidated Railroad Company was formed. A small waiting station was constructed at the base of S.W. Vista Avenue (the site of what is now Ben Franklin Savings Building, #54).

Another change which occurred within the area at this time, was the construction of smaller, more modest homes at the base of the King's Hill area to the east, (not included in the District), in what is now known as the Goose Hollow Neighborhood. Larger homes, for the more affluent citizens continued to be constructed on large lots further up the hill; the area presently known as King's Hill. During the economic expansion between 1885 and 1893 the Portland population increased significantly. After the Lewis and Clark Centennial Exposition of 1905, another building boom occurred in King's Hill as in other areas of the City. Many of the buildings within the District were designed by regionally renowned architects and landscape architects who had settled in Portland shortly after the exposition. As the growth of the City continued, the popularity of the neighborhood increased and the large lots in King's Hill were subdivided. An early concern for the landscape is exhibited in the planting of street trees which date from the primary period of development.

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A significant drop in the number of buildings constructed in the neighborhood after 1914, marks the end of the primary period of development. A total of (48%) of the resources within the King's Hill Historic District date from this first period.

### SECONDARY PERIOD (1915-1942)

During the secondary period of development, the number of multi-family residential buildings increased in the King's Hill area and lot sizes became smaller. The area continued however, to attract professionals and prominent business people and the tradition of architect designed houses continued. King's Hill became one of the elite suburban neighborhoods which was by then walking distance from the ever expanding commercial center. Public transportation also provided easy access to the area. The construction of the Vista Avenue Viaduct, (now known as the Vista Avenue Bridge) in December of 1926, provided a direct automobile link between Burnside Street and Portland Heights (MacColl, The Growth of a City, p. 59). The bridge also made the King's Hill neighborhood more accessible and increased the traffic flow through the neighborhood. A total of (33%) of the resources were built during this period.

### MODERN PERIOD (1943 - 1990)

Over the last fifty years, zone changes and the dramatic increase in land values have had a significant impact on the neighborhood. Some of the older single-family residences have been demolished and replaced with non-contributing high-rise apartment complexes, resulting in an increase in the density of the neighborhood. Fortunately, many of the landscape features, such as the large Sequoias along S.W. Vista Avenue, and the horsechestnut and maple street trees along S.W. Park Avenue survive and help to maintain the character of the District. Development which occurred in the 1950s through the 1970s was, for the most part, unsympathetic toward the existing historic buildings. The high-rise apartment buildings are non-compatible both in scale and style with a majority of buildings within the District. The commercial area along W. Burnside has crept into the District, and as the maintenance costs of large single family homes have risen, more of the houses have changed to multi-family or office/commercial use. More recently, within the last decade, some of the vacant parcels within the District have been developed with multi-family residential buildings which are compatible with the historic architectural character of the neighborhood. A total of (18%) of the resources were built after the last historic period of development within the District or are classified as Historic Non-contributing.

### LANDSCAPE

The landscape is a strong unifying element within the District. Two of the boundaries are sharply defined by natural landscape features; Washington Park on the west and a canyon along the southern edge of the District. Though the topography of the area is irregular, mature street trees form a visual border between the sidewalk and the street. Rock, basalt and brick walls, concrete steps and paths, and rock gardens are major features which add to



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the ambiance of the area. Some of the earliest surviving vegetation planted in the area include: Weeping cherry trees, sycamore, sequoias, horsechestnuts, elm and hawthornes, and Big leaf maples. The oldest trees are over 100 years old. Some of the more recently planted street trees include: lindens, locusts, Sweet gums, birch, Flowering plum, magnolias, and hornbeams. Shrubs include: azaleas, rhododendrons, laurel, and boxwood. Though the population of the area has increased in recent years, extensive formal gardens remain with several historic properties. The Portland Garden Club #63, located at the corner of S.W. Vista Avenue and S.W. Main Street, houses beautiful plants on the large lot it encompasses. The Town Club #116, located at the intersection of S.W. Park Place and S.W. Salmon Street is surrounded by a beautiful brick wall which encloses elaborate gardens. The landscape helps to blend the newer non-contributing buildings with the historic buildings to give the District a strong sense of cohesion.

**ZONING**

The zoning within the King's Hill Historic District includes R-H (High density multi-family residential and some commercial use) within the center of the District, R-H and R-5 (High density single family residential) in the western and northern sections of the District, C-2 (General commercial and light industrial use) along N.W. Burnside Street and south of King's Court, R-H again along 21st and 20th, on the eastern edges of the District, and R-5 and C-2 in the southern area of the District.

**EXISTING SURVEYS**

Many of the buildings within the King's Hill Historic District were included in the 1984 Portland Historical Resources Inventory. There are 12 buildings within the District which are individually listed on the National Register of Historic Places. The area was also included as part of a local Historic Conservation District Nomination initiated in the summer of 1977 by the residents of Goose Hollow, a neighborhood located below King's Hill. Action on the Conservation District application was tabled indefinitely by the Portland City Council in November 1979, after numerous public hearings.

**CLASSIFICATION OF PROPERTIES**

The properties within the King's Hill Historic District are classified below. The criteria for determining the classification of buildings include: building materials, style, building date, setback, roof shape, massing, and the extent of alteration. There are 62 primary contributing, 44 secondary contributing, 5 historic non-contributing, 4 compatible non-contributing, 15 non-compatible non-contributing buildings, and 6 vacant lots within the District.

**Primary Contributing:**

Structures built between 1882 and 1914, and which reflect the styles, traditions, or patterns of buildings typically constructed during this period, represent the primary period within the District. The period extends from the construction of earliest extant building, the Frank

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Chown Residence, of 1882, until 1914, the year proceeding a notable decline in the construction of new houses in the area.

**Secondary Contributing:**

Structures built between 1915 and 1942 represent the secondary period of development within the District. The ending date, 1942 marks the last historical building date within the District. It also represents the conclusion of consistent architectural design within the District and the beginning of World War II. Generally, buildings constructed after 1942 conflict with the historic character of the District.

**Historic Non-contributing:**

Buildings constructed during either the primary or secondary periods of development which have been so altered over time that their original integrity and contributing elements have been lost or concealed, are classified as Historic Non-contributing.

**Compatible Non-contributing:**

Buildings constructed after 1942, which are compatible architecturally with the significant structures and the historic character of the District, are classified as Compatible Non-contributing.

**Non-compatible Non-contributing:**

Buildings constructed after 1942, which are incompatible architecturally with the historic character of the District, are classified as Non-compatible Non-contributing.

**Vacant:**

Properties are classified as vacant if there are no buildings sited on them, for example; vacant lots, gardens, and parking lots.

The properties within the King's Hill Historic District are described on the following pages:

<b>#1</b>	<b>Historic Name:</b> Neate Residence	<b>Owner:</b> Otten, Gene and Trilby
	<b>Address:</b> 2390 S.W. Madison Portland, OR 97205	
	<b>Original Owner:</b> Neate, A.E. & Isabelle	<b>Use:</b> Residence
	<b>Architect:</b> Unknown	<b>Tax No:</b> R-03520-0710
	<b>Year Built:</b> 1911	<b>Plat:</b> Ardmore Addition
	<b>Style:</b> Tudor	<b>Block:</b> 3
	<b>Alteration:</b> Minor	<b>Lot:</b> 7, N 115' of Lot 7
	<b>Classification:</b> Primary Contributing	

**Description:** This two and one half story stucco surfaced Tudor style residence faces north on S.W. Madison. The second story and gabled dormers are decorated with half-

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timber. The house is rectangular in plan with a side-facing steeply pitched gable roof. The entrance portico is composed of massive stucco surfaced piers embellished with dark wood posts. Windows are grouped and single, multi-pane over single-pane double hung sash. Shed roof dormers with multi-pane casement windows pierce the roof on the rear elevation. Two bay windows also project at the first floor level on the rear elevation. The house is situated amid mature shrubs. The rear of the lot is terraced down to the street level. A compatible single car garage, constructed of concrete with a flat roof and parapet is located at the rear of the house at the street level.

The Neate residence has had minor interior alterations consisting of the replacement of a window with a door in the kitchen and the removal of a non-bearing wall in the basement (1969) to enlarge the interior space. A swimming pool was constructed at the rear of the house in 1968.

**Significance:** The Neate Residence is significant according to criterion c for its architectural style. Little information can be found on original owner Arnold E. Neate, who purchased the north 100' of lot 7 in 1911. He was listed as president of the automobile dealership of Neate & McCarthy Inc. in the 1911 Polk Directory. By 1920 Neate was head of the Bolton Service Station. Arnold Neate apparently had died by 1923. His wife, Isabell, was listed independently at 779 Marshall. Isabell returned to the Neate Residence the next year. [Polk Directories]. Alex K. Lumsden took legal possession of the house in 1928, passing it to Josephine Bilyeau in 1930. The house remained under Bilyeau ownership until 1947. [Ticor Title Company]

The Neate Residence is in good condition and is an excellent example of the Tudor style, one of many period styles popular in the United States in the 1920s and 1930s. Built in 1911, it is one of the earliest examples of the style in the King's Hill neighborhood. It has the characteristic steeply-pitched roof, half-timbering on the second floor and in the gable ends, and multi-light windows found on the style's English precursors. The overhanging second floor, a common detail in English medieval architecture, is suggested by the brackets and engaged columns visually connecting the wall dormers to the second floor. The architect is unknown.

<p><b>#2</b> <b>Historic Name:</b> Heinke Residence <b>Address:</b> 2384 S.W. Madison Portland, OR 97205 <b>Original Owner:</b> Heimke, Bernard <b>Architect:</b> Unknown <b>Year Built:</b> 1928 <b>Style:</b> Colonial <b>Alteration:</b> Minor</p> <p><b>Classification:</b> Secondary Contributing</p>	<p><b>Owner:</b> Turner, Isabelle</p> <p><b>Use:</b> Residence <b>Tax No.</b> R-03520-0690 <b>Plat:</b> Ardmore Addition <b>Block:</b> 3 <b>Lot:</b> W 1/2 of N 115' of Lot 5, N 115' of Lot 6</p>
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**Description:** This two story Colonial style residence, which faces north on S.W. Madison, is rectangular in plan with a steeply pitched side facing gable roof. The first floor level is surfaced with stucco and the second story is clad with wood weatherboards. The bracketed second story level projects slightly over the first floor level. Windows are multi-pane casements. The entrance is placed off center on the front elevation and is slightly recessed behind a flat arch opening with wood shutters. An arched inset gable dormer is located in the center of the second floor of the major facade. Two inset gabled dormers flank the central dormer. A single car garage is built in to the house at the basement level. There is a single, exterior chimney stack located on the east elevation. The Heinke residence is sited slightly above grade. A series of concrete steps lead to the front entrance and a short concrete drive descends from the sidewalk to the garage which is below grade. Landscaping consists of several flowering shrubs and native ferns.

**Significance:** The Heinke Residence is significant according to criterion c for its architectural style. Little is known of original owner Bernard Heinke, who was born in Germany, and moved to Portland in 1899. Heinke was employed as head waiter at the Chamber of Commerce until 1909, when he found work at the University Club. Heinke became manager-steward of the club, and served in that capacity until his death in 1929. His widow, Martha, sold the house to H.B. Beckett in 1930, who in turn sold it in 1931 to Helen Drafts Miller. William and Virginia M. Hutchinson purchased the property in 1939, and sold it ten years later to Richard J. and Isabelle Hill Turner. [*Oregon Journal*, February 14, 1929, p. 8; Ticor Title Company].

The house is significant for its Colonial style, one of several period styles popular in Portland and the United States in the years between the 1920s and 1930s. Less elaborate than other examples, it nevertheless contains the style's symmetry and multi-light windows. Like its 18th century colonial precursors, the second floor projects slightly beyond the first floor wall. The architect is unknown.

<b>#3</b>	<b>Historic Name:</b> Jones Residence	<b>Owner:</b> Glazer, Howard & Jane
	<b>Address:</b> 2378 S.W. Madison Portland, OR	2068 N.W. Flanders Portland, OR 97209
	<b>Original Owner:</b> Jones, Arthur & Dorothy	<b>Use:</b> residence
	<b>Architect:</b> Unknown	<b>Tax No:</b> R-03520-0660
	<b>Year Built:</b> 1926	<b>Plat:</b> Ardmore Addition
	<b>Style:</b> English Cottage	<b>Block:</b> 3
	<b>Alteration:</b> Minor	<b>Lot:</b> Tax Lot #9 of Lots 4 & 5
	<b>Classification:</b> Secondary Contributing	

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**Description:** This one and one half story house faces north on S.W. Madison and is situated close to the public right-of-way. It is irregular in plan with intersecting steeply pitched gable and hipped roofs. The house is surfaced with wood shingles and has both hipped and hipped gable roof dormers. The eaves are close at the gable end and have an eave return. Windows are multi-pane over single-pane double hung wood sash. The entrance portico has a steeply pitched gable roof and projects slightly from the volume of the house. A round arch entrance vestibule is flanked by engaged columns. An attached single car garage is built within the volume of the house on the west side. The Jones residence has had minor alterations including the enlargement of the garage in 1952.

**Significance:** The Jones Residence is significant according to criterion c, for its architectural style. Little is known of original owner Arthur Francis Jones, who purchased the property in 1926. Jones was born in England in 1876, and emigrated to the United States in 1908. He and wife Dorothy moved to Portland in 1917, where he worked as an accountant. Upon his death in 1928, his widow sold the house to C. M. Granger. Maude L. Hailey bought the property in 1929, apparently selling it to Genevive Clewe in 1939. Legal ownership passed to Ernest Clewe the same year, then to W. B. Thomas Hutchinson in 1940. Hutchinson and wife Virginia sold the house in 1952 to Chrystine Burke, who sold it to Bertha H. Crane in 1963. Walter and Ruth Hinson bought the house in 1966, selling it the same year to Elizabeth Semple. The present owners purchased the property in 1976. [Oregon Journal, February 3, 1928, p. 4; Ticor Title Company]

Although the Jones Residence has had minor alterations, it retains most of its original detailing and massing, and is a good example of the picturesque English Cottage style. One of several popular Period styles in the 1920s and 1930s, the house displays the characteristic steeply-pitched roof, irregular massing and multi-light windows. The entrance, nested within a smaller gabled porch, is also common to the style. The architect is unknown.

<b># 4</b>	<b>Historic Name:</b> White, Gertrude Res.	<b>Owner:</b> Maxwell, Emily
	<b>Address:</b> 2368 S.W. Madison Portland, OR 97205	
	<b>Original Owner:</b> Gertrude D. White	<b>Use:</b> Residence
	<b>Architect:</b> Unknown	<b>Tax No:</b> R03520-0640
	<b>Year Built:</b> 1929	<b>Plat:</b> Ardmore Addition
	<b>Style:</b> Colonial (1910-1935)	<b>Block:</b> 3
	<b>Alteration:</b> Minor	<b>Lot:</b> W 30' of N 115' of Lot 3, E 25' of N 115' of Lot 4

**Classification:** Secondary Contributing

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**Description:** This two story house faces north on S.W. Madison and is built close to the public right-of-way. A low brick wall encloses a garden of mature shrubs. The house is rectangular in plan with a side wing and a shed roof side porch. The medium pitched gable roof is side facing. The house is surfaced with wood weatherboards and there is an exterior chimney on the west elevation. The major facade of the house is symmetrical. Two oriel windows with multi-paned lights flank the central entrance which is embellished with a broken pediment. Directly above the entrance is an oval window.

**Significance:** The Gertrude D. White Residence is significant according to criterion c for its architectural style. Little information can be found on original owner Gertrude White (1861-1962). She was the widow of L. Ward White, and bought the property in 1929 from Charles Barker, who owned several adjoining lots. White was born in Tyre, New York, and moved to Oregon in 1887. She settled in Portland in 1889. White sold the property in 1934. In 1951 White moved into a convalescent home where she lived to the age of 101. The second owners of the house, Frank and Prisilla Dickson, maintained ownership until 1941, when they sold to D. B. and Meta Schroeder. R. H. and Olive Wills gained legal title in 1943, selling in 1945 to Jane J. de Canizares. [Oregonian, January 1, 1961, p. 8; May 5, 1962, p. 11; Ticor Title Company]

The White Residence is in good condition and is an interesting example of the Colonial style, one of several popular period styles in the 1920s and 1930s. References to classical architecture include the symmetrical facade and floor plan. This house adapts elements from several styles for a more relaxed result. Unlike the traditional colonial architecture of the 18th century, the design employs non-traditional oriel windows and a broken pediment door surround. "Columns" flanking the central entrance are created by downspouts with elaborate funnels. The design also adapts a feature popular in the 1920s and 1930s Moderne architecture, the circular window. The architect is unknown.

# 5	<b>Historic Name:</b> Charles Barker Speculative Property # 1	<b>Owner:</b> Truelson, Roy
	<b>Address:</b> 2362 S.W. Madison Portland, OR	
	<b>Original Owner:</b> Charles F. Barker	<b>Use:</b> Residence
	<b>Architect:</b> Unknown	<b>Tax No:</b> R-03520-0620
	<b>Year Built:</b> 1929	<b>Plat:</b> Ardmore Addition
	<b>Style:</b> Norman Farmhouse	<b>Block:</b> 3
	<b>Alteration:</b> None	<b>Lot:</b> W 35' lot 2, E 20' lot 3
	<b>Classification:</b> Secondary Contributing	

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**Description:** This one and one half story Norman Farmhouse style house is rectangular in plan and faces north on S.W. Madison. The volume of the house is enclosed beneath a steeply pitched side facing gable roof. A hipped roof dormer projects above the garage. The dominant features of the front elevation are an engaged stucco surfaced tower with conical roof which houses the main entrance, and a massive stepped chimney stack with decorative clay pots located to the west of the tower. A narrow window with diamond panes illuminates this tower. A single car garage is built in to the volume of the house. Side elevations are surfaced with wood weatherboards and the upper portion of the gable projects over diminutive brackets. The front elevation is surfaced with brick. Windows are a combination of multi-light casements and diamond paned casements. The house is sited close to the public right-of-way edge and landscaping consists of ornamental shrubs. This residence is essentially intact as originally constructed.

**Significance:** The Charles Barker Speculative Property #1 is significant according to criteria b and c: for its associations with original owner Charles Barker (1907-1979) and for its architectural style. The building is one of two houses on S. W. Madison built by Charles F. Barker in 1929. The attribution for rental property is based on permits and titles of ownership. Barker bought the property for both 2338 and 2362 S. W. Madison from the Macleay Estate Company in 1929, and applied for building permits that year. Born in Condon, Oregon, Barker made his fortune as the founder and president of the Barker Furniture Manufacturing Company of Portland, established in 1955. At one point the company employed 3,000 people. Barker later moved to Palm Springs, California, where he died in 1979. [Oregon Journal, April 9, 1979, p. 13] Barker sold the house in 1930 to Ilene Hibbood, but due to some financial misfortune, the building was sold in a sheriff's sale to the Pennsylvania Mutual Life Insurance Company in 1937. Leo and Frances Weinburg bought the house in 1942, and sold it the next year to Ruth R. and Winfield Herman.

The house is in good condition, and is an excellent example of the Norman Farmhouse style, one of several period styles popular in the United States in the 1920s and 1930s. It is also only one of two Norman Farmhouse styles in the King's Hill Historic District. The house displays several elements characteristic of the style, which draws on medieval architecture to create picturesque houses reminiscent of French country life. These include the asymmetrical massing, a central bay with conical roof, brick cladding, multi-light windows, a massive exterior chimney with multiple chimney pots, and "overhanging" upper floors. The architect is unknown.

# 6 Historic Name: Carman, Joseph Jr., Residence Owner: Sanders,  
William & Bander,  
Jurgen

Address: 2350 S.W. Madison  
Portland, OR. 97205

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**Original Owner:** Carman, Joseph Jr.  
**Architect:** Unknown  
**Year Built:** 1923  
**Style:** English Cottage  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Use:** Residence  
**Tax No:** R03520-0590  
**Plat:** Ardmore Addition  
**Block:** 3  
**Lot:** Tax Lot #1

**Description:** This one and one half story residence is rectangular in plan and faces north on S.W. Madison. It is built directly at the public right-of-way. It has a hipped roof with an intersecting gable at the end of the front elevation which is combined with a massive exterior chimney. Windows are leaded glass diamond pane casements. A simple shingle clad shed roof with carved brackets shelters the front entrance. The house is surfaced with stucco. A single car garage is located within the volume of the house. A lattice work door is located adjacent the garage. The Carman Residence has had minor alterations including the addition of a shed roof dormer of the west elevation.

**Significance:** The Joseph Carman, Jr. Residence is significant according to criteria c for its architectural style. Little biographical information can be found on original owner, Joseph Lincoln Carman, Jr., who succeeded his father in the furniture manufacturing business of Carman Manufacturing Company of Tacoma, Washington. His father began the firm in 1900, re-organized from the earlier Tacoma mattress factory called L. W. Wood & Company. The elder Carman opened a branch office in Seattle in 1900, a second in Spokane in 1904, and a third in Portland in 1910. [Encyclopedia of Northwest Biography, vol. 1, pp. 388-389] Carman and his wife, Dorothy, sold the house in 1925 to Flora Menefee Turner-Montgomery. She and husband Roger Montgomery retained ownership of the property until 1937, when they sold to Cynthia and Milton Henderson. The Hendersons' sold in 1940 to Margaret Henderson Luders. She passed title of the property to William and Evelyn Blitz in 1943. Elmer and May Edson gained legal title in 1945. [Ticor Title Company]

Although the Carmen house has had minor alterations, it retains most of the characteristic elements of the English Cottage style. The design type was one of several period styles of architecture popular in the United States in the 1920s and 1930s. References to the style's English precursors are the diamond paned windows, lattice work doors, stucco cladding and prominent chimney with multiple chimney pots. The inclusion of the garage within the body of the house is a 20th century adaptation of the original style, and reflects the growing importance of the automobile in homeowners' lives. The architect is unknown.







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illustrates the subdivision of the affluent King's Hill into smaller lots occupied by smaller homes for middle class owners in this later period. The architect is unknown.

# 9	<b>Historic Name:</b> Reno Residence <b>Address:</b> 2314 S.W. Madison Portland, OR	<b>Owner:</b> Sheehy, John
	<b>Original Owner:</b> Reno, Loni & Kathryn <b>Architect:</b> Unknown <b>Year Built:</b> 1930 <b>Style:</b> English Cottage <b>Alteration:</b> None	<b>Use:</b> Residence <b>Tax No:</b> R03520-0770 <b>Plat:</b> Ardmore Addition <b>Block:</b> 4 <b>Lot:</b> Tax Lot 3 of Lots 2,3,6
	<b>Classification:</b> Secondary Contributing	

**Description:** This one and one half story residence is sited at the public right-of-way on the south side of S.W. Madison. The house has a steeply pitched side facing gable, with an intersecting gable to the west of the main entrance. The building is surfaced with fire retardant shingles and the upper story is stucco with half timbering. Windows are multi-paned double hung sash. A round head arch window with opaque colored glass is to the west of the front entrance which is recessed behind a Tudor arch opening with a shed roof. The single car garage is built within the volume of the house. Windows on the first floor have dark shutters and there is a secondary entrance to the east of the garage. Pent roofs project from the side elevations as well as over the arched entrance span. A single brick chimney stack pierces the ridgeline of the roof.

**Significance:** The Reno Residence is significant according to criterion c for its architectural style. Little is known of original owners Loni J. and Kathryn C. Reno, who purchased the property in 1928 from the Mcleay Estate Company. Loni Reno worked for 26 1/2 years as a bail bond clerk in the Portland police records bureau, and retired in 1945. The Renos sold the house that year to Hazel M. Carnes and moved to Rockaway beach. Carnes sold the property in 1958 to present owner Elizabeth Sheehy. [Oregonian, July 16, 1945, II p. 3; Ticor Title Company]

The Reno house is in good condition and a good example of the English Cottage style. The type was one of several period styles popular in the United States in the 1920s and 1930s. The characteristic "half-timbering" of the second story gables, first floor Tudor arch, multi-light windows and steeply-pitched roof are reminiscent of the style's English medieval precursors. The small first story windows and arched second floor window are further European influences. The architect is unknown.

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<b># 10</b>	<b>Historic Name:</b> Lewthwaite Residence	<b>Owner:</b> Goebel, Barbara
	<b>Address:</b> 2306 S.W. Madison Portland, OR	
	<b>Original Owner:</b> Lewthwaite, Florence & J.	<b>Use:</b> Residence
	<b>Architect:</b> Unknown	<b>Tax No:</b> R03520-1750
	<b>Year Built:</b> 1928	<b>Plat:</b> Ardmore Addition
	<b>Style:</b> English Cottage	<b>Block:</b> 4
	<b>Alteration:</b> None	<b>Lot:</b> Tax Lot 2 of Lots 1,2,6
	<b>Classification:</b> Secondary Contributing	

**Description:** This one and one half story English Cottage style residence is sited at the public right-of-way on the south side of S.W. Madison. The north approach to the Vista Bridge is directly to the east of the residence. The house is rectangular in plan and has a steeply pitched, side facing gable roof with an intersecting gable over the main entrance. The front facing gable has half timbering which contrasts with the white stucco. A stucco surfaced chimney projects from the north elevation. Intermittent bricks are exposed from the stucco surface. The gable ends have close formed eaves and the eaves project slightly over the wall on the long ends of the gable. Windows are multi-paned over single pane double hung sash. Landscaping consists of elegantly shaped shrubs and several trees. The Lewthwaite residence has had no alterations.

**Significance:** The Lewthwaite Residence is significant according to criterion c, for its architectural style. Original owner John B. Lewthwaite (1877-1959) was senior accountant in the Portland office of Crown Zellerbach Corporation, and followed in the family paper manufacturing business. His Isle of Man ancestors created paper for over 200 years, and his grandfather established the first paper mill on the Pacific coast at Marin County, California. The elder Lewthwaite was also a founder of the Clackamas Paper Company. Lewthwaite was born in Stockton, California, where his father was superintendent of a paper manufacturing concern. He moved with his family to Oregon City in 1894. [*Oregonian*, April 15, 1959, p. 7 and December 12, 1924, p. 18; Polk Directory, 1927] Lewthwaite hired an unknown architect to design his residence in 1930. Following his death, David W. and Lois Eccles purchased the house in 1970, selling it to William F. and Helen E. Bradley in 1975. The present owners bought the property in 1979. [Ticor Title Company]

The Lewthwaite Residence is a good example of the English Cottage style, one of the most popular period styles in Portland and the United States following World War I. It has the characteristic multi-light windows, second story gable "half timbering," prominent chimney and steeply-pitched roof found on the medieval English country manor prototypes. The architect is unknown.

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<b># 11</b> Historic Name: Jacob N. Barde Res. Address: 2400 S.W. Park Place Portland, Or Original Owner: Barde, Jacob N. & Edith Architect: Carl Linde Year Built: 1926 Style: Mediterranean Alteration: None Classification: Secondary Contributing	Owner: Delkin, Frederick and Marleen  Use: Residence Tax No: R03520-0230 Plat: Ardmore Addition Block: 2 Lot: 1-3
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**Description:** This elegant two story Mediterranean style residence is rectangular in plan with projecting bays at the front elevation. A porte cochere is located at the east elevation. An arched entrance portico projects from the front, north facing elevation. The low pitched hipped roof is clad in ceramic tiles. The house is surfaced in stucco. Windows are multi paned casements, some with a round head arch form. A balustrade tops the entrance portico. The arches of this entrance spring from two free standing Tuscan columns. The house is surrounded with mature trees and shrubs. A paved drive accesses S.W. Park Place from the porte cochere.

**Significance:** The Jacob Barde Residence is significant according to criteria b and c: for its associations with original owner, scrap metal entrepreneur, Jacob "Jack" N. Barde, (1888-1961); and for its architectural style and architect, Carl Linde (1864-1945). Barde was born in St. Paul, Minnesota, and moved to Portland with his parents in 1891. Barde's most successful business efforts were a string of scrap metal companies. He was president of the Barde Wire Rope, and Pacific Steel Warehouse companies in Portland, the Idaho Pacific Steel Warehouse Company in Boise, and the Moore Steel service Company offices in Eugene, Medford and Roseburg. [*Oregonian*, February 9, 1961, p. 11] According to historian E. Kimbark MaColl, Barde specialized in the liquidation of war surplus equipment. Some of his efforts were less than legal, resulting in two accusations of money making schemes against the U. S. Government and the Portland General Electric Company. [*The Growth of the City*, pp. 603-604] Possession of the house remained in his wife, Edith Barde's, name until 1976.[Ticor Title Company]

Barde hired Portland architect Carl Linde to design his 1926 house. Carl Linde designed some of the city's most distinguished apartment structures in Portland, three of which are listed on the National Register. German-born Linde settled in Wisconsin in 1870, where he apprenticed as an architect before graduating from Milwaukee's German-English Academy in 1877. Linde worked in architectural offices in Chicago and Milwaukee before settling in Portland in 1906. From 1906 until 1921, Carl worked in the offices of several notable local architects, including Edgar Lazarus, the firm of Whidden & Lewis, D. C. Lewis, A. E. Doyle, and Whitehouse & Fouilhoux. Linde maintained his own practice from 1921 to 1940, with offices in Portland and Seattle. From 1941 until his death in

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1945, he was associated with the Army Engineers at Vancouver Barracks, Washington. [Heritage Investment Corporation, Envoy Apartment National Register Nomination] Jacob Barde's son, Gordon E., later commissioned Linde to design a similar Mediterranean style house nearby at 1055 S. W. Douglas.

The Barde Residence is in excellent condition and is a good example of the Mediterranean style, one of several Period styles popular in the United States in the 1920s and 1930s. The semi-circular arches of the prominent porte cochere and the windows are characteristic of the style. Like the style of its southern European predecessors, the Barde house is clad in stucco, with a low-pitched roof covered in red clay tiles. Detailing is achieved through wrought iron and ceramic tiles. The house was one of several Mediterranean style buildings constructed in the neighborhood during the 1920s. Unlike the multi-family Envoy Hotel, or the Hayhurst Apartments (2042 S. W. Madison), the scale and single family use of the Barde Residence allowed for greater detail and expression of style.

<p># 1 2 <b>Historic Name:</b> N/A <b>Address:</b> 1035 S.W. Douglas Place Portland, OR <b>Original Owner:</b> N/A <b>Architect:</b> Unknown <b>Year Built:</b> 1979 <b>Style:</b> Contemporary <b>Alteration:</b> None <b>Classification:</b> Non-compatible Non-contributing</p>	<p><b>Owner:</b> Miller, Florence  <b>Use:</b> Residence <b>Tax No:</b> R-03520-0260 <b>Plat:</b> Ardmore Addition <b>Block:</b> 2 <b>Lot:</b> 4</p>
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**Description:** The major entrance of this two story contemporary residence faces north, away from S.W. Douglas Place. The house is rectangular in plan with a projecting front wing and a recessed porch. The double car garage is housed beneath this wing. The house is surfaced with wood clapboard siding and has little ornamentation. A concrete retaining wall extends from the garage and encloses a series of steps which lead to the main entrance.

**Significance:** Due to its 1979 construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

<p># 1 3 <b>Historic Name:</b> Barde, Gordon Residence <b>Address:</b> 1055 S.W. Douglas Place Portland, OR <b>Original Owner:</b> Barde, Gordon <b>Architect:</b> Carl Linde</p>	<p><b>Owner:</b> Lorenzen, Henry  <b>Use:</b> Residence <b>Tax No:</b> R-03520-0270</p>
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**Year Built:** 1939  
**Style:** Mediterranean  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Plat:** Ardmore Addition  
**Block:** 2  
**Lot:** N 1/2 Lot 6

**Description:** The Mediterranean style Gordon Barde Residence is "L" shaped in plan and is set high above the street with a series of concrete retaining walls and a concrete double car garage set at street level. Two concrete posts topped with ball ornaments mark the entrance to a series of steps which lead to the main entrance. The main entrance of the residence, recessed behind a round head arch, is located at the juncture of the two "wings" of the L and faces northeast. The house is two stories with a low pitched hipped roof. The original stucco or paint of the first floor of the front elevation has been removed to expose the brick and the second story is stucco. French doors open onto a wrought iron balcony above the entrance. Window openings on the first floor level are round arches with keystones and have multi-paned casements topped with a fan light and louvered wood shutters. Second story windows are casement. The Barde residence is situated amid mature hedges and shrubs and trees.

**Significance:** The Gordon Barde Residence is significant according to criteria b and c: for its associations with first owner Barde; and for its architectural style and architect, Carl L. Linde. Steel magnate Gordon Barde was the son of Jacob N. Barde, owner of the Barde Wire Rope Company in Portland, Moore Steel Service Company in Eugene, Medford, and Roseburg, and the Idaho Pacific Steel Warehouse Company in Boise, Idaho. The elder Barde lived nearby in a similar Linde designed Mediterranean style house at 2400 Park Place. Oregonian, December 9, 1961, p. 11] Further biographical information on Gordon Barde has not been found. Although the Portland Historic Resource Inventory indicates that Jacob built the house for his son, Gordon is the original owner of record, followed by J. N. Barde in 1944. The following year, ownership passed to Charles B. and Della E. Stetson. Theodore A. Kahl next purchased the house from the Stetson's executor in 1967, selling it in 1974 to Wayne L. and Carol L. Badovinns. The present owners purchased the property in 1977. [Ticor Title Company]

Barde hired Carl L. Linde in 1939 to design his distinctive Mediterranean style home. Carl Linde (1864-1945) designed some of the city's most distinguished apartment structures in Portland, three of which are listed on the National Register. German-born Linde settled in Wisconsin in 1870, where he apprenticed as an architect before graduating from Milwaukee's German-English Academy in 1877. Linde worked in architectural offices in Chicago and Milwaukee before settling in Portland in 1906. From 1906 until 1921, Carl worked in the offices of several notable local architects, including Edgar Lazarus, the firm of Whidden & Lewis, D. C. Lewis, A. E. Doyle, and Whitehouse & Fouilhoux. Linde maintained his own practice from 1921 to 1940, with offices in Portland and Seattle. From 1941 until his death in 1945, he was associated with the Army Engineers at Vancouver

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Barracks, Washington. [Heritage Investment Corporation, Envoy Apartment National Register Nomination

The paint on the Barde Residence has been removed from the first floor bricks, which creates a marked contrast between the first and second floors. Although the present appearance differs from the original uniformly stuccoed facade, the Gordon Barde Residence remains a good example of the late Mediterranean style and contributes to the district in its massing, materials and detailing. The stucco cladding on the second floor, the low-pitched roof, and semi-circular arches on the first floor are characteristic of the style, as is the wrought-iron balcony. The influence of minimalism is apparent in the lack of detailing.

<b>#14 Historic Name:</b> Whiteside, George Residence	<b>Owner:</b> Schwabe, John and Jean
<b>Address:</b> 1063 S.W. Douglas Place Portland, OR	
<b>Original Owner:</b> Whiteside, George	<b>Use:</b> Residence
<b>Architect:</b> Unknown	<b>Tax No:</b> R-03520-0290
<b>Year Built:</b> 1911	<b>Plat:</b> Ardmore
<b>Style:</b> Colonial Revival	<b>Block:</b> 2
<b>Alteration:</b> Minor	<b>Lot:</b> S 10' of Lot 6, Lot 7
<b>Classification:</b> Primary Contributing	

**Description:** This two and one half story residence is situated at the south end of the cul de sac of S.W. Douglas Place. The house is rectangular in plan and faces north, away from the street. A compatible flat roofed double car garage, constructed of concrete is located at the street edge. The main facade of the Whiteside residence is symmetrical, with a porticoed central entrance with a gabled hood supported by brackets. Two gabled dormers pierce the roof. Side elevations feature a small pediment, flanked by two interior chimney stacks. Windows are eight-over-one double hung sash. The house has been surfaced with a fire retardant siding. The grounds are landscaped with shrubs and hedges. Two concrete stairways lead to the street. A low concrete wall edges the property line at the sidewalk. The Whiteside Residence has had minor alterations including: modifications to the interior; the construction of a compatible garage (1976) and the addition of fire-retardent shingles (date unknown).

**Significance:** The George Whiteside Residence is significant according to criteria b and c: for its association with original owner, Dr. George Whiteside (1875-1940); and for its architectural style. Dr. Whiteside, an 1897 graduate of Harvard medical school, moved to Oregon in 1903. From 1908 until 1915, he was secretary of the city and county medical society, and was elected president in 1916. Except for a period of service as a navy lieutenant during World War I, Whiteside maintained a practice in Portland from 1903 until



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~~Oregon in 1903. From 1908 until 1915, he was secretary of the city and county medical society, and was elected president in 1916. Except for a period of service as a navy lieutenant during World War I, Whiteside maintained a practice in Portland from 1903 until 1922, when he and his family moved out of state. He died in New York in 1940. This is the primary Portland residence associated with Dr. and Mrs. Whiteside and their three children. [Oregonian, January 1, 1940, p. 8] The Whitesides sold the property in 1937 to Victor A. and Jessie M. Johnson, who sold it to Donald W. and Isabel W. Johnson in 1940. H. Clay and Elizabeth Myers took legal possession in 1959, and sold the house to Ansil and Valerie Payne in 1965. Roger and Martha Osbaldeston bought the property in 1970, selling it to the present owners in 1973. [Ticor Title Company].~~

The Whiteside Residence is also significant for its Dutch Colonial style, a variation of Colonial Revival. Although the modern siding detracts from the original appearance, the building retains the characteristic massing, symmetrical facade and floor plan, Gambrel roof and porticoed entrance. Of special note is the pedimented gable ends on the side elevations. Developed during the first decade of the 20th century during a period of growth, the Colonial Revival style is vastly different in plan and elevation from the eclectic Queen Anne and Italianate styles of the late 1800s, and illustrates the nation's renewed interest in classical architecture. The architect is unknown.

# 15 Unassigned-Deleted

#16 Unassigned-Deleted

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# 17 **Historic Name:** Mowrey, Dent Res.  
**Address:** 1062 S.W. Douglas Place  
Portland, OR  
**Original Owner:** Mowrey, Dent  
**Architect:** Jamieson Parker  
**Year Built:** 1929  
**Style:** Norman Farmhouse  
**Alteration:** None  
**Classification:** Secondary Contributing

**Owner:** Mark, Julia  
**Use:** Residence  
**Tax No:** R-03520-0390  
**Plat:** Ardmore  
**Block:** 2  
**Lot:** Lot 13, S 10' of  
Lot 14

**Description:** This one and one half story stucco surfaced house is irregular in plan with a steeply pitched intersecting hipped gable roof. A projecting turret wing with a conical roof encompasses a single car garage at the first floor level of the south elevation. A balcony, above the garage, is accessed by French doors and has a simple rail. The front entrance, placed off-center on the facade, has a simple shed roof which is recessed behind a projecting wing on the front elevation. A massive chimney stack dominates the facade.

**Significance:** The Dent Mowrey Residence is significant according to criteria b and c: for its association with original owner Mowrey (1888-1959); and for its architectural style, and architect Jamieson K. Parker (1895-1939). Dent Mowrey was a noted composer and musician who toured the United States and Europe in 1920s and 1930s. Mowrey was born in India and studied in Leipzig, Germany and Paris, but lived most of his adult life in Portland. A musical prodigy, he wrote his first composition at age 12. His later works include "Bedouin Melody," "The Gargoyles of Notre Dame," "Danse Americains," "Prelude," and "Gavotte." Mowrey maintained a music studio in the Pacific building in Portland, and when not touring, played with the Portland Philharmonic Orchestra. He also was a composer/pianist for the Portland Symphony. [Oregonian, August 21, 1960, p. 46; Portraits, Mowrey, Dent., Oregon Historical Society files.] Following Mowrey's death, ownership passed to Gretchen S. Cake in 1961, and after her death in 1981, to Harrison W.S. Jr. and Susan S. Peddie. The Peddies sold the house in 1984 to Fred L. Trullinger and Susan H. Hoffman. [Ticor Title Company]

This is the primary residence associated with Mowrey, who hired noted Portland architect Jamieson Parker to design his home in 1928. It is an excellent example of the historic period architecture popular in America between the two world wars. The design evokes the spirit of the French countryside, with its hip roofs, tower with conical roof, Dutch door, and stuccoed walls.

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Parker was one of Portland's outstanding architects, and designed such noted Portland landmarks as the Georgian Style First Unitarian Church (1924), the Romanesque style Saint Mark's Episcopal Church (1925) and the Arts and Crafts style Waldeman Spliid House (1922). Parker graduated from the University of Pennsylvania in 1916 and returned to his native city of Portland to begin his career in architecture, pausing only during World War II to serve as a second lieutenant in the coast artillery. He married Margaret Alden Biddle of Portland in 1923. Parker's distinguished career included membership in the Portland Art Commission and the American Institute of Architects. He served as president of the Oregon chapter of the A.I.A. in 1928-29 and again in 1934. Parker also was the director of the Oregon and Washington Historic American Buildings Survey in 1933-34, and a member of the State Planning Board from 1934 to 1940. Beginning in 1935 until his death, Parker served as the state director of the Federal Housing Administration. [Capitol's Who's Who For Oregon, 1936-1937, p. 425]

# 18 **Historic Name:** Watkins Residence  
**Address:** 1054 S.W. Douglas Place  
Portland, OR

**Owner:** Davidson,  
Sylvia  
111 S.W. Columbia  
Portland, OR 97201

**Original Owner:** Watkins, Ray & Jessie  
**Architect:** Unknown  
**Year Built:** 1942  
**Style:** Mediterranean  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Use:** Residence  
**Tax No:** R-03520-0410  
**Plat:** Ardmore  
**Block:** 2  
**Lot:** N 40' of Lot 14,  
S 50' of Lot 15

**Description:** This two story Mediterranean style residence is "L" shaped in plan and faces west on S.W. Douglas Place. The front entrance is located at the juncture of the two wings and is embellished with a large broken pediment placed between engaged Tuscan columns. The roof is a low pitched hipped roof. Windows are multi paned casements and multi paned double hung sash. The two floors of the house are distinguished by a wide beltcourse. A deep cornice embellishes the roofline. A low relief medallion is located between the two second story windows of the west facing wing. The house is surfaced with stucco and is situated above street level amid mature plantings. A concrete garage and retaining wall are located at the street level.

**Significance:** The Watkins Residence is significant according to criterion c for its architectural style. The house was built in 1942, and is the latest contributing building in the King's Hill Historic District to be constructed during the secondary historical period. Roy C. and Jessie A. Watkins were the first owners, and retained ownership of the property until 1943. They sold the house that year to Allan A. and Mabel G. Smith, who sold to Norman B. and Sylvia Nemer in 1951. [Ticor Title Company]

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Ray C. Watkins was born on October 28, 1887 in the state of Washington. He came to Oregon with his family the following year. He became the deputy city auditor for Portland, retiring in 1952. Ray Watkins and his wife Jessie had their house at 1054 S.W. Douglas Place built in 1942, and sold it the Smiths the following year. [Oregonian, April 3, 1973]

Alan A. Smith and Mable Garret Smith, the second owners of the residence were married in 1912. Alan was born in Gilmore City, Iowa on April 15, 1885 and received his Bachelor of Arts from Humboldt College in 1908. He was admitted to the Oregon Bar in 1910, and first practiced in the law office of Justice John L. Rend for five years. He then became a member of the firm Heilner, Smith, Grant and Fuchs from 1932 to 1941. At that time he joined the law firm Laing, Gray and Smith. Alan Smith was the president of the Western Loan and Building Co. of Salt Lake City, vice president of the Oregon Light & Power Company. He served in the State Legislature and House of Representatives from 1919-1921 and was president of the Board of Governors and the State Bar Association in 1936. [Who's Who for Oregon, 1948-49, p.514.]

# 19 **Historic Name:** Bingham Residence  
**Address:** 1034 S.W. Douglas Place  
Portland, OR

**Owner:** Bergseng,  
Barry

**Original Owner:** Bingham, Alfred and Kate  
**Architect:** Unknown  
**Year Built:** 1926  
**Style:** Tudor  
**Alteration:** None  
**Classification:** Secondary Contributing

**Use:** Residence  
**Tax No:** R-03520-0430  
**Plat:** Ardmore Addition  
**Block:** 2  
**Lot:** N 10' of Lot 15,  
Lot 16

**Description:** This one and one half story house is rectangular in plan with a projecting front wing and faces west on S.W. Douglas Place. It is surfaced with a combination of brick and stucco with imitation half timbering. A steeply pitched side facing gable encompasses the volume of the house and an intersecting gable wing projects from the main elevation. An inset dormer with a hipped roof projects at the main elevation. The entrance, housed within a projecting gabled wing, is embellished with a round arch with stone voussoirs. Windows are multi paned casements. A high rock wall is situated at the public right-of-way edge and houses a garage with a separate entrance.

**Significance:** The Bingham Residence is significant according to criteria b and c: for its association with original owner Alfred Bingham (1862-1934); and for its architectural style. Bingham was a pioneer Portland building contractor who built some of the city's most important landmarks. He was born in Derbyshire, England, learned the stone and

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brick mason trade in London, and emigrated to the United States at the age of 17. After completing his training in Cleveland, he settled in Portland in 1884. In 1890 Bingham created his own contracting firm, the Portland Brick & Tile Company, with brick yards located just north of Portland on the Linnton Road. The company produced 30,000 bricks per day. Bingham worked on many buildings in the state and in Portland, including the Portland Hotel, the Good Samaritan Hospital, the Parter Building, the Union Depot, the Armory, the YWCA, the terra cotta for the Lewis Building, and additions to the Chamber of Commerce. In 1888 he married Kate Smith. [Gaston, Joseph, Portland, Oregon, its History and Builders. (Chicago, 1912) pp. 732-3; Oregonian, March 13, 1934, p. 7] Legal ownership of this property passed to the Bingham Investment Co. in 1930, then to Bingham's widow in 1934. The house remained in the Bingham family until 1978, when the present owner purchased the property. [Ticor Title Company]

Bingham built his brick home in 1926. Bingham most likely supplied the brick and tile materials and labor. It is an excellent example of the period Tudor Style, popular in the years following World War I. It has the typical elements of earlier English country estates, including second floor "half timbering" above a first story brick base, gabled dormers, prominent chimney and contrasting "stone" moldings around the semi-circular entrance.

## # 20 Historic Name: Holtz Residence

Address: 2370 S.W. Park Place  
Portland, OR 97205

Original Owner: Holtz, Aaron

Architect: A.E. Doyle

Year Built: 1925

Style: Jacobethan

Alteration: None

Classification: Secondary Contributing

Owner: Wilson, Jerry  
c/o Soloflex Inc.  
570 N.E. 53rd Avenue  
Hillsboro, OR 97123  
Use: Office  
Tax No: R03520-0450  
Plat: Ardmore Addition  
Block: 2  
Lot: 17-21

**Description:** This impressive two and one half story Jacobethan style residence faces north on S.W. Park Place. The building occupies a large lot between S.W. Douglas Place and S.W. Ardmore. The residence is surfaced with red brick, laid in a Flemish bond. It is irregular in plan and covered with a steeply pitched, side-facing gable roof, surfaced with slate tiles, with intersecting gable roof projections. The gables are parapeted with cast stone coping and decorative finials at the apex. The major facade is asymmetrical, with the entrance placed off-center between two two story semi-polygonal bay windows. The elaborate entrance of stone consists of a single arched door, recessed slightly behind an arch, with stone voussoirs, supported on engaged stone piers. Two fluted pilasters, topped with an architrave, consisting of a cornice with triglyphs below, flank the arch. The cornice is crowned with a large scroll motif, carved in high relief, and flanked by two pyramidal

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forms set upon pedestals. Paired casement windows with leaded, diamond panes and stone surrounds, are located directly above the entrance.

The projecting bays, which flank the entrance, are parapeted and have stone quoins between the bands of windows. On the ground floor, window groupings consist of single multi-paned casements, vertical in proportion, topped by fixed, square multi-paned transoms. The upper level has multi-paned casements. All windows have stone surrounds. To the east and west of the bay windows, there are various groupings of multi-paned casement windows. On the ground floor, these windows have fixed pane transoms. Windows in the gable ends are single, multi-paned casement with simple surrounds of stone. Two interior chimney stacks with multiple shafts and corbelled caps, pierce the roof. The residence is landscaped with mature ornamental trees and shrubs, and is set back from the street. A compatible detached garage is located to the southwest of the Holtz Residence.

**Significance:** The Holtz Residence is significant according to criteria b and c: for its association with the first two owners, businessmen Aaron Holtz (1879-1953) and Thomas H. Banfield (1885-1950); and for its architectural style and designer, A. E. Doyle. Original owner Aaron Holtz was associated with some of Portland's most prominent retail stores, and was the first administrator of the Oregon state liquor control commission. New York-born Holtz moved to Portland in 1900 and worked as the first advertising manager of the Meier & Frank company. In 1909 he left Meier & Frank to become a partner in the rival Olds, Wortman & King store. Holtz directed planning and erection of the present Olds & King (Now Galleria) building. In 1912 he opened his own Holtz Department Store at S.W. Fifth Avenue and Washington Street. Holtz moved to Pittsburg in 1914 to manage Boggs Boggs & Buhl, owned by the May Department Stores. The following year he was promoted to the position of merchandise manager for the parent store in Cleveland. Holtz returned to Portland in 1925 and purchased this property the same year. He had returned to serve as the first president of Lipman Wolfe & Company after its purchase by the National Department Stores Company. He retired in 1927. Holtz was also involved in the States Steamship company. In addition to his business ventures, he was appointed by Governor Julius Meier as the first administrator of the Oregon state liquor control commission following the passage of Oregon's Knox Liquor Law. Under Holtz, the statewide system of liquor stores was established. Holtz moved to Beverly Hills, California, in 1942. [*Oregonian*, 4/6/1953, p. 15; *Capitol's Who's Who 1936-1937*, p. 267] This is the primary residence associated with Holtz after his return to Portland in 1925. He and wife, Adeline, sold the property to Margaret and Thomas Banfield in 1936. [Ticor Title Company]

Thomas H. Banfield is recognized for his development of the automatic coal stoker, and his service on the state highway commission. Banfield was born in Portland and attended public schools. According to the Portland Historic Resource Inventory, he formed a construction business with C. J. Parks and purchased the Portland Wire and Iron Works in

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1923. Following their discovery of the automatic coal stoker, Banfield and Parks created the Iron Fireman Company to manufacture the device. Iron Fireman became the largest manufacturer of such products in the United States. In addition to his business enterprises, Banfield served on the dock commission from 1930 to 1947, and held the chairmanship of the state highway commission from 1943 to 1950. During the 1940s, Chairman Banfield pushed for the creation of a thoroughfare connecting Portland with the Columbia River Highway. Completed in 1957, the "T. H. Banfield Freeway" was lauded by a state highway engineer who had predicted in 1952 that "when complete, [would] be one of the finest expressways in America." [Oregon Journal, November 24, 1957]

The house is an excellent example of the Jacobethan style and dominates the surrounding area on its five lots. The type was one of several period styles popular in Portland and the United States following the first World War. Based on 15th and 16th century English architecture, the Holtz Residence displays the characteristic Tudor arch openings, parapet gable walls, brick cladding with stone detailing, bay windows and steeply pitched roof. The size of the house accommodates the Jacobethan style, which is more typical of larger buildings. The Holtz Residence is very similar in detail and massing to another Doyle design, the 1912 Eliot Hall at Reed College. [Rosalind Clark, Architecture Oregon Style; Portland Historic Resource Inventory]

Holtz hired noted Portland architect A. E. Doyle in 1925 to design his residence. The house was constructed in 1927. Albert E. Doyle (1877-1928), was born in California and moved with his family to Portland in c. 1880. Doyle gained construction experience from his father, who was a carpenter and building contractor. At an early age, Doyle apprenticed with the firm of Whidden & Lewis, and remained with them until 1906. During this time, Doyle attended architecture school at Columbia University from 1902 to 1904. While studying in New York, he found employment with architect Henry Bacon, who designed the Lincoln Memorial. Doyle returned for a short time to Whidden & Lewis, but in 1906 left Portland for 6 months travel in Europe. Doyle opened his own office in Portland in 1907 with partner W. B. Patterson, a construction supervisor. The partnership lasted until 1915. Doyle continued the office independently as one of the most prestigious firms in Portland. Among his employees were nationally known architects, one being Pietro Belluschi. Doyle's many designs in Portland include the Selling Building (1910), the Benson Hotel (1911), the Central Library (1913), the American Bank Building (1913) the Morgan Building (1913) and the Pittock Block (1914). He also designed Reed College, the Broadway Theater and two Seattle bank buildings. [Heritage Investment Corporation, Northwest 13th Avenue Historic District Nomination]

# 21 Unassigned-Deleted

# 22 Unassigned- Deleted

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# 23 **Historic Name:** Peel Residence  
**Address:** 1109 S.W. Ardmore  
Portland, OR

**Original Owner:** Peel, Allan C.  
**Architect:** Morris Whitehouse Assoc.  
**Year Built:** 1930  
**Style:** Mediterranean  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Owner:** Myers,  
Elizabeth  
c/o123 Richmond Hill # 22  
New Canaan, CT  
**Use:** Residence  
**Tax No:** R-03520-0550  
**Plat:** Ardmore  
**Block:** 2  
**Lot:** S 30' of Lot 25,  
Lot 26

**Description:** This two story Mediterranean style residence faces east on S.W. Ardmore Avenue and is set up from the street amid several rows of mature hedges. The house is rectangular in plan with a medium pitched hipped roof and the front elevation is symmetrical. The house is surfaced in rough cast stucco and the front recessed entrance is enhanced by a round head arch molding and keystone. The corners of the house have quoins. The windows on the first floor are multi paned casements topped with blind arches. All the windows have dark, louvered shutters. A decorative wrought iron balconet is located directly above the front entrance. The Peel residence has had only minor alterations. A detached contributing garage is located to the rear of the house.

**Significance:** The Peel Residence is significant according to criteria c, for its architectural style and designer, the firm of Morris Whitehouse Associates. Little



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information can be found on original owner Allan C. Peel, who appeared in the 1900 Polk Directory as a salesman for the Glass & Prudhomme Company, sellers of office supplies, and insurance. Peel remained with the company until 1927, attaining the position of vice president. In 1928, he opened his own office in the Failing Building. Peel hired the prestigious Portland firm headed by Morris Whitehouse to design his house in 1930, near the house of his sister, Mrs. J. B. Lewthwaite. Following Peel's death, James K. and Nadine C. Dominguez purchased the house from his estate in 1968, and sold the property in 1977 to Raymond F. and Joan B. Cresand. [Oregon Journal, April 15, 1946, p. 10; Ticor Title Company]

The house is a good example of the late Mediterranean style, with its low-pitched roof and overhanging eaves, stucco cladding and quoins. Blind arches on the first floor windows and entrance and central keystone provide decorative elements, and bear great similarity to another Whitehouse design, the Jacobson Estate in Coopey Falls, Oregon. The Mediterranean Style was one of many period styles to gain popularity in the United States and Portland following World War I.

Architect Morris Homans Whitehouse was well versed in a variety of styles. Whitehouse was born in Portland, March 21, 1878 to Benjamin Gardner and Clara (Homans) Whitehouse, Oregon pioneers of 1859. Morris Whitehouse received his preparatory education at the Bishop Scott Academy, graduating in 1896. He attended the Massachusetts Institute of Technology in 1896-1897, and after a lengthy leave of absence, finished his studies there in 1906. Whitehouse was the first graduate of MIT to be awarded the Guy Lowell Fellowship, established in 1906 by Mr. Lowell, a prominent Boston architect. Morris spent the next year studying abroad at the American Academy in Rome. Upon his return to Portland, Whitehouse formed a partnership with J. Andre Fouilhoux which lasted until 1918. Whitehouse designed buildings for war use during the first world war, including the Willamette Iron & Steel Works. In his later years, Whitehouse went into partnership with A. Glenn Stanton and Walter E. Church, and designed numerous significant buildings and residences in Portland and around the state. These include the United States Court House, Multnomah Athletic Club, Waverly Country Club, Multnomah Golf Club, Oswego Country Club, and Eastmoreland Country Club. Other important structures include Temple Beth Israel, Sixth Church of Christ Scientist, Lincoln High School, the United States Federal Building, Oregon State Library, and the Oregon State Capitol Building. [Northwest Heritage Property, Chinatown Historic District National Register Nomination, 1989]

# 24 Historic Name: Watkins Residence  
Address: 1051 S.W. Ardmore  
Portland, OR

Owner: Kontny, Merle  
and Joanne

Original Owner: Watkins, Frank & Mable

Use: Residence

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**Architect:** Unknown  
**Year Built:** 1926  
**Style:** Colonial (1910-1935)  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Tax No:** R-03520-0530  
**Plat:** Ardmore Addition  
**Block:** 2  
**Lot:** S 50' of Lot 24,  
N 20' of Lot 25

**Description:** This one and one half story residence is rectangular in form. The house has a medium pitched side facing gable roof. The line of the roof is broken at the south end where the house is one story. The roof is pierced by three inset gable dormers on the facade. The house is surfaced with a combination of beveled horizontal and flush horizontal board. The second story is defined by this change in material. A cast stone panel above the door is decorated with two seahorses. The entrance is recessed behind this panel. Windows are multi pane double hung sash. The house is built above the street and faces east on S.W. Ardmore. A two car concrete garage is recessed under the house at the basement level. A decorative wrought iron rail with concrete posts top the garage.

**Significance:** The Watkins Residence is significant according to criteria b and c: for its associations with original owner Frank Watkins (1877-1940); and for its architectural style. Oregon native Frank E. Watkins was a prominent Portland real estate and insurance man and one-time member of the City Council. Frank was the son of Oregon pioneer George E. Watkins, who formed the first real estate business in Portland in 1863, the firm of Parrish & Mulkey. In 1900 Frank entered his father's business, then known as Parrish, Watkins & Co. After the senior partners' deaths, Watkins changed the name to the Frank E. Watkins Company. Watkins was active in civic affairs, serving on the Portland City Council from 1909 to 1913. His other interests included athletics, dog breeding and automobile clubs. Watkins served as Portland's boxing commissioner from 1917 to 1921, president of the Multnomah Athletic Club from 1928 to 1929, president of the Portland Automobile Club, and president of the Oregon State Motor Association from 1917 to 1918. [*Oregonian*, October 29, 1940, p. 4; Fred Lockley, *History of the Columbia River Valley*, pp.876-80.]

The Watkins Residence was built in 1926. In 1932 Frank and Mabel C. Watkins sold the house to H. F. Cabell and May F. Fally, who sold it the next year to Edward H. and Fannie G. Deery. Stewart J. and Kathleen F. Mooses purchased the property in 1938, selling it in 1939 to Frank and Virginia M. Drew. Ownership next passed to A. H. and Iva H. Gattie in 1940. The present owners purchased the house from the Gattie estate in 1975. [Ticor Title Company]

Although modest in detail, the Watkins Residence contributes to the district in its elements and massing, and is a good example of the Colonial style. One of many period styles

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popular in the United States in the 1920s and 1930s, the house contains the characteristic multi-light windows, pedimented dormers, and horizontal siding. The architect is unknown.

**# 2 5** Historic Name: N/A  
Address: 1033 S.W. Ardmore  
Portland, OR

Original Owner: N/A  
Architect: Unknown  
Year Built: 1988  
Style: Contemporary  
Alteration: N/A  
Classification: Non-compatible  
Non-contributing

Owner: Reese, Susan  
c/o Shiomi, Robert  
4365 S.W. 109th  
Beaverton OR 97005  
Use: Residence  
Tax No: R-03520-0510  
Plat: Ardmore Addition  
Block: 2  
Lot: Lot 23, N 10' of  
Lot 24

**Description:** This two story house is rectangular in plan and faces east on S.W. Ardmore. It has a low pitched shed roof clad with tiles. The major facade has a central entrance with double doors flanked by projecting bays with fixed windows. The double car garage is recessed into the front facade. A rock wall edges the property.

**Significance:** Due to its 1988 construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

**# 2 6** Historic Name: Goldsmith Residence  
Address: 1025 S.W. Ardmore  
Portland, OR

Original Owner: Goldsmith, Louis & Alice  
Architect: Unknown  
Year Built: 1925  
Style: Arts and Crafts  
Alteration: Minor  
Classification: Secondary Contributing

Owner: O'Neill,  
Eugene and Sandra  
Use: Residence  
Tax No: R-03520-0500  
Plat: Ardmore Addition  
Block: 2  
Lot: 22

**Description:** This two and one half story house faces east on S.W. Ardmore and is set above street level. The Goldsmith residence is rectangular in plan and has a steeply pitched intersecting double gable roof. The house is surfaced in rough cast stucco. Windows are multi-pane over single-pane double hung sash. The major facade is symmetrical with a central, recessed entrance which is embellished by a half round arch and fluted pilasters. Windows at the attic level are multi paned and have decorative wrought iron balconets

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above inverted conical projections. Windows have wood shutters with cut out floral shapes. A detached single car garage, topped with a lattice rail, is located at the street level. A series of concrete steps lead through a rock garden to the front entrance.

**Significance:** The Goldsmith Residence is significant according to criteria b and c: for its associations with first owner Louis Goldsmith (1892-1951); and for its architectural style. Louis Goldsmith was a partner in the Portland dry goods firm of Archie Goldsmith & Brother. Goldsmith was born in Portland, attended local schools and graduated from the Portland business college. Before opening his own store with his brother in 1930, Goldsmith was employed by the dry goods store of Fleishner, Mayer & Company for 19 years. Fleishner, Mayer & Co. was described by contemporary social critic Jeff Hayes as "the foremost and most enterprising businesshouse in Portland [in the late 1800's]." [William Toll, The Making of an Ethnic Middle Class, (Albany 1982), p. 87]. Goldsmith was active in several civic organizations, and served as president of the Portland Industrial League. [Oregonian July 16, 1951, p. 15] The Goldsmith house was built in 1925. This is the primary residence associated with Goldsmith and his wife Alice after he began his own business. Alice sold the property to Robert H. and Ruth Shiomi in 1957, who sold it in 1976 to Susan Reese. Ownership then passed to Patrick R. and Ellen G. Pendergast in 1981, who sold it five months later to Royal Beth Wennberg. Mark R. and Gorryea Madden bought the house in 1985. [Ticor Title Company]

The building is a good example of the Arts and Crafts style, with its steeply pitched roof and intersecting gable dormers, mutli-light windows and stucco cladding. Although the symmetrical facade of the Goldsmith Residence is not typical of the English-inspired style, the design is very similar to a 1919 Arts and Crafts house by Portland architect Wade Pipes, which was itself based on designs by British architect C. F. A. Voysey. [Rosalind Clark, Architecture Oregon Style, p. 143] Both have the central recessed entrance, double gables, small attic balconets, and stucco siding. The Arts and Crafts style was one of several period styles popular in the United States following World War I, and embodies the movement towards "modernization" and "truthfulness" of design and materials. It deliberately rejected the elaborate ornamentation of the Queen Anne and Italianate styles of the late 1800s. The architect is unknown.

# 27 Historic Name: Rosenfeld Residence  
Address: 1010 S.W. Ardmore  
Portland, OR

Owner: Kottkamp, Ann  
and Thompson, Fay

Original Owner: Rosenfeld, Rose &  
Abraham

Use: Residence

Architect: Unknown  
Year Built: 1941

Tax No: R-03520-0220  
Plat: Ardmore Addition

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Style: Tudor  
Alteration: None  
Classification: Secondary Contributing

Block: 1  
Lot: 18

**Description:** This two story Tudor style residence faces west on S.W. Ardmore and is surrounded by mature plantings of camelias and rhododendrons. The house is rectangular in form with a side wing and connecting single car garage. The roof is a medium pitched side facing gable with an intersecting gable at the projecting front entrance bay. The house is clad in brick except for the second story which is stucco and imitation half timber. Windows are multi-paned double hung sash or multi pane casements. The entrance is recessed and the side wing has a projecting bay window. Decorative elements include the simulated half-timbering, geometric patterns above the main entrance and the short brackets which extend beneath the slightly projecting second story.

**Significance:** The Rosenfeld Residence is significant according to criteria b and c: for its associations with original owner, steel magnate Abraham Rosenfeld (1890-1962), and for its architectural style. Russian-born Rosenfeld emigrated to the United States in 1912, and lived briefly in New York before settling permanently in Portland. Rosenfeld prospered in the city, founding the California Bag & Metal Company and the Calbag Steel Warehouse Company. He maintained an office at 2495 N. W. Nicolai. Both he and his wife Sadie were active in the Jewish community and the Home for the Aged. [*Oregon Journal* Sept. 20, 1962, p. 2] Possession passed to Rosenfeld's daughter and son-in-law in 1958, two years after his wife's death. Fern and Herbert Meltzer sold the property to George T. and Karen H. Howard in 1963, who then sold to Harold and Arlene Schnitzer in 1969. Jordan Schnitzer gained legal ownership in 1976, selling to Wayne M. Quimby in 1978. Ann D. Kottkamp bought the house in 1983, selling half ownership to Fay L. Thompson the following year. [Ticor Title Company]

The Rosenfeld Residence is an excellent example of the Tudor Style, one of the most popular period styles in Portland and the United States following World War I. It has the typical brick first story cladding, second story "half timbering" and multi-light windows found on medieval English country manor prototypes. The house is of a much later date than other Tudors in the neighborhood, and the more moderate roof pitch, massing and smaller side wing reveals the influence of the later Colonial style. The architect is unknown.

# 28 Historic Name: O'Gorman/Scott Residence Owner: Cann, Frederic  
Address: 1030 S.W. Ardmore and Frances Lefever  
Portland, OR  
Original Owner: Ethel O'Gorman Scott Use: Residence

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**Architect:** Fenner Manufacturing Company  
**Year Built:** 1923  
**Style:** Colonial (1910-1935)  
**Alteration:** Moderate  
**Classification:** Secondary Contributing

**Tax No:** R-03520-0190  
**Plat:** Ardmore Addition  
**Block:** 1  
**Lot:** N 15' of Lot 15,  
Lot 16

**Description:** This two story Colonial style residence faces at a right angle from the street on S.W. Ardmore. The house is irregular in plan with a side wing on the east elevation and an attached garage. The house is sided with wood weatherboards and has a low pitched hipped roof with wide over-hanging eaves. Windows are multi-pane over single-pane double hung sash. The centrally placed front entrance on the main facade is slightly recessed flanked by French doors with multi-panes. A multi-pane over single-pane window, flanked by two multi-paned doors, is located directly over the flat roof of the porch. The original projecting front entrance porch was removed at an unknown date and an addition constructed over the garage. The house is situated amid a lawn and the garage is built up to the public right-of-way edge.

**Significance:** The O'Gorman/Scott Residence is significant according to criteria c for its architectural style. Little information can be found on original owner, Ethel (McCord) O'Gorman Scott (1882-1961), who gained legal possession of the north 15' of lot 15 and all of 16 in 1909. She was born in Chippewa Falls, Minnesota and died in Tucson, Arizona. According to the 1924 Polk Directory, Ethel was the wife of John S. O'Gorman, president of the Greenleaf Lumber Company. The house at 1030 Ardmore was probably used as rental property in the 1930s. Ethel and John were apparently divorced in 1925, for she was not listed in 1925, and in 1926, John O'Gorman's wife was listed as Patricia. Ethel McCord Scott was listed as legal owner in 1925. No information can be found on her husband, Harold Scott. The Scotts sold the property the same year to Margaret Young Ried. Margaret Ried retained the house until she lost it in a sheriff's sale in 1941. Thomas Carrick Jr. bought the purchased the house at that time. [Ticor Title Company; Polk Directories; Oregonian, May 9, 1933, p. 10; Oregonian, February 10, 1961, p. 21]

Although the house has been moderately altered, it retains elements of the Colonial Revival style. The original building has the characteristic symmetrical facade and floor plan, multi-light windows and shallow hipped roof. Noteworthy are French windows flanking the central entrance and modillioned porch roof. The plans for the house were designed by the Fenner Manufacturing Company.

# 29 **Historic Name:** N/A  
**Address:** 1040 S.W. Ardmore  
Portland, OR  
**Original Owner:** N/A  
**Architect:** Unknown

**Owner:** Patton, Phillip  
**Use:** Residence  
**Tax No:** R-03520-0170

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**Year Built:** 1987  
**Style:** Contemporary  
**Alteration:** N/A

**Plat:** Ardmore Addition  
**Block:** 1  
**Lot:** Exc. E 10', N 30'  
of Lot 14, Exc. E 10', S

**Classification:** Compatible,  
Non-contributing

35' of Lot 15

**Description:** This two story rectangular residence faces west on S.W. Ardmore. It has a moderately pitched hipped roof with intersecting hipped roofs. The double-car garage projects from the main volume of the house on the front elevation. The major facade is symmetrical, with a recessed front entrance surrounded by side lights and transom. The house is clad in light colored brick. Windows are grouped casements.

**Significance:** Although the building's style is compatible with the historic district, the modern 1987 construction date gives the building a non-contributing ranking.

# 30 **Historic Name:** N/A  
a,b **Address:** 1107, 1109 S.W. Vista Ave.

**Original Owner:**  
**Architect:**  
**Year Built:** 1989

**Style:** Contemporary  
**Alteration:** None  
**Classification:** Compatible,  
Non-contributing

**Owner:** Valerie A. Pozzi  
(1107) Betty Lou  
Roberts (1109)  
**Use:** Condominium  
**Tax No:** R-03530-0050  
R-03530-0100  
**Plat:** Ardmore Common  
Condominiums 1, 2  
**Block:** NA  
**Lot:** N/A

**Description:** This two story condominium is rectangular in plan with a low pitched side facing gable roof. The building is symmetrical and faces east on S.W. Vista Ave. The ground floor is surfaced with stucco and the upper floor with clapboard siding. The building consists of two units that are mirror images of each other. The entrance to each is central on the facade of the building. The steeply pitched gabled porch hoods enclosing each entrance are supported by slender Tuscan columns. A gabled two story bay projects on either side of each entrance. A series of concrete steps lead to the entrance. The windows are wood casements. A rock wall surrounds the perimeter.

**Significance:** Although the building's style is compatible with the historic district, the modern 1989 construction date gives the building a non-contributing ranking.

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**# 3 0** Historic Name: N/A  
c,d Address: 1102,1104 S.W. Ardmore  
Portland, OR

Original Owner: N/A  
Architect: Unknown

Year Built: 1989

Style: Contemporary

Alteration: N/A

Classification: Compatible, Non-  
Contributing

Owner: 1102 - Holtz,  
James, Trustee, 315 S.W.  
S.W. Alder St., Suite 1230  
Portland, OR 97204  
1104 - U. S National Bank  
Trustee, U A w/ Anne A.  
Berni, Attn: David Crow,  
P.O. Box 3168, Portland, OR  
97208

Use: Residence/ condo  
Tax No: R-03530-0150  
R-03530-0200

Plat: Ardmore Common  
Condominium, 3 and 4

Block: N/A

Lot: N/A

**Description:** This two story condominium is rectangular in plan with a medium pitched side facing gable roof. The building is symmetrical, with two units that are mirror images of each other. The building is constructed of wood frame and is surfaced with wood shingles and horizontal lap siding. Windows are wood casements. Facing west on S.W. Ardmore, the two, centrally located entrances are covered with gabled hoods supported by Tuscan columns. The two entrances are in the center of the facade. A two story projecting bay with steeply pitched gabled roofs is on either side of the entrances. The gable ends of the bays and the entrances portico have stick-like ornamentation. The building is surrounded by new landscaping.

**Significance:** Although the building's style is compatible with the historic district, the modern 1989 construction date gives the building a non-contributing ranking.

**# 3 0** Historic Name: N/A  
e,f Address: 1124, 1126 S.W. Ardmore  
Portland, OR

Original Owner: N/A

Owner: 1124 -  
Langerman, Newton and  
Amalie, 1126 - First  
Interstate Bank et all Trustees,  
U A w/ Evelyn Z. Lundgren  
1300 S.W. Fifth Ave.  
Portland,OR 97201  
Use: Residence/condo



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**Architect:** Unknown

**Year Built:** 1989

**Style:** Contemporary

**Alteration:** N/A

**Classification:** Compatible Non-contributing

**Tax No:** R-03530-0250

R- 03530-0300

**Plat:** Ardmore Common  
Condominium, 5,6

**Block:** N/A

**Lot:** N/A

**Description:** This two story condominium faces west on S.W. Ardmore. It is rectangular in plan and has a low pitched side facing gable roof. The building is surfaced with stucco on the ground floor and wood clapboards on the second floor. Windows are wood casements. There are two units in the building. The front facade is symmetrical and each unit is a mirror image of the other. The two entrances are placed in the center of the facade, housed beneath a steeply pitched gable supported by slender Tuscan columns. On the opposing side are two story projecting bays with steeply pitched gable roofs.

**Significance:** Although the building's style is compatible with the historic district, the modern 1989 construction date gives the building a non-contributing ranking.

**# 30 Historic Name:** Wortman Residence  
**g Address:** 1111 S.W. Vista Ave.

**Owner:** Roslund, Sven &  
Georgia

**Original Owner:** Wortman, Hardy C.  
**Architect:** Unknown  
**Year Built:** 1896

**Use:** residence  
**Tax No:** R-03520-0060  
**Plat:** Ardmore Common  
Condominium

**Style:** Queen Anne  
**Alteration:** Moderate  
**Classification:** Primary Contributing

**Block:** N/A  
**Lot:** N/A

**Description:** This two and one half story Queen Anne style house faces east on S.W. Vista Ave. It is irregular in plan and massing with multiple steeply pitched gable roofs. The ground floor and foundation are constructed of random ashlar and the upper floors are surfaced with fish-scale cut wood shingles. Windows are a combination of multi-light double hung sash and fixed panes. The upper portion of the gable on the north elevation projects over wood brackets. Directly below is a large arched window with brackets. The front entrance, placed off-center and recessed. The front porch has been enclosed with glass. Decorative features include an eyelid dormer window on the front elevation, and numerous projecting brackets. On the ground floor corbelled stone brackets support the second story on the front elevation and the projecting bay with arched window on the north

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elevation. The Wortman residence was once located on a large planted lot, which has been recently sub-divided. Landscape features include a Japanese Maple tree, mature plantings and a large lawn. The house is sited above the street level. The Wortman Residence has had moderate alterations including the enclosure of the front porch and several alterations to the rear of the house.

**Significance:** The Wortman Residence is significant according to criteria b and c: for its association with original owner Hardy C. Wortman (1859-1934); and for its High Victorian Queen Anne style. Hardy Christian Wortman, the son of Oregon pioneers, was born in Canemah, Clackamas County. Wortman's father, Jacob, was a businessman and mayor of McMinnville, and opened that city's First National Bank. Hardy Wortman enrolled at the University of Oregon in 1876, then worked for his father in Junction City the following year. In 1883 Wortman was employed by the Portland Savings Bank, and later by the Commercial National Bank. In 1891 Hardy followed his brother John and purchased an interest in the Olds & King business, which was subsequently became Olds & King, Inc, and in 1901, Olds, Wortman & King. Over the following 20 years, Olds, Wortman & King became the largest department store on the Pacific coast. In 1925, the business was sold to California interests, and Wortman officially retired. Built in 1896, this is the primary residence associated with Hardy Wortman, and his wife Mary E. (Test) Wortman. [Oregonian, September 24, 1934, p. 10; Fred Lockley, History of the Columbia River Valley, pp. 220-223]

Although the porch has been enclosed with glass, the Wortman Residence is an excellent example of the Queen Anne style, with its irregular massing and roofline, bay window, mixed and textured cladding, and wide first floor porch. The curvilinear porch brackets, leaded glass, and prominent semi-circular window provide further individualization, typical of the style. Also noteworthy are the original large lawn and plantings, important elements to the late 19th century philosophy regarding the restorative benefits of "natural" surroundings. The architect is unknown.

<b># 3 1 Historic Name:</b> Ransom Residence	<b>Owner:</b> Drechsler, Stephen and Veronica
<b>Address:</b> 2331 S.W. Madison Portland, OR	<b>Use:</b> Residence
<b>Original Owner:</b> Ransom, Frank H.	<b>Tax No:</b> R-03520--0110
<b>Architect:</b> Jaccoberger, Joseph	<b>Plat:</b> Ardmore Addition
<b>Year Built:</b> 1911	<b>Block:</b> 1
<b>Style:</b> Arts and Crafts	<b>Lot:</b> Exc. S 8', 10
<b>Alteration:</b> None	
<b>Classification:</b> Primary Contributing	

**Description:** This two and one half story Arts and Crafts residence faces south on S.W. Madison. It is rectangular in plan and the front elevation is symmetrical. The residence has

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a medium pitched hipped roof with hipped roof dormers. The front elevation consists of two projecting bays. These bays have hipped roofs and hipped roof dormers. The front entrance is located in the center of the facade and covered with a flat roofed porch. The porch roof is supported by piers of decoratively patterned brick and stucco. The chimney at the west elevation consists of a similar use of brick and stucco. Windows are multi-pane over single pane hinged and multi-paned casement and the house is surfaced with narrow wood weatherboards. An oriel window projects beneath the bay on the southwest corner. The projecting bays of the front elevation are supported with ornate wood brackets. The dormers and peak of the major roof line have decorative ornaments at their pinnacle. The original garage is surfaced with brick and stucco, similar to the porch piers and chimney, and has an arched garage door with multi paned window above. There is a pergola above the garage.

**Significance:** The Ransom Residence is significant according to criteria b and c: for its association with first owner, lumberman Frank H. Ransom (1870-1946); and for its architectural style. Frank Ransom was president of the Eastern & Western Lumber Company, described by contemporaries as "one of the largest and best equipped in Portland." [Fred Lockley, *History of the Columbia River Valley*, p. 220] Ransom was born in San Francisco where he later entered the lumber business. While on a buying trip to Portland in 1899, he met and was hired by Western Lumber Company owner W. B. Ayer. From 1900 to 1931 Ransom served as vice president of the re-named Eastern & Western Lumber Company, and president from 1931 until 1945. The lumber company owned two lumber camps, extensive holdings and a mill occupying 28 acres. Ransom's other activities included positions as vice president and trustee of the Pacific Lumber Inspection Bureau, director of the Portland Gas & Coke Company, and 1918 member of the War Industries Board. He was also active in several clubs. [Capitol's Who's Who, p. 452; Lockley, p. 219-220; *Oregon Journal* January 10, 1946, p. 1] Ransom and his wife Etna sold the property in 1916 to Flora Feldenheimer. The house remained in the Feldenheimer family until 1966 [Ticor Title Company].

Ransom hired the Jacobberger architectural firm to design his house, completed in 1911. Joseph Jacobberger (1856-1930) was born in Alsace-Lorraine, and as a child emigrated to the United States with his parents. The Jacobbergers settled in the mid-west, where Joseph later graduated from Creighton University at Omaha, Nebraska. After living a short time in Minneapolis, Jacobberger moved to Portland, perhaps as early as 1889. He opened his own firm with Alfred H. Smith, and designed many Catholic churches and institutional buildings in Portland, including St. Mary's Cathedral, St. Clement's School of Nursing, the Chapel of All Saints Catholic Church, and a building at Marlyhurst College. Jacobberger's son, Francis, also became an architect, and took over the firm in 1930. [Henry F. and Elsie R. Withey, *Biographical Dictionary of American Architects (Deceased)*; *Oregonian* February 5, 1962, p. 15]

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The Ransom Residence is a good example of the Arts and Crafts style which became popular in the United States shortly after the turn of the century. Like its English medieval prototype, the house has a projecting second floor, and a steeply pitched roof. The quatrefoil cutouts on the porch railing, Tudor arch on the front porch, and rough brick detailing on chimney, porch and garage facade are characteristic features of the style.

<b># 3 2 Historic Name:</b> Russell, James Residence	<b>Owner:</b> Jones, James
<b>Address:</b> 1135 S.W. Vista Ave. Portland, OR	
<b>Original Owner:</b> Russell, James M.	<b>Use:</b> Residence
<b>Architect:</b> Whidden & Lewis	<b>Tax No:</b> R-03520-0100
<b>Year Built:</b> 1905	<b>Plat:</b> Ardmore Addition
<b>Style:</b> Colonial Revival	<b>Block:</b> 1
<b>Alteration:</b> None	<b>Lot:</b> 9
<b>Classification:</b> Primary Contributing	

**Description:** This two and one half story Colonial Revival residence faces east on S.W. Vista Ave. It is "L" shaped in plan with a medium pitched hipped roof. The building is surfaced with wood weatherboards and wood quoins embellish the corners. Windows are single pane double hung wood sash. The paired dormers which pierce the roof on the front elevation, have gabled roofs with eave returns and multi pane double hung windows. The house has a modillioned cornice with dentil course and frieze. The front elevation is symmetrical with a central entrance housed beneath a flat roof porch with balustrade. The porch is supported by squared piers and Tuscan columns. The front door is flanked by multi paned sidelights. Windows on the ground floor have an architrave molding and is accessed by a series of concrete steps. The residence is set above street level. A rock wall encloses the yard which has mature plantings.

**Significance:** The James Russell Residence is significant according to criterion c for its architectural style and architects, the Portland firm of Whidden and Lewis. Little is known of first owner James Russell (1853-1907). He first appeared in the 1890 Polk Directory as president of the J. M. Russell and Company Wool Commission, located at 127 Front Street. By 1895, his business had expanded to include wool, hops, commissions, and builder's supplies, and maintained a factory on N. 22nd Street and a Warehouse on the 900 block of Northrup Street. Russell undoubtedly profited from Portland's financial and residential growth after 1900, for in that year, he moved his business to the Sherlock Block, and included the sale of marble in his inventory. Russell's success is also reflected in the construction of a new residence at what was originally the terminus for Ford Street. Russell moved into the residence in 1905, but was no longer listed in the Portland directories in 1906. He presumably moved to California, where he died the next year.

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[Polk Directories, 1885-1906; Oregonian Index, Oregon Historical Society; Richard Marlitt, Matters of Proportion, p. 14]

The Russells hired the most distinguished architectural firm in Portland at the time. The firm of Whidden & Lewis introduced to Portland the Colonial Revival Style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Portland Public Library (1891), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work on the Portland Hotel prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920. During his career in Portland, Lewis would also served as Park Commissioner, and member of the Board of Appeals; and vice president of the Oregon Taxicab Company. [NHPA, Whidden/Kerr National Register Nomination, 1987; John M. Tess, Mackenzie House National Register Nomination, 1978; Who's Who in the Northwest, 1911]

The house is an excellent example of the Colonial Revival Style, with the characteristic symmetrical facade and floor plan, but without the usual front terrace. The house retains its classical detailing in the low-pitched roof with wide eaves, columned entrance porch, dentils and modillions, and rusticated wood quoins. The distinctive quoins imitate stone construction, typical of the style.

**# 3 3 Historic Name:** MacMaster House  
**Address:** 1041 S.W. Vista Ave.  
Portland, OR  
**Original Owner:** MacMaster, William  
**Architect:** Whidden & Lewis  
**Year Built:** 1896  
**Style:** Colonial Revival  
**Alteration:** Major in 1903  
**Classification:** Primary Contributing

**Owner:** Murphy, Cecilia

**Use:** Bed and Breakfast  
**Tax No:** R-03520-0030  
**Plat:** Ardmore Addition  
**Block:** 1  
**Lot:** 3,4, N 1/2 5

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**Description:** This two and one half story residence is basically rectangular in plan and faces east on S.W. Vista Ave. It has a low pitched hipped roof and a side wing at the north elevation. A large front portico extends the length of the main volume of the house. The porch is supported by four colossal columns of the Doric Order and an architrave with triglyphs. Windows are single pane double hung sash. Other classical features include a Palladian window at the front elevation, corner posts and a wide frieze below the main roof. Two round head dormers are located on the front elevation. The house is built above the street and is surrounded by mature plantings of shrubs and ivy. The McMaster house was altered into its present form in by Whidden and Lewis, at which time the colonade and other classical elements were added. The house was also moved to face S.W. Vista Avenue. It originally faced south, where a portion of Main Street cut through the block. Although the McMaster House was altered in 1903, it has not been altered since. A contributing detached garage is located at the northeast corner of the property.

**Significance:** The MacMaster House is significant according to criteria b and c: for its association with first owner, financial agent William MacMaster (1858-1937); and for its second architectural style, and architects, the firm of Whidden & Lewis. MacMaster was born in Scotland and attended the Kirkmaiden and Dollar Academy schools. He moved to the United States in 1881 as a ranch manager for the Scottish-owned Dundee Land Company at Rock Rapids Iowa. While under their employ, MacMaster traveled to Oregon in 1883 to serve as assistant inspector for the Dundee Mortgage & Trust Investment Company. He had achieved the position of joint agent by 1889, then formed the MacMaster & Birrell firm that year to represent the Dundee and other mortgage companies in the Pacific Northwest. MacMaster bought out A. H. Birrell's interest in 1902, continuing independently as a financial agent until 1911. In 1922 he formed the MacMaster-Ireland & Company with his son-in-law, R. M. Ireland. In addition to his enterprises, MacMaster and his wife, Annie, were quite active in civic and social activities. He was a member of Portland's first Executive Board under Mayors H. S. Rowe and George H. Williams, twice president of the Chamber of Commerce, served five terms as president of the Waverly Golf Club, and held the position of director and treasurer of the Arlington Club. Mrs. Annie MacMaster was a director of the Good Samaritan Hospital, and was active in the Portland Women's Union and the Women's Exchange. [Who's Who, 1911; Joseph Gaston, Portland, Oregon, Its History and Builders, II pp. 381-2; Oregonian, March 21, 1937, p. 3] Ellen C. McCord took legal possession of the property in 1907. Ownership then passed to Egbert W. and Ruth Mersereau in 1924, and Hubert C. and Olive M. Miller in 1928. [Ticor Title Company]

The MacMaster House underwent a major alteration after William and Annie purchased the house in 1903. The building was originally an Italianate style house with the narrow end fronting Vista Avenue. The MacMasters commissioned the Portland architectural firm of Whidden & Lewis to remodel the house into a more contemporary Colonial Revival style. The house was rotated so that a side elevation became the front facade. Although the corner bay of the Italianate building remains, the house is now predominantly Colonial

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Revival in style. A two-story portico with classical columns and architraves, semi-circular wall dormers and a large Palladian window are all typical of the style. [Portland Historic Resource Inventory; Marlitt, Matters of Proportion, p. 22]

The MacMasters hired arguably the most distinguished architectural firm in the city at the time. The firm of Whidden & Lewis introduced to Portland the Colonial Revival style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Portland Public Library (1891), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work on the Portland Hotel prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920. During his career in Portland, Lewis would also served as Park Commissioner, and member of the Board of Appeals; and vice president of the Oregon Taxicab Company. [NHPA, Whidden/Kerr National Register Nomination, 1987; John M. Tess, Mackenzie House National Register Nomination, 1978; Who's Who in the Northwest, 1911]

# 34	<b>Historic Name:</b> Rosenfeld House	<b>Owner:</b> Glenn, Odesta B.
	<b>Address:</b> 1011 S.W. Vista Ave.	
	<b>Original Owner:</b> Solomon & Bertha Rosenfeld	<b>Use:</b> Residence
	<b>Architect:</b> MacNaughton, Raymond & Lawrence (attributed)	
	<b>Year Built:</b> 1906	<b>Tax No:</b> R-03520-0210
	<b>Style:</b> Colonial Revival	<b>Plat:</b> Ardmore Addition
	<b>Alteration:</b> Minor	<b>Block:</b> 1
	<b>Classification:</b> Primary Contributing	<b>Lot:</b> 1, 2

**Description:** This large two and one half story Colonial Revival residence faces east on S.W. Vista Ave. It is sited above the street level and landscaping consist of shrubs and lawn. It is rectangular in plan with a medium pitched hipped roof. The building is surfaced

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with wood shingles. The front elevation is symmetrical with a central pediment and front entrance portico. The front pediment and cornice have modillions and a dentil course. The entrance portico is supported by boxed and Tuscan columns. A balustrade with turned balusters and boxed posts top the portico. A second floor Palladian window is located directly below the pediment on the front elevation. Windows are single pane double hung with an architrave molding. There are two pedimented dormer windows on the front elevation. A verandah extends the length of the front facade and has turned balusters. An original garage on the north elevation has a balustrade of boxed corner posts and a Union Jack rail. The original front stairs to the house have been blocked off.

**Significance:** The Rosenfeld House is significant according to criteria b and c: for its association with original owner, pioneer businessman Solomon Rosenfeld (1846-1915); and for its architectural style and architects, the firm of MacNaughton, Raymond, and Lawrence. Maryland-born Rosenfeld began his career in the cigar business in Helena, Montana. He then moved to Walla, Walla, Washington, where he opened his own store. Rosenfeld came to Portland in 1864, joining brothers Harry and Susman in the wholesale tobacco business. They eventually opened branch stores throughout the Northwest. Rosenfeld ultimately founded the Rosenfeld-Smith Company, serving as president until his retirement in 1914. The house remained in the Rosenfeld family until 1934, when Rose and Sam Schnitzer took legal possession. [Oregon Journal, February 26, 1915, p. 16; Ticor Title Company]

Rosenfeld purchased the property in 1906. According to the the Portland Historic Resource Inventory, the plans were completed by the firm of MacNaughton, Raymond & Lawrence. Although the front one-story porch needs repairs, the house is in good condition, and is an excellent example of the Colonial Revival style. The pedimented front facade, classical entrance porch, Palladian window, and pedimented dormers are typical of the style, as are the multi-light windows, and roof cornice modillions and dentils.

The firm of MacNaughton, Raymond & Lawrence lasted for only four years before its members separated to pursue different ventures. Ernest B. MacNaughton (1880-1960), was born in Cambridge, Massachusetts, and graduated from the Massachusetts Institute of Technology in 1902. MacNaughton moved to Portland in 1903, and began work with architect Edgar Lazarus. In 1906 he formed a partnership with H. E. Raymond, his brother-in-law, and classmate Ellis F. Lawrence. MacNaughton served as business manager, Raymond as engineer and Lawrence as architect. Ellis Lawrence (1879-1946) was born in Massachusetts, and later received both a Bachelor's and Master's degree in architecture from the Massachusetts Institute of Technology. Following his 1902 graduation, Lawrence worked for architects John Calvin Stevens and Steven Codman. Intending to open a practice in San Francisco in 1906, Lawrence stopped to visit his friend, MacNaughton, in Portland, and decided to remain. After also working for a short time with Lazarus, he joined MacNaughton and Raymond. In 1910, Lawrence began his own firm,



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joined in 1913 by William G. Holford, also an M.I.T graduate. Lawrence would go on to be an accomplished designer, city activist, and visionary in city planning and education. He founded the University of Oregon School of Architecture and Allied Arts in 1914. His philosophy of the integration of all the arts, and informal teaching methods remains the basis of education at the university. Among Lawrences' acquaintances were Frank Lloyd Wright, the Olmsted Brothers, and Bernard Maybeck. He was the first vice president of the American Institute of Architects and president of the local chapter, and president of the Collegiate Schools of Architecture Association from 1932 to 1934. [Northwest Heritage Associates, Miller Residence Nomination; Shellenbarger and Lakin, Ellis Lawrence Inventory]

MacNaughton and Raymond remained in partnership from 1911 to 1919. The two designed such industrial buildings as the Marshall Wells Warehouse # 2 (1915), the Kiernan building (1916) and the Moulton building (1922). MacNaughton expanded into managing and developing properties, and in 1918 established the firm of Strong and MacNaughton. Robert Strong was the manager of the Corbett estate. MacNaughton entered banking in 1925 by organizing the liquidation of the Ladd & Tilton Bank, then becoming vice president of the First National Bank and arranging its sale to a California interest in 1929. He served as president for both the First National Bank from 1932 to 1947, and Reed College in 1948. He was also chairman of the board of the Oregonian Publishing Company, and served on the Port Commission and Planning Commission. [Northwest Heritage Property Assoc., Chinatown Historic District National Register Nomination; Portland Historic Resource Inventory]

<b># 35 Historic Name:</b> Hexter, Levi Residence	<b>Owner:</b> Perron, Robert & Leonora
<b>Address:</b> 2326 S.W. Park Place	
<b>Original Owner:</b> Hexter, Levi	<b>Use:</b> Residence
<b>Architect:</b> attributed to Palliser, Palliser and Co.	<b>Tax No:</b> R-03520-0210
Bridgeport, Conn.	
<b>Year Built:</b> 1892-3	<b>Plat:</b> Ardmore Addition
<b>Style:</b> Queen Anne	<b>Block:</b> 1
<b>Alteration:</b> Minor	<b>Lot:</b> 17
<b>Classification:</b> Primary Contributing	

**Description:** This elegant two and one half story Queen Anne style residence faces north on S.W. Park Place. It has a steeply pitched hipped roof with an intersecting gable. The Hexter Residence is surfaced with patterned wood shingles and beveled wood siding. The entrance on the front elevation is placed off-center, sheltered by a porch with a shed roof. A pediment with a sunburst is located above the entrance to the porch which is supported by slender Tuscan columns. Above this porch is a second floor porch which has a shed

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roof and is supported by three slender Tuscan columns. The second story projects over a bay window on the ground floor. The friezeboard above the window on the ground floor has a garland motif. There are ornately cut brackets below the projecting second story. The front facing gable above the second floor has semi-circular windows. A hipped roof dormer with carved brackets is located opposite this gable. Windows are multi paned double hung. The house is built above the street and the lot is surrounded by a concrete retaining wall and mature shrubs and trees.

**Significance:** The Levi Hexter House is listed on the National Register of Historic Places, and is significant according to criteria b and c: for its associations with first owner, Levi Hexter (1836-1897); and for its High Victorian Queen Anne style. First owner Levi Hexter was a prominent Portland businessman and religious leader, who probably hired a contractor to construct his house from plans in 1892-93. Hexter co-owned one of the city's early and most successful hardware firms, originally known as Hexter, May and Co., which continued in operation 50 years after his death. Hexter was also instrumental in forming the Temple Beth Israel congregation. Hexter had immigrated from his home of Frankfort-am-Main, Germany in 1850, and settled in Portland after a short stay in Lewistown, Idaho in the 1860s. Hexter formed a real estate business with brother Moses, then joined Levi May in 1877 in hardware sales. This is the primary residence associated with Levi Hexter and family, which owned the house until 1922. After Hexter's wife died in 1917, the building was used as a rooming-boarding house.

This dwelling is one of the oldest surviving structures in the King's Hill District. The Hexter House was probably adapted from mail-order or magazine plans, a popular and inexpensive construction alternative in the late 19th century. The present owners discovered in the attic architectural drawings with similar detail by Palliser, Palliser and Co. (copyright 1890). The company published and sold architectural drawings through the mail. Although some porches have been altered, the house has all of the typical Queen Anne elements, with vertical proportions, irregular massing and roofline, and varied textured cladding. This cladding includes fish scale and undulant pattern shingles, weatherboard and vertical V-groove boards. Brackets, an inverted sunburst pattern, egg and dart molding and ribbon ornamentation provide further individualization. [Gail Evans, Hexter House National Register Nomination, 1979.]

# 36 **Historic Name:** Schnabel Residence  
**Address:** 2375 S.W. Park Place

**Owner:** Clay, Robert &  
Leisure, Sally

**Original Owner:** Schnabel, Charles & Elsa  
**Architect:** Knighton, William C.  
**Year Built:** 1907  
**Style:** Arts and Crafts

**Use:** Residence  
**Tax No:** R-14480-0520  
**Plat:** Cedar Hill Addition  
**Block:** N/A

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Classification: Primary Contributing

Lot: 47

**Description:** This two and one half story Arts and Crafts style house is square in plan with intersecting, steeply pitched gable roofs and faces south on S.W. Park Place and is sited above street level. The Schnabel residence is surfaced with wood shingles and the eaves have exposed rafters. The gable ends are embellished with half timbering, ornate bargeboards and carved brackets. The main gables of the front and side elevations are embellished with a large wood ornament, a trapezoidal shape which is the signature motif of Portland architect William C. Knighton. This ornament also appears in the center of the carved wood lintel which spans the entrance of the glass-enclosed front porch. The dormer on the front elevation has a steeply pitched gable roof with half timbering and a bracketed bargeboard. Fenestration consists of eight-over-one double-hung wood sash windows and multi-paned casements. The Schnabel residence has had several additions constructed during the historic period including the addition and enclosure of a front porch addition (1930), a small expansion at the rear of the house (1970s) and the enlargement of a second story sleeping porch.

**Significance:** The Schnabel Residence is listed on the National Register, and is significant according to criteria b and c: for its associations with first owner Charles J. Schnabel (1867-1921); and for its architectural style, and architect William C. Knighton (1864-1938). The first owner, Charles Schnabel, was a prominent attorney, financier, leader of the German Aid Society, and unsuccessful Republican candidate for the 1918 United States Senate. Pittsburg-born Schnabel moved to Oregon in 1889, and graduated from the University of Oregon's School of Law in 1891. From 1893 until 1896 Schnabel served as Assistant U.S. District Attorney, then formed a partnership with William W. Thayer, former Oregon governor (1878-1882) and former Chief Justice of the Oregon Supreme Court (1888-1890). Following Thayer's death, Schnabel went into partnership with his brother, Joseph Schnabel, and finally with W. P. LaRoche in 1907. Following Schnabel's 1921 murder by a former client, his widow, Elsa, remained in the residence until her death in 1961. The house remained in the Schnabel family until 1985.

The Schnabel Residence was built in 1907 and is one of the earliest and best examples of the Arts and Crafts style by William Christmas Knighton. Locally described as a "modified Swiss Chalet," it contains some Swiss detailing but is primarily an English Arts and Crafts style house. The shingle cladding of the Arts and Crafts type rejects the eclectic detailing of the earlier Queen Anne style in favor of a more harmonious and simplified appearance. Like its English precursor, the house has "half timbering" in the attic dormers. A strong Craftsman influence is exhibited in the exposed rafter tails, barge boards and full-width front porch. The house is noteworthy for its numerous Knighton signature motifs, specifically the attenuated bell-shaped keystone. This house marks the second use of such keystones in Knighton's designs. It also contains Povey Brothers Art

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Glass, designed by the northwest's premier art glass company. The glass came from the Charles E. Smith Mansion, and is among the Povey's earliest work. According to Robert Clay, a Secessionist influence on the house's design may have been inspired by Elsa (Smith) Schnabel, who had ties with Vienna. Her father, Charles E. Smith, was appointed by President Grant as an 1873 Oregon representative to the Vienna World Exposition. Elsa and her mother also frequently traveled to that city, and returned with several pieces of art. [Robert Clay, Schnabel House National Register Nomination, 1987.]

William Christmas Knighton, one of Oregon's prolific and skilled architects, was born in Indianapolis, Indiana in 1864. In 1893, Knighton moved to Salem, Oregon, where he gained architectural experience as an apprentice draftsman with C.S. McNally. He moved to Los Angeles in 1896 to practice for two years before a brief return to Indiana, where he married Eleanor Waters of Salem, Oregon. Knighton permanently settled in Portland in 1902, where his career flourished. From 1913 until 1917, Knighton was the first to hold the post of State Architect, then served as the first president of the Oregon State Board of Architectural Examiners from 1919 until 1924. Knighton also served for a time as secretary and later president of the Oregon chapter of the American Institute of Architects. He simultaneously maintained an office in the private sector, and in 1922 formed a partnership with architect Leslie Howell. W.C. Knighton designed in a range of styles from Queen Anne to Chicago Style Commercial. [Robert Clay, Schnabel House National Register Nomination, 1987; Demuth & Associates, Trinity Place Apartments National Register Nomination, 1989.]

<b># 37 Historic Name:</b> Rosenblatt Residence #1	<b>Owner:</b> Hutchinson, Fred and Mary
<b>Address:</b> 2359 S.W . Park Place Portland,OR	
<b>Original Owner:</b> Rosenblatt, Samuel & Ida	<b>Use:</b> residence
<b>Architect:</b> <del>Unknown</del> Edward Root	<b>Tax No:</b> R-14480-0500
<b>Year Built:</b> 1914	<b>Plat:</b> Cedar Hill Addition
<b>Style:</b> Colonial Revival	<b>Block:</b> N/A
<b>Alteration:</b> None	<b>Lot:</b> 45,46
<b>Classification:</b> Primary Contributing	

**Description:** This two and one half story Colonial Revival style residence is rectangular in plan and faces south on S.W. Park Place. The symmetrical front elevation is flanked by two side porch projections. The steeply pitched side-facing gable roof is clad in slate tiles. Three pedimented dormers pierce the roof on the front elevation. The central entrance is recessed behind a portico with rounded arch with an architrave and modillions, supported upon free-standing Tuscan columns flanked by boxed columns. the front door is multi-

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paned, flanked by side lights with a transom above. The cornice and gable ends have modillions and the main roof gable is decorated with a lunette window with keystone on the side elevations. Windows are six-over-one double-hung wood sash with louvered wood shutters. The glass enclosed side porches have Tuscan columns and are topped with a slat rail balustrade with boxed pedestals. The residence is sited above the street level and is situated amid a well manicured garden of shrubs and hedges.

**Significance:** The Rosenblatt Residence #1 is significant according to criteria b and c: for its association with first owner, businessman Samuel Rosenblatt (1865-1939); second owner Marcus G. Fleischner (1896-1929); and third owner, Rabbi Henry J. Berkowitz (1894-1949); and for its architectural style. Rosenblatt was born in Portland, the son of 1858 pioneers. He and his brother, Louis, were partners in the Samuel Rosenblatt & Company clothing store which their father had begun in 1872. The Rosenblatts were described by a contemporary as "leading clothing merchants, not only of this city but of the northwest." [Joseph Gaston, Portland, Oregon, Its History and Builders, III p. 146] The store was located at 249 1st Street, and later moved to 5th Street and S.W. Alder. Their other business interests included partial ownership of the Silverfield building at 4th and Morrison. [Oregonian, July 29, 1939, I p. 3] The Rosenblatts moved to their second home at 2153 S. W. Main, although they retained ownership of their first home until 1931. They sold the property that year to Marcus Fleischner. [Polk Directories, Ticor Title Company]

Marcus Fleischner was born in Portland in 1862, the son of pioneer Jacob F. Fleischner of the wholesale dry goods business, Fleischner, Mayer & Company. He graduated from California's St. Augustine College in 1880 and immediately entered his father's business. Marcus Fleischner was admitted as a partner in 1896, and the next year established a manufacturing department. [Portrait and Biographical Record of Portland and Vicinity, Oregon, pp 812-13; Joseph Gaston, Portland, Oregon, Its History and Builders..., II pp. 595-6; Oregonian, July 29, 1939, I p. 3] Ownership of the property apparently passed to Fleischner's daughter, Flora (Fleischner) Metzger Berkowitz and her second husband, Harry. Flora married Rabbi Henry J. Berkowitz in 1930. According to the Portland Historic Resource Inventory, Berkowitz (1894-1949) was born in Philadelphia and attended the University of Cincinnati and Hebrew Union College. He received an L.L.D. degree from Oregon State University. Berkowitz served as a Rabbi in Detroit and Kansas City before coming to Portland's Temple Beth Israel in 1928, a position he held until his death. He was active in civic affairs, widely-known as a speaker, and prominent in inter-faith activities. Berkowitz served as a navy chaplain during World War II and wrote the novel, Boot Camp. The house passed into the hands of executors Jack Berkowitz and Geraldine Carroll, who sold it to the present owners in 1961. [Ticor Title Company]

The first Rosenblatt Residence is in excellent condition. It is a good example of the Colonial Revival style, which became popular after the turn of the century as the first truly

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American style. It has the typical symmetrical facade and floor plan, multi-light windows, eave modillions and classical entrance porch. The brick walls are relatively rare for Colonial Revival style residences in the King's Hill neighborhood; most other examples of the style were constructed from the plentiful timber in the area. The house has also retains its slate tile roof. The architect is unknown.

<b>#38 Historic Name:</b> Sichel Residence	<b>Owner:</b> Herron, Eleanor
<b>Address:</b> 2343 S.W. Park Place	
<b>Original Owner:</b> Sichel, Isiah & Lillie	<b>Use:</b> Residence
<b>Architect:</b> Unknown	<b>Tax No:</b> R-14480-0490
<b>Year Built:</b> 1914	<b>Plat:</b> Cedar Hill Addition
<b>Style:</b> Colonial (1910-1935)	<b>Block:</b> N/A
<b>Alteration:</b> None	<b>Lot:</b> 44
<b>Classification:</b> Primary Contributing	

**Description:** This two and one half story Colonial style residence is rectangular in plan and faces south on S.W. Park Place. The medium pitched side facing gable roof is pierced by two pedimented dormers with six-over-one double hung wood sash windows. The house is surfaced with wood shingles. The upper story projects just slightly over the ground floor. The front elevation is symmetrical with a central entrance. A bellcast roof supported by a wood screen houses the entrance. Windows are single and grouped, six-over-one double hung sash. The house is built close to the street edge and a brick wall encloses the yard of mature shrubs.

**Significance:** The Sichel Residence is significant according to criterion c for its architectural style. Original owners, Lillie and Isiah Sichel, purchased the property in 1913, and retained ownership of the house until Sichel's death in 1942. Isiah Sichel was born in Germany in 1871, and emigrated to the United States in 1883. He settled in Prineville, Oregon, and worked in the mercantile business. In 1898 he moved to Portland, where he was to be employed by Samuel Rosenblatt for the next 30 years as a clothing salesman. Following Sichel's death, Lillie sold the property to Albert and Alma Senders. [Oregonian, September 30, 1942, 1 p. 17; Ticor Title Company]

The Sichel Residence is in good condition and is an interesting example of the Colonial style. The house has the characteristic symmetrical facade and floor plan of the earlier style with multi-light windows and pedimented dormers. The projecting second floor and shingle cladding is typically found on original Colonial style houses on the east coast. Constructed in 1914, the Sichel Residence shows the influence of other styles. The bellcast

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hipped roof of the front entrance porch is not a common element in traditional residential Colonial Revival styles, and the tripartite first floor windows are more common to the later Craftsman style. The architect is unknown.

# 39 **Historic Name:** Stanley Residence  
**Address:** 2329 S.W. Park Place  
Portland, OR  
**Original Owner:** Stanley, Frederick  
**Architect:** Whidden and Lewis  
**Year Built:** 1907

**Style:** Colonial Revival  
**Alteration:** Minor

**Classification:** Primary Contributing

**Owner:** Efurd, David  
and Claudia

**Use:** Residence  
**Tax No:** R-14480-0480  
**Plat:** Cedar Hill  
Addition  
**Block:** N/A  
**Lot:** Exc. pt. in S.W.  
Cedar Ave., 43

**Description:** This grand two story Colonial Revival style residence is rectangular in plan and faces east off S.W. Park Place. It is covered with a low pitched hipped roof with overhanging eaves. a full architrave, with dentil course and modillions, is located at the juncture of the roof. The symmetrical front facade is dominated by a massive portico supported by paired, colossal fluted columns of the Corinthian order. A rounded porch projection with wrought iron rial supported by ornate, wrought iron brackets is located at the second story level, above the central entrance. The residence is surfaced with wood weatherboards. Fenestration consists of single pane and multi over single pane, double-hung wood sash. The windows are embellished with architrave moldings. The house is situated on a corner lot at the junction of S.W. Park Place and S.W. Green. It is sited above the street, and a coursed ashlar retaining wall of basalt edges the property.

**Significance:** The Stanley Residence is significant according to criteria b and c: for its association with original owner, lumberman Frederick S. Stanley (1864-1928); and for its architectural style and architects, the firm of Whidden & Lewis. Ruth M. Stanley purchased the property in 1906. Her husband, Frederick, was a successful lumberman and Oregon developer in the early 20th century. Stanley was born in Wisconsin, the son of a banker. He began in the lumber trade in Wisconsin in 1884. Two years later he moved to La Grande, Oregon, and established the Grande Ronde Lumber Company with a milling plant on the Hood River. Stanley was an active participant in civic affairs, and represented Union County in the state legislature from 1892 to 1894. In 1904 Stanley diversified his business interests. He organized Hood River's First National Bank, and served as its president in 1905. In 1910 he erected the Railway Exchange Building on Stark Street between Third and Fourth Avenues, and served as president of the Railway

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Exchange Building Company. Although Frederick Stanley maintained a residence in Portland, he continued to expand his enterprises across the state. Capitalizing on the early 20th century movement for dryland farming in the west, Stanley organized the Central Oregon Irrigation Company, with headquarters in Portland. It was designed to develop Crook County for farming, and owned the town site of Bend, Redmond and Deschutes. Following Ruth's death in 1917, Stanley sold the house and moved with his three children to Deschutes. [Joseph Gaston, Portland, Oregon, Its History and Builders, II, pp. 58-59; 1911 Who's Who: Oregonian, August 15, 1928, II p. 3] Ralph Williams bought the house in 1917 and transferred legal ownership to Grace N. Williams the same year. No biographical information can be found on Ralph Williams. The house remained under their names until 1966. [Ticor Title Company]

The Stanleys hired Portland's most distinguished architectural firm at the time. The firm of Whidden & Lewis introduced to Portland the Colonial Revival Style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Portland Public Library (1891), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership lasted until 1891. New ownership of the Portland Hotel and an invitation to resume work on the Portland Hotel prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis, who continued to practice for a number of years following Whidden's retirement in 1920. During his career in Portland, Lewis would also served as Park Commissioner, and member of the Board of Appeals; and vice president of the Oregon Taxicab Company. [ Who's Who in the Northwest, 1911 ]

The Stanley Residence is in excellent condition. It is a good example of the Colonial Revival style, which became popular after the turn of the century as the first truly American style. The house has the typical symmetrical facade and floor plan, multi-light windows, and cornice detailed with consoles and dentils. References to classical architecture is most notable in the monumental two-story portico with Corinthian columns and semicircular balcony.

# 40 Historic Name: Lippitt House  
Address: 2331 S.W. Cactus Drive  
Portland, OR

Owner: Allen, Scott



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**Original Owner:** Lippitt, Julius and Flora  
**Architect:** Unknown  
**Year Built:** 1917  
**Style:** Colonial (1910-1935)  
**Alteration:** None

**Use:** Residence  
**Tax No:** R-14480-0750  
**Plat:** Cedar Hill Addition  
**Block:** N/A  
**Lot:** Tax lot 2 of lots  
64,66

**Classification:** Secondary Contributing

**Description:** This two and one half story Colonial Revival style residence faces east and is located high above the street on S.W. Cactus Drive. The house is rectangular in plan with a side wing. The symmetrical front facade has a projecting entrance portico composed of two freestanding Tuscan columns which support an architrave with balustrade and boxed pedestals. Six-over-one double hung wood sash windows are symmetrically placed along the elevations. The windows have wood shutters. Three gabled, pedimented dormers pierce the roof on the front elevation. The house is clad with wood weatherboard siding. The landscaping consists of mature shrubs and several old cedar trees which are located adjacent the house.

**Significance:** The Lippitt House is significant according to criteria c for its Colonial Revival style. Original owner Julius Lippitt (1851-1930) operated several businesses in Portland and Colfax, Oregon. Lippitt was born in Germany and emigrated to San Francisco at the age of 16. After living for a short time in Sacramento, California, Lippitt moved to Silverton, Oregon, where he opened a general merchandise business. He later moved to Colfax, Washington, and began a second general store which operated for 42 years. Lippitt moved to Portland in 1906 but maintained his enterprises in Colfax. He purchased this property in 1910. His other interests included the creation of several banks, and real estate property investments in Washington. [*Oregonian*, May 17, 1930, p. 10]. Lippitt and his wife, Flora, sold the property in 1930 to Katherine De Young. [Ticor Title Company]

The Lippitt House is a good example of the Colonial style, with the characteristic symmetrical facade, Tuscan column entrance porch, multi-light windows, roof balustrade and pedimented dormers. The architect is unknown.

# 4 1 **Historic Name:** Envoy Apartments

**Address:** 2336 S.W. Osage  
Portland, OR

**Original Owner:** J. L. Easson  
**Architect:** Carl Linde

**Owner:** Murrell, John  
c/o Gilbert Brothers  
2120 S.W. Jefferson  
Portland, OR 97201

**Use:** apartment  
**Tax No:** R-14480-0180

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**Year Built:** 1929  
**Style:** Mediterranean  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Plat:** Cedar Hill Addition  
**Block:** N/A  
**Lot:** Exc. pt. taken for  
street, Lots 18-31

**Description:** The Mediterranean style Envoy apartment building is located at the northwest portion of the district between S.W. Osage and S.W. Cactus Streets. This seven story building, constructed of reinforced concrete surfaced with a smooth stucco, faces northeast. The building is sited on a steep slope and is a visual landmark in the district. The symmetrical front facade consists of five bays with a central penthouse which rises one story above the main volume of the building. Windows are steel industrial sash. The Envoy is restrained in ornament. The central bay has a balcony at the seventh floor level, which is enclosed with a wrought iron rail. The penthouse of the central bay has three arched windows and directly above is a green neon sign with the word "Envoy". Ornamentation consists of cast stone and molded stucco quoins, banded columns and stylized keystones. Low relief panels highlight the seventh story windows of the outer-most bays.

**Significance:** The Envoy Apartment building is listed on the National Register of Historic Places, and is significant according to c for its architectural style, and architect Carl L. Linde. Designed by Portland architect Carl Linde for developer J. L. Easson in 1929, the Envoy Apartments are in good condition and retain much of their original materials. The building represents a transition between the traditional, period-style apartment towers constructed in Portland in the 1920s and 1930s, and the functional, International Style, high-rise residential structures erected on King's Hill and elsewhere in the city after 1945. It has Mediterranean Style detailing popular in the pre-war years, with pink and white stucco cladding, wrought iron balcony railings, and banded columns on the first floor. More modern elements include the apartment's reinforced concrete construction, angular lines and frameless fenestration which emphasizes form over decoration. The building also represents the culmination of the development of multi-family dwelling places on King's Hill following the population increases after 1905, and the introduction of streetcar lines along Burnside (Washington) and Vista Streets.

Carl Linde (1864-1945) designed some of the city's most distinguished apartment structures in Portland, three of which are listed on the National Register. German-born Linde settled in Wisconsin in 1870, where he apprenticed as an architect before graduating from Milwaukee's German-English Academy in 1877. Linde worked in architectural offices in Chicago and Milwaukee before settling in Portland in 1906. From 1906 until 1921, he worked in the offices of several notable local architects, including Edgar Lazarus, the firm of Whidden & Lewis, D. C. Lewis, A. E. Doyle, and Whitehouse & Foulhoux. Linde maintained his own practice from 1921 to 1940, with offices in Portland and Seattle.

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From 1941 until his death in 1945, he was associated with the Army Engineers at Vancouver Barracks, Washington. [Heritage Investment Corporation, Envoy Apartment National Register Nomination, 1988.]

# 4 2 Historic Name: Drake Flats #1  
Address: 2318-2326 S.W. Osage  
Portland, OR

Owner: Claire  
O'Callaghan  
c/o D.E. Pollock  
10211 S.W. Barbur  
Blvd. Portland, OR  
97219  
Use: Apartment  
Tax No: Unknown  
Plat: Cedar Hill Addition  
Block: N/A  
Lot: N 1/2 lots 22 and 23

Original Owner: William S. Drake  
Architect: Unknown  
Year Built: 1904  
Style: Craftsman  
Alteration: Minor  
Classification: Primary Contributing

**Description:** This three and one half story wood frame "flat" building faces east onto S.W. Green Street. The Craftsman style building is sited at the street edge at the junction of S.W. Green and S.W. Osage. It has a low pitched hipped roof, with wide over-hanging eaves and exposed brackets. A hipped roof dormer, with exposed brackets and paired, single pane double hung wood sash windows, pierces the roof on the front elevation. The building is surfaced with beveled wood siding at the first floor level, and wood shingles on the upper stories. A three level porch is located in the center of the front facade. The original porch posts and slat rail balustrade of the upper portion have been replaced (date unknown). The current posts are similar in scale. The ground floor has two separate entrances placed in the center of the building. To the north are two single pane double hung windows. The upper floors consist of two central doors, each with a single glass pane, flanked by window groupings consisting of a central fixed pane with transom, flanked by single-pane double hung windows.

**Significance:** The Drake Flats #1 are significant according to criteria b and c: for their associations with first owner, dentist William Drake (1867-1926); and for their architectural style. Dr. William Drake was a Civil War veteran, and later studied dentistry. Drake began his practice in Springfield and Marion, Ohio until 1893, when he moved to Portland. He maintained an office for twenty years, and was described by a contemporary as "one of the prominent and successful dentists of this city." [Carey, *History of Oregon*, p. 641] Drake purchased the north 1/2 of lots 22 and 23 in 1898, while his son, Charles E. (also a dentist) purchased the south 1/2. In about 1904 they built the apartments at 2318-2324 S. W. Osage. Drake and wife Maria sold the apartments on their half of the lots in 1906 to J. K.

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McGregor, who in turn sold them to Ada S. Wright the next year. Emily and Harry Daniel were the fourth owners in 1908. The Daniels also obtained the south 1/2 of lots 22 and 23 in 1937, and retained ownership of both properties until 1963. [Ticor Title Company]

Although the Drake Flats #1 have undergone some minor alterations, they remain a good Craftsman style multi-family building. Built about 1904, they are an early application of the style in the King's Hill neighborhood. It has the characteristic shingled cladding and wide eaves with exposed rafter tails. The style would reach its peak in popularity in the 1910s and 1920s. Unlike the earlier eclectic Queen Anne style which emphasized variation and individuality, the Craftsman style was much more sedate, and translates easily to multi-family residential designs. The style embodied reformist ideals popular in the first two decades of the twentieth century, which emphasized sanitation, harmony with nature and honesty of construction. William Drake had the flats constructed in response to an increase in Portland's population. They represent a transition in the district between the traditional, 19th century single-family residence with landscaped lots to the middle- to upperclass multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The Drake Flats #1 are one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

**# 4 3 Historic Name:** Drake Flats #2  
**Address:** 2318-2326 S.W. Osage  
Portland, OR

**Original Owner:** Charles E. & Maria E. Drake  
**Architect:** Unknown  
**Year Built:** 1904  
**Style:** Craftsman  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Claire  
O'Callaghan c/o  
D.E. Pollock  
10211 S.W. Barbur  
Blvd. Portland, OR  
97219  
**Use:** Apartment  
**Tax No:** Unknown  
**Plat:** Cedar Hill Addition  
**Block:** N/A  
**Lot:** S 1/2 lots 22 and 23

**Description:** The second building of this apartment complex is sited to the rear of the other and faces north on S.W. Osage. It is identical in materials to the east-facing building. The major entrances to each floor are located on the north elevation, accessed by a three story porch.

**Significance:** The Drake Flats #2 are significant according to criteria b and c: for their associations with original owner, dentist Charles E. Drake (1867-1926), and for their architectural style. Charles Drake was the son of dentist William S. Drake, and attended

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public schools and a university in his home state of Ohio. He passed his dentistry examination in Sycamore, Nevada and Lare, Ohio, then went into business with his father in Marion, Ohio. Drake moved to Portland in 1890 where he opened an office at First and Yamhill. His father followed in 1893, along with brother Fred W., also a dentist. Charles and Fred later formed a partnership, and moved their offices to the Oregonian building. [Carey, History of Oregon, p. 641] Drake purchased the south 1/2 of lots 22 and 23 in 1898, while his father, William S., purchased the north 1/2. Charles retained ownership of the south 1/2 until his death in 1926. His executor, John Welch then gained legal title, and owned the apartments until his own death in 1934. His son and daughter-in-law sold the property to Harry and Emily Daniel in 1937. With the Daniel sale, both apartments at 2318-2324 S. W. Osage came under single ownership. [Ticor Title Company]

Although the Drake Flats #2 have undergone some minor alterations, they remain a good application of the Craftsman style to a multi-family construction. Built about 1904, they are an early application of the style in the King's Hill neighborhood. It has the characteristic shingled cladding and wide eaves with exposed rafter tails. The style would reach its peak in popularity in the 1910s and 1920s. Unlike the earlier eclectic Queen Anne style which emphasized variation and individuality, the Craftsman style was much more sedate, and translates easily to multi-family residential designs. The style embodied reformist ideals popular in the first two decades of the twentieth century, which emphasized sanitation, harmony with nature and honesty of construction. Charles Drake had the flats constructed in response to an increase in prosperity and population. They represent a transition in the district between the traditional, 19th century single-family residence with landscaped lots to the middle- to upperclass multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The Drake Flats #2 are one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

<b>#44</b>	<b>Historic Name:</b> Dussin-Cactus Dr. Apts.	<b>Owner:</b> Cosgriff, Mary
<b>a-a</b>	<b>Address:</b> 2330 S.W. Cactus Drive Portland, OR	
	<b>Original Owner:</b> N/A	<b>Use:</b> Residence/condo
	<b>Architect:</b> Thodos, John & William Blake	<b>Tax No:</b> R-82455-0120
	<b>Year Built:</b> 1977	<b>Plat:</b> Cedar Hill
	<b>Style:</b> Contemporary	<b>Block:</b> Terrace Park Condo Bldg. A
	<b>Alteration:</b> N/A	<b>Lot:</b> 6
	<b>Classification:</b> Non-compatible, Non-contributing	

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**Description:** This contemporary condominium building is irregular in plan. It is one story on S.W. Cactus Drive, while the rear of the building terraces five levels down the hill and faces on to S.W. Green Avenue. The wood frame building is surfaced with beveled siding. Windows are fixed plate glass and several are covered with cloth awnings. The terraces have simple rails. The building is situated close to the street.

**Significance:** Due to its 1977 construction date and style, this building does not contribute to the district, and is listed as non-contributing and non-compatible.

# 4 4 Historic Name: Dussin-Cactus Dr. Apts. Owner: George, Jenny  
a-b Address: 2332 S.W. Cactus Drive  
Portland, OR  
Original Owner: N/A Use: Residence/condo  
Architect: Thodos, John and William Blake Tax No: R-82455-0080  
Year Built: 1977 Plat: Cedar Hill  
Style: Contemporary Block: Terrace Park  
Condo Bldg. A  
Alteration: N/A Lot: 4  
Classification: Non-compatible, Non-contributing

**Description:** Same as above.

**Significance:** Same as above.

# 4 4 Historic Name: Dussin-Cactus Dr. Apts. Owner: Coleman, Harry  
a-c Address: 2334 S.W. Cactus Drive  
Portland, OR  
Original Owner: N/A Use: Residence/condo  
Architect: Thodos, John and William Blake Tax No: R-  
Year Built: 1977 Plat: Cedar Hill  
Style: Contemporary Block: Terrace Park  
Condo Bldg. A  
Alteration: N/A Lot: 5  
Classification: Non-compatible, Non-contributing

**Description:** Same as above.

**Significance:** Same as above.



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**Style:** Contemporary

**Block:** Terrace Park  
Condo Bldg. A

**Alteration:** N/A

**Lot:** 1

**Classification:** Non-compatible, Non-contributing

**Description:** Same as above.

**Significance:** Same as above.

**# 4 4 Historic Name:** Springer House

**b-5 Address:** 821 S.W. Green #5  
Portland, OR

**Original Owner:** Henry A. Springer

**Architect:** Unknown

**Year Built:** 1905

**Style:** Altered

**Alteration:** Major

**Classification:** Historic Non-contributing

**Owner:** Montalbano,  
Joseph

**Use:** Apartment

**Tax No:** R82455-0240

**Plat:** Cedar Hill

**Block:** Terrace Park  
Condo Bldg. B

**Lot:** 8

**Description:** This three story residence, now converted for use as condominiums, is rectangular in plan and has a low pitched hipped roof. The building faces east on S.W. Green Avenue. A series of concrete steps lead to the entrances of the various unites. Historic windows are six-over-one double hung wood sash. The Springer House has had numerous alterations including a one story addition at the front elevation, and a porch above. Modern windows are grouped single-pane fixed sash. The house has been surfaced with non-historic fire retardant siding.

**Significance:** The alterations to this building, including the addition of a single story, concrete steps, and modern siding have resulted in a classification of historic non-contributing. Although built about 1905, little evidence of the original building remains. Little information can be found on original owner Henry Springer, who purchased the property in 1905. According to Polk directories, Henry and Ella Springer were listed at this address (181 Green) from about 1905 to 1918. They were listed at 193 Green Avenue in 1903. Henry worked as a carpenter, first for Max A. Lehberg, then later independently. The Springers had a large family, with eight children occupying the house by 1911. The building remained in the Springer family until 1976. [ Polk Directories; Tigor Title Company ].

**# 4 4 Historic Name:** Springer House

**Owner:** McManus, Anna



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**b-1** Address: 821 S.W. Green #1  
Portland, OR  
Original Owner: Henry Springer  
Architect: Unknown  
Year Built: 1907  
Style: Altered  
  
Alteration: Major  
Classification: Historic Non-contributing

Use: Apartment  
Tax No: R82455-0140  
Plat: Cedar Hill  
Block: Terrace Park  
Condo Bldg. B  
Lot: 9

**Description:** Same as above.

**Significance:** Same as above.

**# 4 4** Historic Name: Springer House  
**b-** Address: 821 S.W. Green  
Portland, OR  
Original Owner: Henry Springer  
Architect: Unknown  
Year Built: 1907  
Style: Altered  
  
Alteration: Major  
Classification: Historic Non-contributing

Owner: Giusti, Victoria  
32047 N.W. 94th St.  
Tacoma, WA 98466  
Use: Apartment  
Tax No: R82455-0140  
Plat: Cedar Hill  
Block: Terrace Park  
Condo Bldg. B  
Lot: 10

**Description:** Same as above.

**Significance:** Same as above.

**# 4 4** Historic Name: Springer House  
**b-4** Address: 821 S.W. Green #4  
Portland, OR  
Original Owner: Springer, Henry and Ella  
Architect: Unknown  
Year Built: 1907  
Style: Altered  
  
Alteration: Major  
Classification: Historic non-contributing

Owner: Davidson, Anne  
  
Use: Apartment  
Tax No: R-82455-0140  
Plat: Cedar Hill  
Block: Terrace Park  
Condo Bldg. B  
Lot: 11

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**Description:** Same as above.

**Significance:** Same as above.

# 4 5 Historic Name: Kohn Residence  
a Address: 2324 S.W. Cactus  
Portland, OR

Original Owner: Naphthaly Kohn  
Architect: Unknown  
Year Built: 1910  
Style: Craftsman  
Alteration: Minor  
Classification: Primary Contributing

Owner: Saltveit, Carl  
and Noreen  
2029 S.W. Montgomery  
Portland, OR 97201  
Use: Residence/multi  
Tax No: Unknown  
Plat: Cedar Hill Addition  
Block: N/A  
Lot: Tax lot #2 of lot 26

**Description:** This two and one half story Craftsman style residence is square in plan, the front entrance faces west on S.W. Cactus. The rear elevation extends down the hillside where a two story porch extends the length of the facade and looks out upon a magnificent view to the east. The house was converted into a duplex in 1956. A steeply pitched side-facing gable roof, with deep eaves supported on massive knee-braces, covers the house and on the east elevation, extends to shelter a porch. The house is surfaced with narrow wood weatherboards. The main entrance is located at the southwest corner of the house, beneath a flat roof bracketed hood with dentil course, supported on large brackets. A shed roof projection is located in the center of the elevation.

The prominent east facade features the two story porch with massive boxed posts and slat rail balustrade. The sloping eave of the roof above has exposed brackets. The roof is pierced by two gabled inset dormers with small porches, each with a slat rail balustrade. The deep eaves of the gables are bracketed. A shed roof dormer illuminates the attic story. The Kohn residence is sited at the public right-of-way edge on the west facing elevation.

**Significance:** The Kohn Residence is significant according to criterion c for its architectural style. Little information can be found on original owner Naphthaly Kohn (1854-1925) who purchased tax lots 1 and 2 of lot 26 in 1903. Kohn was associated with Charles Kohn in the Charles Kohn and Company liquor business, and for several years engaged in the real estate business. He retired in 1905, and spent the next 20 years traveling in Europe. At the time of his death in Paris in 1925, he had amassed a valuable collection of paintings and objects d'art. [Oregonian, September 6, 1925, I, p. 3] Kohn sold his house in 1922 to A. B. Steinbach, who sold it the next year to the Oregon-Belmont Corporation. Broadway Holding Company gained legal title in 1928, selling in 1930 to

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Joseph G. Vollmer. A. J. Matlot immediately took possession, and sold the house to the Alliance Trust Company in 1932. [Ticor Title Company]

The Kohn Residence is a good example of the Craftsman style. Bargeboards, prominent exposed rafter tails and knee braces as well as simple horizontal cladding without extensive detailing are common elements of the style. The Craftsman style was popular in the United States in the 1910s and 1920s. The overall effect of simplicity, utility, and honesty of construction embodied reformist ideals popular at the time. The bracketed hood on the west side is an interesting design, combining oversized Craftsman knee braces with classical dentils. The architect is unknown.

**# 4 5** Historic Name: The Cedar Hill  
b Address: 839 S.W. Green  
Portland, OR  
Original Owner: Frederick Breske  
Architect: Henry Hefty  
Year Built: 1910  
Style: American Renaissance  
Alteration: Minor  
Classification: Primary Contributing

Owner: Saltveit, Carl  
2324 S.W. Cactus Dr.  
Portland, OR 97205  
Use: Apartment  
Tax No: R-14480-0286  
Plat: Cedar Hill  
Block: N/A  
Lot: Tax lot 4 of lot 26

**Description:** This three story apartment building faces east on S.W. Green Avenue, and is sited at the street edge. It is rectangular in plan with a flat roof. The front elevation is symmetrical with a central entrance with a pedimented hood. Two story bay windows, which dominate the facade, have a dentil course and cornice and are supported by ornate carved brackets in the form of consoles. There is an ornate cornice at the roof line and windows are single-pane double hung. The building is constructed of concrete and was surfaced on the front elevation with a rough cast stucco.

**Significance:** The Cedar Hill Apartments are significant according to criterion c for their architectural style, and architect Henry Hefty. Little information can be found on original owner Frederick Breske, who purchased the property in 1910. Breske was a real estate agent who also did business in loans and insurance. His office was located in room 720 of the Board of Trade building. After his apartments were completed, he resided in the building. [Polk Directories, Ticor Title Company]. Breske sold the apartment building in 1924 to the Burlington Company, Inc. C. D. and Mary E. Etherton bought the apartments in 1925 and retained possession for the next 20 years. [Ticor Title Company]

The design for the apartments was by Henry Hefty, an early Portland architect. Hefty was born in Switzerland in 1858 to a local architect and builder. Hefty graduated from high school in 1879 and studied construction with his father for two years. He followed his

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both to Portland in 1881, and opened his own construction firm with 25 employees. In 1884 Hefty promoted himself as an architect, and designed several early Portland landmarks, including the Romanesque Washington Block, St. Helen's Hall, and the Fourth Presbyterian Church of South Portland. In 1890 he was appointed superintendent of construction for his design of the First Congregational Church. Hefty married Agatha Durst in 1881 and the two raised three children. His death date is unknown. [Hines, History of Oregon, p. 952-53]

The three story apartment building is an interesting example of the American Renaissance style. It has the flat roof, decorative cornice with dentils and brackets, and symmetrical facade with bay windows common to the classical detailing. Built in 1910 in response to an increase in prosperity and population, the Cedar Hill Apartments represent a transition between the traditional, 19th century single-family residence with landscaped lots to the high-density multi-family buildings erected after 1900. Technological advances in reinforced concrete construction and a new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The Cedar Hills Apartments are one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

According to the Pacific Builder and Engineer (May 7, 1910) the apartment was constructed with two feet of earth covering the flat roof which served as a back yard for the house above on the slope.

# 46 **Historic Name:** Schacht Residence  
**Address:** 733 S.W. Vista Avenue

**Original Owner:** Schacht, Emil  
**Architect:** Schacht, Emil  
**Year Built:** 1902-3  
**Style:** Shingle style  
**Alteration:** None  
**Classification:** Primary Contributing

**Owner:** P.A.W.  
c/o 135 S.W. Ash Street  
Portland, OR 97204  
**Use:** office  
**Tax No:** R-14480-0390  
**Plat:** Cedar Hill  
**Block:** N/A  
**Lot:** Exc. s 60', lot 32

**Description:** This one and one half story house is square in plan with a single story rear wing. The house is situated on a triangular lot and faces east on S.W. Vista Avenue. It is built up to the public right-of-way on S.W. Vista and S.W. Green. The steeply pitched intersecting gable roof is a dominant feature of the house. The house is completely clad in wood shingles and windows are multi-pane over single-pane double hung. The upper portion of the broad gable ends projects slightly over wood brackets. The house is an eclectic mix of Shingle style and Colonial Revival elements. A pent roof at the front elevation encloses a porch supported by paired, chamfered posts which sit upon shingle

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clad bases. The window grouping on the front elevation of the second story is embellished with a swan's neck pediment. The gable end of the side (north) elevation is decorated with an elliptical window with radiating keystones. The south side elevation has two oriel windows supported by carved brackets.

**Significance:** The Schacht Residence is significant according to criterion c for its architectural style and as the residence of a prominent Portland architect. Emil Schacht (1854-1926) was born in Sommerland, Schleswig-Holstein, Germany to a prominent, well-educated family. He attended the Polytechnic School of Copenhagen and graduated from the Polytechnic School of Hannover where it is likely he received the typical Beaux-Arts-influenced education of the period. In 1874, Emil Schacht left his native country for New York, where he worked as a draftsman in an unknown architectural firm for six years. In 1880, Schacht returned to Germany where he married Auguste Trier. Schacht returned to America once again and applied for citizenship in Omaha, Nebraska before arriving alone in Portland, Oregon in 1883. Schacht's wife and children joined him in Portland in 1884.

Schacht opened his office in 1885 and practiced in Portland until his death in 1926. Schacht's son Martin, an architect and engineer, practiced with his father in the firm of Emil Schacht and Son, Architects from 1910-1915. During Schacht's career of 41 years, he designed numerous buildings of varying types and styles in Oregon and Washington. At various times during his career, Schacht was the busiest architect in the state.

Schacht was a leader in the earliest architectural association of Portland: the Portland Association of Architects for which he served as president in 1907 and 1908. he was also involved in subsequent organizations including the Portland Architectural club, the Architectural league of the Pacific Coast and the Oregon Chapter of the American Institute of Architects, for which he was a charter member. Among his many buildings, Schacht is best known for his design of the Astoria City hall (1904-5), the Portland Police Block (1912-13) and the S.E. 33rd and Francis Fire Station (1912). ["A Partial Inventory of the Work of Emil Schacht: Portland Architect 1885-1926", by Patricia L. Sackett, Master's Thesis, University of Oregon, 1990] The Schacht Residence remained in the Schacht family until 1977 and remains in excellent condition with no alterations.

**#47 Historic Name:** Wolfstein Residence  
**Address:** 737 S.W. Vista Ave.  
Portland, OR  
**Original Owner:** William Wolfstein  
**Architect:** Unknown  
**Year Built:** 1904

**Owner:** Vranizan, Fred  
511 S.W. 10th #605  
Portland, OR 97205  
**Use:** office  
**Tax No:** Unknown  
**Plat:** Cedar Hill

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**Alteration:** Moderate  
**Classification:** Primary Contributing**Block:** N/A  
**Lot:** N 30' of s 60' of 32

**Description:** This modest two story wood frame structure faces east on S.W. Vista Avenue. The house is rectangular in plan with a steeply pitched pyramidal roof. The house has beveled wood siding and windows are single-pane double hung. The front porch is supported by simple wood posts and a slat rail balustrade. This porch replaced the original front porch at an unknown date. The roof is similar to that of the original porch. A corbelled chimney stack rises above the roof on the south side. The house is built above and close to the street edge. The landscaping consists of several mature trees and a concrete retaining wall.

**Significance:** The Wolfstein Residence is significant according to criterion c for its architectural style. Little information can be found on original owner William Wolfstein, who purchased the property in 1904. Wolfstein was born in Westphalia, Germany in 1848, and emigrated to the United States at a young age. He traveled to the west coast via Nicaragua, and settled for a short period in Wall Walla, Washington. Wolfstein then moved to Portland and engaged in the mercantile business. [*Oregonian*, March 17, 1920, p. 6]. After his death in 1920, legal ownership transferred to his wife, Henrietta. Isabel S. Martin apparently purchased the house following Henrietta Wolfstein's death in 1938.

The Wolfstein Residence is in good condition, although the porch has been altered. Although of modest size and detailing, the house contributes to the district in its construction and massing. The vernacular house shows the influence of the Queen Anne style in its corbelled chimney. The architect is unknown.

**# 48** **Historic Name:** Fishburn Apartments  
**Address:** 800 S.W. Green Avenue**Original Owner:** W. A. Fishburn  
**Architect:** Unknown  
**Year Built:** 1925  
**Style:** Mediterranean  
**Alteration:** None  
**Classification:** Secondary Contributing**Owner:** Koppelman,  
Kenneth  
c/o 6185 Orchard  
Station Road  
Sebastopol, CA 95472  
**Use:** Apartment  
**Tax No:**  
**Plat:** Cedar Hill  
**Block:** N/A  
**Lot:** 31

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**Description:** This two story apartment building is "L" shaped in plan and is built up to the public right-of-way on S.W. Green. The main entrances to the apartments face west. The building is surfaced in stucco and has a tile roof. The entrances to the individual apartment units are sheltered beneath a single "L" shaped porch with a shed roof supported by simple posts. Windows are combinations of six-over-one and four-over-one double hung wood sash. Windows on the north elevation are inset within shallow arches which divide this elevation into a series of bays. Decorative elements consist of the wrought iron porch rail and projecting brick panels.

**Significance:** The Fishburn Apartments are significant according to criteria b and c: for their associations with original owner, Dr. William A. Fishburn (1878-1948); and for their architectural style. Fishburn was born in Portland and educated at the University of Indiana, receiving a degree in dentistry. Although Fishburn maintained this property in Portland, most of his activities were in Washington, where he maintained practices in Ellensburg and Dayton. Fishburn's involvement in the dental profession extended to service as president of the Washington state board of dental examiners. [Oregonian, February 16, 1948, p. 9] The Fishburns sold the apartments in 1943 to Patty and Clyde Florence. They sold the building the same year to Dorothy and Edwin Chin. The Chins sold to Roy and Cecilia Shelton in 1947. [Ticor Title Company]

The Fishburn Apartments are a good example of the Mediterranean style applied to a non-historic reinforced concrete form. The use of the style on the two-story building gives the apartments a more traditional appearance than the nearby multi-story Excelsior Apartments. The stuccoed exterior, clay roof tiles and intimate scale of the "L" shaped porch are common elements in the style's European precursors. The many unusual themes in Period style architecture were popular in the United States in the 1920s and 1930s. Built in 1925, the building represents the transition between the traditional, 19th century single-family residence with landscaped lots to the middle- to upperclass multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The Fishburn Apartments are one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

# 49 **Historic Name:** Belvoir Apartments  
**Address:** 751 S.W. Vista Ave.

**Original Owner:** Peters Construction Co.  
**Architect:** Unknown  
**Year Built:** 1926

**Owner:** Belvoir Assoc.  
c/o P. Chartz  
140 S.W. 6th Ave.  
San Francisco, CA  
94118  
**Use:** Apartments  
**Tax No:** Unknown  
**Plat:** Cedar Hill

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Style: American Renaissance  
Alteration: None  
Classification: Secondary Contributing

Block:  
Lot: 33

**Description:** This three story apartment house is rectangular in plan and constructed of load-bearing brick. The front facade is surfaced with buff colored brick. The building faces east on S.W. Vista Avenue and is situated at the public right-of-way. The front facade is symmetrically composed with a central entrance. The major window groupings are composed of multi-pane over single-pane double hung wood sash. A curvilinear parapet with concrete coping, tops the building. Below the parapet is a massive cornice, constructed of pressed metal, with modillions, brackets and a dentil course. The base of the building is surfaced with rusticated concrete. Windows have jack arches with concrete keystones and springers. The corners of the front facade have brick quoins.

**Significance:** The Belvoir Apartments are significant according to criterion c for their architectural style. Little is known of the first owners, the Peters Construction Company. The construction company, headed by I. A. Peters and son Corbin A., first appeared in the Polk Directories in 1923, with offices in the Northwest Bank Building. They moved by 1928 to the American Bank Building. Peters was born in 1866 and died in 1943. [Oregon Journal, February 23, 1943, p. 18; Polk Directories] The company probably built the apartments on speculation, and sold them to Fred G. and Mabel F. Warner in 1926. Warner was listed in the 1926 directory without an occupation. Neither he nor Mabel were listed in 1929, and Mabel appears as a widow in 1930. Possession passed through several hands in 1928, from the Warners to Charles T. and Lettie G. Toozee to C. R. and Frances V. Zener and finally to Philip and Gerta Schneider. The building was sold in a sheriff's sale in 1938 to the Teachers Retirement Fund Association of School District No. 1.

The Belvoir Apartments are in good condition and are a good example of the application of the classically-inspired American Renaissance style to a non-historic reinforced concrete form. The curvilinear parapet, large brackets, dentils and modillions, are common elements in the style. The flat arches with pronounced keystones and rustication of the stuccoed ground floor are often found on commercial and civic buildings. The buff-colored brick is another element of American Renaissance, inspired by the great white classical buildings of the 1893 Chicago World's Fair. The style, relatively late for the 1926 construction date, is one of many popular historic period styles in architecture following the first world war. The Belvoir Apartments represent a transition between the traditional, 19th century single-family residence with landscaped lots to the middle- to upperclass multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The Belvoir Apartments are one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.



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# 5 0 Historic Name: Adelle Apartments  
a Address: 761 S.W. Vista Avenue

Original Owner: Harry Mittleman  
Architect: Unknown  
Year Built: 1929  
Style: Exotic (1910-1935)  
Alteration: None  
Classification: Secondary Contributing

Owner: Shlim, Nathan  
and Sylvia  
2901 N.W. Quimby  
Portland, OR 97210  
Use: Apartment  
Tax No: R14480-0320  
Plat: Cedar Hill Addition  
Block: N/A  
Lot: 29,30,34,35

**Description:** This two story apartment building is rectangular in plan and faces east on S.W. Vista Avenue. It is sited at the public right-of-way where two street trees shade the front facade. It is constructed of lead-bearing brick and has a flat roof. The front facade is symmetrical and divided into three bays by projecting brick piers which extend from the base to the cornice. The entrance is recessed behind an exotic concrete arch, decorated with cast stone urns. A large multi-paned window set in a similarly formed arch is located above the entrance. The front door is multi-paned, flanked by side lights. Windows are wood multi-paned casements.

**Significance:** The Adelle Apartments are significant according to criteria b and c: for their association with original owner, businessman Harry Mittleman and for its architectural style. Harry Mittleman owned 30 Oregon bank buildings, several grocery stores, and at one point owned 20 Portland apartment buildings. Mittleman was born in Russia and emigrated as a small boy with his family to Omaha, Nebraska. In 1922 he moved to Castle Rock, Washington and bought a general store. Mittleman continued in the grocery business, with stores in Kelso, Woodland and other Columbia River towns. He developed six grocery stores in Portland. When chain cash and carry stores became highly competitive, Mittleman liquidated and in 1928 went into apartment construction. Mittleman named many of his apartments after his wife and four daughters, including the Adelle Apartments, Marian Court, Jeanne Manor, St. Helen's Court, Queen Louise, Babette Manor and Charmaine Manor (805 S. W. Vista). Of his apartments, Mittleman once said that "there isn't one piece of property that doesn't stand right out, whoever owns them." [Oregonian, February 13, 1977, p. C1] Mittleman's other business activities included ownership of housing developments, orchard and ranch properties. He liquidated his holdings in 1972 and bought 29 U. S. National Bank of Oregon buildings and the Bank of California tower, where he located his office. Mittleman was active in the Jewish community, and served as president of the Jewish Community Center for 10 years. the Community Center was renamed in his honor in 1977. [Oregonian, February 13, 1977, p. C1; Oregon Journal, August 16, 1947, p. 1] Mittleman sold portions of the property including the land for Charmain Manor) late in 1928 to C. S. and Kate B. Winsor and the

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Guaranty Trust Company. The Guaranty Trust Company bought the property in its entirety in 1930. Mittleman regained possession in 1937, and retained the apartment building until 1972.[Ticor Title Company]

The Adelle Apartments are in good condition and are an excellent example of the application of exotic themes to a non-historic reinforced concrete form. The curvilinear arches in the entrance and second floor window evoke images of the far east. The remainder of the building is relatively unadorned and shows the mid-twentieth century movement towards minimalism. Exoticism was one of many unusual themes in Period style architecture in the United States in the 1920s and 1930s. Built in 1929, the building represents the culmination of the transition between the traditional, 19th century single-family residence with landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The Adelle Apartments are one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

# 5 0 Historic Name: Charmain Manor  
b Address: 805 S.W. Vista Avenue

Original Owner: Harry Mittleman  
Architect: Unknown  
Year Built: 1929  
Style: Mediterranean  
Alteration: None  
Classification: Secondary Contributing

Owner: Shlim, Nathan  
and Sylvia  
2901 N.W. Quimby  
Portland, OR 97210  
Use: apartment  
Tax No: R14480-0320  
Plat: Cedar Hill Addition  
Block: N/A  
Lot: 29,30,34,35

**Description:** This three story apartment house is rectangular in plan and faces east on S.W. Vista Avenue. The building has a flat roof surfaced with clay tile and is constructed of structural clay tile surfaced with stucco. The front facade is symmetrical in composition, with a central entrance. The entrance is composed of an elaborate arched opening with paired free-standing Tuscan columns. A scroll and rope motif carved in low relief embellishes the arch. The front door consists of multi-panes flanked by sidelights. Paired, engaged piers flank the columns and are topped with high relief urns. An arched window grouping and a wrought iron balconet are located above the elaborate entrance. Windows are deep set, multi-paned casements. The ground floor is distinguished from the second and third by a projecting beltcourse.

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**Significance:** Charmain Manor is significant according to criteria b and c: for their association with original owner, businessman Harry Mittleman and for its architectural style. Harry Mittleman owned 30 Oregon bank buildings, several grocery stores, and at one point owned 20 Portland apartment buildings. Mittleman was born in Russia and emigrated as a small boy with his family to Omaha, Nebraska. In 1922 he moved to Castle Rock, Washington and bought a general store. Mittleman continued in the grocery business, with stores in Kelso, Woodland and other Columbia River towns. He developed six grocery stores in Portland. When chain cash and carry stores became highly competitive, Mittleman liquidated and in 1928 went into apartment construction. Mittleman named many of his apartments after his wife and four daughters, including the Adelle Apartments (761-805 S. W. Vista), Marian Court, Jeanne Manor, St. Helen's Court, Queen Louise, Babette Manor and Charmaine Manor. Of his apartments, Mittleman once said that "there isn't one piece of property that doesn't stand right out, whoever owns them." [*Oregonian*, February 13, 1977, p. C1] Mittleman's other business activities included ownership of housing developments, orchard and ranch properties. He liquidated his holdings in 1972 and bought 29 U. S. National Bank of Oregon buildings and the Bank of California tower, where he located his office. Mittleman was active in the Jewish community, and served as president of the Jewish Community Center for 10 years. the Community Center was renamed in his honor in 1977. [*Oregonian*, February 13, 1977, p. C1; *Oregon Journal*, August 16, 1947, p. 1] Mittleman sold portions of the property (including the land for the Adelle Apartments) late in 1928 to C. S. and Kate B. Winsor and the Guaranty Trust Company. The Guaranty Trust Company bought the property in its entirety in 1930. Mittleman regained possession in 1937 through a sheriff's sale, and retained the apartment building until 1972.[Ticor Title Company]

Like the Adelle Apartments next door at 761 S. W. Vista, Charmain Manor is essentially a reinforced concrete building with exotic detailing. Both buildings feature an ornate arched entrance and prominent second floor window placed in the center of the facade. In this case, the detailing is Mediterranean, with characteristic clay tile "roof," a wrought iron balcony, and incised arched entrance. The remainder of both buildings are relatively unadorned and show the mid-twentieth century movement towards minimalism. Both illustrate the popularity of unusual themes and Period style architecture in the United States in the 1920s and 1930s. Built in 1929, the building represents the trend towards higher density within the district. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. Charmain Manor one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

# 5 1 Historic Name: Rena Villa  
Address: 815 S.W. Vista Avenue  
Portland, OR

Owner: McMonies,  
Walter, Sr.  
2500 N.W. Sandy Blvd.  
Portland, OR 97232

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**Original Owner:** Harry B. Davis  
**Architect:** Unknown  
**Year Built:** 1940  
**Style:** Exotic  
**Alteration:** None  
**Classification:** Secondary Contributing

**Use:** Apartment  
**Tax No:** R-13380-0300  
**Plat:** Cedar Hill Addition  
**Block:** N/A  
**Lot:** N 50' lot 28, 36

**Description:** This three story brick apartment building faces east on S.W. Vista Avenue and is sited directly at the public right-of-way edge. The building is "U" shaped in plan with a recessed entrance. Tiled steps lead to the front entrance which is recessed behind a screen wall of concrete surfaced with stucco. This screen wall is comprised of two elongated free-standing Corinthian columns and two engaged Corinthian columns which support a series of three Islamic inspired arches. An historic neon sign with the words "Rena Villa" is attached to the columns. Paired multi-paned casement windows on the front elevation are located in the center of each projecting wing. The windows are framed by cast stone quoins and topped with a scrolled form with medallion. The mock hipped roof is surfaced with clay tiles. Decorative finials are located on the corners. The foundation level of the Rena Villa is concrete.

**Significance:** The Rena Villa Apartments are significant according to criterion c for their architectural style. Original owner Harry Ben Davis was the owner of the H. B. Davis Iron and Steel Company, and the Davis Investment Company. Davis was born in Poland in 1878 and emigrated to Portland in 1903. He sold his steel company in 1939 to form the investment company. The office was located in the Davis Building. Davis' civic activities included charter membership in the Downtown Property Owners Association. He was a member of several clubs and fraternities [Oregonian, April 26, 1961, p. 19] Davis bought the property in 1933, and sold the apartments in 1945. [Ticor Title Company]

Rena Villa is in excellent condition, and is an interesting example of the application of two period styles of architecture to a reinforced concrete form. Ogee arches on the central entrance and Spanish pantiles contrast with classical window quoins and surrounds. Rena Villa is a relatively late application of Period style architecture, which was popular in the United States in the 1920s and 1930s. The apartments were constructed in 1940 following a period of little building construction as a result of the Depression.

# 5 2 **Historic Name:** The San Carlos Apts.  
**Address:** 831 S.W. Vista Avenue  
Portland, OR  
**Original Owner:** The Eleanor Company  
**Architect:** Unknown

**Owner:** W.P.L. Assoc.  
2030 N.W. Marshall #7  
Portland, OR 97209  
**Use:** Apartment  
**Tax No:** Unkown

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**Year Built:** 1926  
**Style:** Mediterranean  
**Alteration:** None  
**Classification:** Secondary Contributing

**Plat:** Cedar Hill Addition  
**Block:** N/A  
**Lot:** S 50' lot 28, 37, 38

**Description:** This four story Mediterranean style apartment building is "L"-shaped in plan and faces east on S.W. Vista Avenue. It is constructed of concrete, surfaced with smooth stucco and is sited at the edge of the public right-of-way. The front facade is symmetrical and defined by two projecting bays on either side of the building. The front entrance is centrally located and recessed behind a series of three arches supported by two free-standing twisted columns with exotic capitals. Windows are paired eight-over-one double-hung wood sash. The parapet is capped with concrete coping above the fourth floor windows. The central portion of the parapet is gabled. Below is a cast stone swag and medallion ornament. A triple arched window with balconet is located beneath this ornament. The horizontal banding of the parapet is distinguished by two beltcourses. The upper band consists of two high relief panels of engaged balusters. The lower band contains a series of recessed panels.

**Significance:** The San Carlos Apartments are significant according to criterion c for their architectural style. Very little information can be found on the original owner. Fred A. and Grace M. Shafer owned the property in 1925, and passed legal title to The Eleanor Company the same year. Shafer was listed as a salesman in the 1927 Polk Directory, and a watchman in 1928. The Eleanor Company was not listed in the Polk Directories from 1926 to 1928. The Provident Mutual Life Insurance Company purchased the building in 1935, and sold it in 1944 to Marjorie E. Besson. [Ticor Title Company]

The Eleanor Company Apartments are in good condition and are a good example of the application of the Mediterranean style to a non-historic reinforced concrete building. The exotic type was one of many popular historic period styles in architecture following the first world war. The building is similar to the nearby Envoy Apartments built three years later, but on a smaller scale. Both have stucco cladding, and are minimally detailed except for a semi-circular arched entrance echoed by a center upper floor window with a wrought iron balcony. Typical of the 1920s adaptation of the style, the Eleanor Company Apartments are more elaborately detailed than the later Envoy Apartments. The building represent a transition between the traditional, 19th century single-family residence with landscaped lots, to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The building one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

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**# 5 3** Historic Name: N/A  
Address: 2323 S.W. Park Place  
Portland, OR  
Original Owner: N/A  
Architect: Unknown  
Year Built: N/A  
Style: Late 20th Cent. Architecture  
Alteration: N/A  
Classification: Non-compatible, Non-contributing

Owner: Park Vista Corp.  
Use: Apartment  
Tax No: R-14480-0440  
Plat: Cedar Hill  
Block: N/A  
Lot: 39-42

**Description:** This ten story reinforced concrete apartment structure is rectangular in plan and faces south on S.W. Park Place. It rises above a concrete wall on S.W. Vista Avenue. Balconies have metal railing with a metal mesh infill.

**Significance:** Due to its modern construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

**# 5 4** Historic Name: Burkhardt's Florist Shop  
Address: 2280 W. Burnside  
Portland, OR  
Original Owner: Burkhardt Estate  
Architect: Cash & Wolff  
Year Built: 1929  
Style: French Renaissance (1910-1935)  
Alteration: Minor  
Classification: Secondary Contributing

Owner: Benjamin  
Franklin Federal Savings  
and Loan Association  
Use: Bank  
Tax No: R-43160-1550  
Plat: Johnson's Addition  
Block: 7  
Lot: Tax Lot 5

**Description:** This two story brick commercial building is triangular in plan, with irregular massing. It is located at the junction of S.W. Vista Avenue and West Burnside. The building is sited at the public right-of-way edge on all sides, and faces north on West Burnside. It is one story at the northeast corner and has a flat roof. The main volume of the two story portion of the building is covered with a mansard roof with a pyramidal roof covering a portion at the northwest corner, directly above the main entrance, which is placed off-center at the west end of the north elevation. The entrance consists of a glass door with multi-panes. It has a cast stone surround with quoins and a keystone. The one story portion of the building has storefronts consisting of plate glass windows. An engaged cast stone post, topped with an owl carved in high relief, is located between the two plate glass windows of the front elevation. Windows on the second floor consist of three multi-paned casements with transoms.

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**Significance:** The Burkhardt's Florist Incorporated building is significant according to criteria b and c: for its associations with the Burkhardt family; for its architectural style, and for its architects, the firm of Cash and Wolff. The founder of Burkhardt's Florist, Gustave J. Burkhardt, was born in Switzerland, and emigrated with his family to the United States in 1872. They operated a dairy farm in Nashville, Tennessee until 1882, then moved to Oregon, settling permanently in Portland in 1883. Gustave Burkhardt learned the baker's trade in his native country, but chose to form a florist partnership with his brother, Alfred C. F. Burkhardt, in 1883. The enterprise was located at N.W. 23rd and Glisan. Burkhardt Brothers, one of the first florist shops in Portland, continued until 1905, when the partnership was dissolved and each brother ran his own establishment. Gustave Burkhardt and his wife, Catherine (Yennie), continued to operate from the same location, gradually expanding to include three lots, and five separate departments in the greenhouses heated by hot water. Burkhardt died in 1924, but his family maintained the business. They opened the new florist shop in the brick building on Burnside street in 1930. Marguerite I. Burkhardt was the first manager. [Fred Lockley, History of the Columbia River Valley, (Chicago, 1928) pp. 537-8; Oregonian December 8, 1924, p.14; Polk Directory, 1930]

The Burkhardts hired the firm of Cash and Wolff to design their French Renaissance style store. The building is a good example of the adaptation of the original residential style for commercial purposes. The projecting tower and Mansard roof are characteristic of the style. The building's small scale, its decorative brickwork, multi-light windows and corner tower are more reminiscent of a domestic rather than commercial building. Also noteworthy are the wrought-iron balcony and cast-stone owl detailing. The style was doubtless intended to appeal to the nearby residential owners' taste, and harmonize with the neighborhood. The site itself is worth mention, for it was previously the location of a street car depot, known as the Keystone Building. The streetcar line which served the King's Hill and neighboring Portland Heights and Council Crest neighborhoods, turned off Burnside southeast of the building, resulting in the small triangular plot. [Portland Historic Resource Inventory]

George Wolff (1898-1977) was born on July 4 in Portland, and gained early architectural experience working in the office of Portland architect Morris Whitehouse. Wolff later graduated from the University of Oregon in architecture. During the Depression, Wolff chartered sewer lines for the Federal Works Projects Administration, and at some point formed a partnership with Earle Cash. In the 1940s Wolff worked with builder Henry Kaiser, and designed several federal projects, including worker housing at the Bonneville Dam, some shipyards, and the World War II city of Vanport. He also designed projects in Hawaii and Australia. Later in his career, Wolff was a senior partner in the firm of Wolff, Zimmer, Gunsul and Frasca, a firm which is still practicing in Portland. [Heritage Investment Corp., Northwest 13th Avenue Historic District National Register Nomination, October 1986] Less is known about Earle G. Cash (1894-1956), who worked with the

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firm of H.L. Camp & Company in the early 1900s. Cash had his own firm by 1915 before joining Wolff. He moved to California with his wife, Harriet, in 1953. [Polk Directories]

**# 55 Historic Name:** Fordham Apartments  
**Address:** 742 S.W. Vista Avenue  
Portland, OR

**Original Owner:** Fordham Investment Co.  
**Architect:** Unknown  
**Year Built:** 1911  
**Style:** American Renaissance  
**Alteration:** None

**Classification:** Primary Contributing

**Owner:** Shlim, Nathan  
and Sylvia  
2901 N.W. Quimby  
Portland, OR 97210  
**Use:** Apartment  
**Tax No:** R-43160-1330  
**Plat:** Johnson's Addition  
**Block:** 7  
**Lot:** N 107 2/3' of S  
560' of W 100.5' of  
Block 7

**Description:** This six story load-bearing brick apartment building is "U" shaped in plan with recessed light courts on the side elevations. It faces west on S.W. Vista Avenue and is sited at the public right-of-way edge. The building has a flat roof and is surfaced with buff colored face brick on the front facade. It is restrained in ornament, with a simple cornice on the front elevation. The central entrance is recessed behind the wings of the "U" and is sheltered by a decorative metal canopy hung by two chains which are attached to the brick surface above. A gabled marquis form with geometric patterned brick work and grouped vertical fixed windows, highlight the entrance at the second floor. The vertical proportions and geometric patterns of the brick are Art Deco in spirit. Brick at the first floor level is rusticated. Light colored brick simulates quoins at the corners. Each of the individual apartment units has a balcony with wrought iron railings with geometric forms, and a scalloped canopy. Windows are single pane double-hung wood sash. The wrought iron fire escapes, located on the front and side elevations, have geometric patterns similar to the balconies.

**Significance:** The Fordham Apartments are significant according to criterion c for their architectural style. The apartment building was constructed in 1910 by the Fordham Investment Company. R.E. Kingsbury owned the property in 1909, and transferred ownership to the development company of Morgan, Fliedner & Boyce in 1910. Legal ownership was transferred to the Fordham company name the next year. W. L. Morgan was the president, with William F. Fliedner serving as vice president and Joseph A. Boyce as secretary. The company advertised themselves as "Architects, Builders, Real Estate and Investment" agents. Their office was in room 503 of the Abington Building in 1911. By 1915 R. E. Kingsbury became treasurer, and the office had moved to 1310 N.W. Bank Building. The company also owned the neighboring Kingsbury Apartments at 760 S. W.



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Vista. President Morgan was involved in several businesses. He appeared in Polk Directories in 1900 without listing an occupation, but by 1903 was employed by the Metropolitan Life Insurance Company. In 1905 Morgan headed his own real estate, loan, architectural and contracting office. Around 1910 he was also co-owner of the Morgan-Atchley Furniture Company. W. C. Becktell bought the building in 1926 and sold it the next year to the Portland Trust and Savings Bank. Northern Pacific Manufacturing Company purchased the property in 1929 in a sheriff's sale. Through a series of transactions between the Northern Pacific Manufacturing Company, the First National Bank and S. E. and Dorothy H. Henderson in 1936, Henderson became legal owner. [Polk Directories, Ticor Title Company]

The six story apartment building is in good condition and is a good example of the American Renaissance style. The use of light colored bricks in place of the earlier Victorian era red bricks reflects the national taste towards classical architecture and the influence of the 1893 Chicago Exposition's great white buildings. And unlike the irregular profile of the Queen Anne style, American Renaissance buildings feature a nearly flat parapet and simple cornice, and an unadorned facade. "Quoins" detailed in a lighter brick, and a rusticated base provide references to classical architecture. Also noteworthy are the wrought iron balconies with circular motifs which show the Art Deco influence.

Built in 1911 in response to an increase in population, the Fordham Apartments represent a transition between the traditional, 19th century single-family residence with landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The Fordham Apartments are one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

**# 5 6 Historic Name:** Kingsbury Apartments  
**Address:** 760 S.W. Vista Avenue  
Portland, OR

**Original Owner:** Kingsbury Building Co.  
**Architect:** Unknown  
**Year Built:** 1910  
**Style:** American Renaissance  
**Alteration:** Minor

**Classification:** Primary Contributing

**Owner:** Torres, Dorothy  
Oregon Pacific Building  
#511  
Portland, OR 97204  
**Use:** Apartment  
**Tax No:** R-43160-1360  
**Plat:** Johnson's Addition  
**Block:** 7  
**Lot:** N 53.3' of S 453.3'  
of W 100' of block 7

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**Description:** This five story apartment building is rectangular in plan and faces west on S.W. Vista Avenue. The building is sited at the public right-of-way edge. The front elevation is symmetrical with two bays projecting slightly beyond the location of the entrance and the porches of each floor level above. The corners of the building are inset and semi-round, wrought iron balconies on each level, fill the void. The recessed front entrance is flanked by banded piers of brick with simplified cast stone capitals. An open grille in a "Union Jack" pattern is located above the entrance way and spans the area between the brick piers. A series of marble steps lead from the public right-of-way to the front door. The semi-round balconies and the balconies above the entrance have a wrought iron balustrade. The castellated parapet of the building is of concrete. The base of the building is rusticated and the windows of the first floor level have jack arches. Decorative geometric patterns of a contrasting brick color are located between the second and third floor level. Other decorative elements consist of a simple cornice with brackets at the fourth floor level, and geometric forms at the fifth floor level, which consist of a single width of projecting brick. A wrought iron fire escape descends on the south side of the front elevation.

**Significance:** The Kingsbury Apartments are significant according to criterion c for their architectural style. The apartment building was constructed in 1910 by the Kingsbury Building Company. R.E. Kingsbury owned the property in 1909, and transferred ownership to the development company of Morgan, Fliedner & Boyce in 1910. Legal ownership was transferred to the Kingsbury company name the same year. W. L. Morgan was the president, with William F. Fliedner serving as vice president and Joseph A. Boyce as secretary. The company advertised themselves as "Architects, Builders, Real Estate and Investment" agents. Their office was in room 503 of the Abington Building in 1911. By 1915 R. E. Kingsbury became treasurer, and the office had moved to 1310 N.W. Bank Building. The company also owned the neighboring Fordham Apartments at 742 S. W. Vista. President Morgan was involved in several businesses. He first appeared in Polk Directories in 1900, and by 1903 was employed by the Metropolitan Life Insurance Company. In 1905 Morgan headed his own real estate, loan, architectural and contracting office. Around 1910 he was also co-owner of the Morgan-Atchley Furniture Company. W. C. Beckett bought the building in 1926 and sold it the next year to J. M. and Susan Throne. Possession passed through several hands in 1927, from the Thrones to W. A. and Marguerita Bergard to W. S. Howard. Fidelity Security Company bought the property in 1928, and sold it in 1929 to W. P. Olds. The West Hill Apartment Company became legal owners in 1932, transferring title to the Portland Trust Savings Bank in 1935. Washington-Oregon Investment Company became next owners of record in 1939, followed by Dorothy L. Kliks in 1940. [Polk Directories, Ticor Title Company]

The five story apartment building is in good condition and is a good example of the American Renaissance style. The use of light colored bricks in place of the earlier Victorian era red bricks in architecture reflects the national taste towards classical architecture and the influence of the 1893 Chicago Exposition's great white buildings.

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Unlike the earlier irregular profile of the Queen Anne style, this apartment building's style has a much more restrained parapet and facade. A very small cornice and pedimented parapet provide reference to Roman classical architecture. Detailing is reserved to the wrought iron balconies, darker brick "pendants," and rusticated base. Built in 1910, the Kingsbury Apartments represent the trend towards higher density within the district. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. Charmain Manor one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

# 57 Historic Name: Vista Avenue Apartments  
Address: 800-864 S.W. Vista Avenue  
Portland, OR

Original Owner: Vista Corporation  
Architect: Pietro Belluschi  
Year Built: 1941  
Style: Half-Modern  
Alteration: None

Owner: Newlands, Sara  
and Bishop, Mary  
1402 S.W. Myrtle Drive  
Portland, OR 97201  
Use: Apartments  
Tax No: R-43160-1010  
Plat: Johnson's  
Block: 7  
Lot: N 200' of S 400'  
of Block 7

Classification: Secondary Contributing

**Description:** This grouping of apartment units is composed of two story buildings, rectangular in plan, constructed of split Roman brick. The buildings have massive chimneys and low pitched hipped roofs with gablets. The separate units are placed within a lush landscape of expansive lawn and old cedar trees and mature shrubs. The entrance to each unit is housed beneath a standing seam copper hood. Windows are six over six double hung wood sash and the window frames are flush with the wall surface. The front door of each until has raised panels and four fixed panes of glass as a transom. Several of the units have low brick walls. Typical of the Half-Modern style, these buildings are classical in proportion, but restrained in ornament. There are three contributing, detached garages at the basement level.

**Significance:** The Vista Avenue Apartments are significant according to criterion c for their architectural style, and architect, Pietro Belluschi. Little information can be found on the original owners, the Vista Corporation. They are first listed in the 1943 Polk Directory with George K. Voss as president and Guy T. Stearns as secretary. Their office was at 1008 S. W. 6th Avenue, #203. The Vista Corporation purchased Lot 10 in 1940 from the Portland Trust & Savings Bank. In 1942, legal title was transferred to Voss's name. Voss lived at 1827 S. W. Myrtle.

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The corporation hired Portland's most nationally and internationally significant architect, Pietro Belluschi, to design the apartments. These are the only buildings in the King's Hill Historic District designed by Belluschi. Belluschi was a predominant figure in Portland and the Northwest in the decades between 1930 and 1950. He created both the Northwest Regional (with John Yeon), and the modern New Formalism styles. Belluschi was born in 1899 in Italy, the son of an engineer. Belluschi traveled with his father as a child, and attended schools in Rome, Bologna and Milan. In 1916 he volunteered in the Italian Army and served three years in the mountain artillery. After the first World War, Belluschi enrolled in the university at Rome where he earned a doctorate in architectural engineering in 1922. The following year he came to the United States on an exchange scholarship to Cornell University. After graduating in 1924 with an electrical engineering degree, Belluschi traveled west where he was hired as an electrical engineer by the Bunker Hill and Sullivan Company in Kellogg, Idaho. In 1925, Belluschi moved to Portland, where he was hired as a draftsman by architect A. E. Doyle. He was named a partner in the A. E. Doyle & Associate firm in 1933, concurrent with his efforts on the Half-Modern style Portland Art Museum (1932, 1938), for which he was nationally recognized. The museum and the 1937 Finley's Mortuary earned Belluschi honors from the A. I. A. in 1940, included among the "100 Best Designs, 1920-1940." Among Belluschi's Northwest Regional styles are his 1938 Jennings Sutor house, the 1940 Joss House, the 1941 Kerr House, and numerous churches. The buildings emphasized regional construction materials and a design harmonious with the area. His post war commercial designs were completely different, yet also emphasized organic design. In 1948 Belluschi designed the Equitable Building, the first international style design of its kind in the United States. Constructed of a concrete frame, it was completely environmentally sealed, and clad in a glass and aluminum curtain wall skin. [George McMath, "Buildings and Gardens," Space, Style and Structure, pp. 467-497] Belluschi left Portland to accept the presidency of M. I. T. in the 1950s. He continues to consult on projects across the country.

The style is indicative of Belluschi's earlier pre-Modern work, which made reference to historical Georgian rowhouse architecture. The nearly smooth facades are interrupted only by shallow entrance porches with half-hipped roofs. The brick exterior, with simple soldier course lintels and multi-light windows are the only indications of the style. Built in 1941, the design shows the influence of minimalism, and the introduction of modern architecture. Belluschi's concern for the natural setting is also evident in the sensitive use of extant old growth cedar trees and the inclusion of an expansive lawn with numerous plantings. The resulting appearance of this apartment complex is strikingly different from the other multiple-family residences in the King's Hill Historic District, and is more comparable to the neighborhood's single family dwellings.

# 58 Historic Name: Glen Eagles Apartment  
Address: 912 S.W. Vista Avenue  
Portland, OR

Owner:  
Nathan, Peter  
2455 N.W. Marshall  
Portland, OR 97210

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**Original Owner:** Beat, Robert and Mary  
**Architect:** Unknown  
**Year Built:** 1931  
**Style:** Mediterranean  
**Alteration:** None  
**Classification:** Secondary Contributing

**Use:** Apartment  
**Tax No:** R43160-1300  
**Plat:** Johnson's Addition  
**Block:** 7  
**Lot:** W 150' of N 100'  
of S 200' of Block 7

**Description:** This two story apartment building is "U" shaped in plan and faces west on S.W. Vista Avenue. The building is constructed of concrete, which is surfaced with multicolored brick on the first floor level and stucco on the second. The hipped roof is surfaced with clay tiles and has slightly over-hanging eaves. The "U" shape forms a central entrance court. The entrance is at the center of the court and is topped with an intersecting gable roof with mock half-timbering in the gable end. A passageway which leads to S.W. St. Clair extends through the court beneath the gabled entrance bay below the street level. The concrete foundation level, visible on the side and rear elevations, is rusticated. Windows are single pane double-hung wood sash. The upper light is leaded glass. Decorative elements include the wrought iron gate, lamp standards and balconets. This apartment building is built at the public right-of-way edge and landscaping consists of ornate shrubs.

**Significance:** The Glen Eagles Apartments are significant according to criteria b and c: for its associations with its builder and owner, Robert Beat (1873-1930); and for its architectural style. Contractor/builder Robert Beat was born in Scotland, and later moved to Johannesburg, where he tried his luck in the diamond mines. A year later, he paid passage for his fiance, Mary, and they were married. They moved to San Francisco in 1905, and lost all their possessions in the earthquake. The Beats subsequently moved to Portland where Robert began a 25 year career in contracting and building. He constructed over 350 homes in the city, and began construction on another apartment building on S. W. Vista. It was during construction of the second apartment building ( original address, 202 S. W. Vista) that Beath fell from the roof to his death. [*Oregonian*, December 7, 1930, p. 21; *Oregon Journal*, December 7, 1930, p. 11] Mary retained ownership until 1932, then sold the apartments to C. W. DeGraff. Ethel and Harry Mullholland were the third owners, purchasing in 1937, and sold to Louis Albert in 1944. [Ticor Title Company]

The Glen Eagles Apartments are in good condition and are an interesting example of the application of the Mediterranean style to a non-historic reinforced concrete form. Unlike other Mediterranean style apartment buildings in the neighborhood, the Glen Eagles make extensive use of polychrome brick in addition to the stucco cladding. Leaded glass windows, the red clay tile Mansard roof and wrought iron detailing make the Glen Eagles one of the most heavily detailed of the Mediterranean style multi-family dwellings in the district. One of several such dwellings concentrated on the northern edge of the

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neighborhood, the Glen Eagles Apartments represent a transition between the traditional, 19th century single-family residence with landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people.

<p><b># 59</b> Name: Park Place Condominiums Address: 2245 S.W. Park Place Portland, OR Historic Name: N/A Original Owner: N/A Architect: Unknown Year Built: 1982 Style: Late 20th Cent. Architecture Alteration: N/A Classification: Non-compatible, Non-contributing</p>	<p>Owner: McIver, Trustee Commerce Invest. Inc.  Use: Apartment Tax No: R-43160-1220 Plat: Johnson's Block: 3 Lot: N/A</p>
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**Description:** This ten story apartment structure constructed of reinforced concrete is irregular in plan with a flat roof. It features balconies with metal railings and sliding and fixed pane windows.

**Significance:** This building does not contribute to the district due to its late building date.

<p><b># 60</b> Historic Name: Panorama Apartments  Address: 2211 S.W. Park Place Portland, OR Original Owner: Architect: Don Byers Year Built: 1964 Style: International style Alteration: N/A Classification: Non-compatible, Non-contributing</p>	<p>Owner: W.P.L. Assoc. XXII L.P. 522 N.W. 23rd #200 Portland, OR 97210 Use: Apartment Tax No: R-43160-1210 Plat: Johnson's Addition Block: 7 Lot: S 100' of E 150' of Block 7</p>
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**Description:** This ten story apartment building is rectangular in plan. The building is constructed of concrete surfaced with stucco. Balconies consist of concrete cantilevered slabs with simple rails.

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**Significance:** Due to the 1964 construction date and style, this building does not contribute to the district, and is listed as non-compatible, and non-contributing.

<b># 6 1 Historic Name:</b> Boyce, Edward Residence	<b>Owner:</b> Linda Lapp
<b>Address:</b> 909 S.W. St. Clair Portland, OR 97205	3126 S.W. Fairview Portland, OR 97201
<b>Original Owner:</b> Boyce, Edward and Eleanor	<b>Use:</b> Office
<b>Architect:</b> Unknown	<b>Tax No:</b> R-43160-1240
<b>Year Built:</b> 1906-07	<b>Plat:</b> Johnson's Addition
<b>Style:</b> Prairie Style	<b>Block:</b> 7
<b>Alteration:</b> Moderate	<b>Lot:</b> E 150' of N 100' of S 200' of Block 7
<b>Classification:</b> Primary Contributing	

**Description:** This two story brick residence faces east on S.W. St. Clair. The house is square in plan with a low pitched hipped roof clad with ceramic tiles. The symmetrical front facade has a central entrance, sheltered by a porch which extends the length of the front elevation. The porch is supported by brick piers embellished with cast iron wreaths. The glass paned door is flanked by sidelights. The building is surfaced with buff colored brick and the foundation is constructed of coursed ashlar. Windows are single pane double hung wood sash. A single, centrally placed dormer has three single-pane windows positioned between four diminutive Tuscan columns. A door flanked by stained glass windows is located in the center of the second story. This residence is sited above the street, amid an expansive lawn with mature trees and shrubs. Stone and concrete steps lead to the front entrance. An exterior elevator has been added to the south elevation. It is recessed and separate from the residence so it does not detract from the integrity of the building.

**Significance:** The Edward Boyce Residence is significant according to criteria b and c: for its association with first owner Boyce (1863-1942) and for its architectural style. Boyce was a mining proprietor and president of the Portland Hotel Company. He grew up in Wisconsin, where he later attended the Christian Brothers College. Boyce pursued a variety of careers before arriving in Portland, including three years employment with a railroad company and mining in Colorado until 1905. That year Boyce moved to Portland and bought a large interest in the Portland Hotel Company, while the hotel stood unfinished following the bankruptcy of original financier, Henry Villard. Edward Boyce married Eleanor Day, whose family owned several mines. Boyce was a close friend of "Big Bill" Heywood, and other miners prominent in labor struggles. [Lockley, Fred, History of the Columbia River Valley, pp. 234-5; Portland Historic Resource Inventory]

Built in 1906, the Boyce Residence is a good example of the early Prairie style. The house has the characteristic horizontal emphasis, with a hipped roof and wide projecting eaves

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found on early Frank Lloyd Wright designs. Of particular interest are the brick porch piers with cast ornamentation in a wreath motif. The architect is unknown.

# 6 2 Historic Name: Vista St. Clair Apts.  
Address: 1000 S.W. Vista Avenue  
Portland, OR 97205

Original Owner: N/A  
Architect: Unknown  
Year Built: 1950  
Style: International Style  
Alteration: N/A  
Classification: Non-compatible,  
Non-contributing

Owner: McIver, Douglas  
c/o Commerce Inv. Inc.  
2245 S.W. Park Place  
Portland, OR 97205  
Use: Apartment  
Tax No: R-43160-0260  
Plat: Johnson's Addition  
Block: 3  
Lot: 1-12

**Description:** This 13 story apartment tower is constructed of reinforced concrete and is cross-shaped in plan. Windows are combinations of steel fixed pane and casements.

**Significance:** Due to its 1950 construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

# 6 3 Historic Name: Portland Garden Club  
Address: 1132 S.W. Vista Avenue  
Portland, OR 97205

Original Owner: Portland Garden Club  
Architect: John Storrs  
Year Built: 1954  
Style: Northwest Regional  
Alteration: Minor  
Classification: Non-compatible,  
Non-contributing

Owner: Portland Garden  
Club

Use: Clubhouse  
Tax No: R-43160-0170  
Plat: Johnson's Addition  
Block: 2  
Lot: 5-9

**Description:** This one story clubhouse is "L"-shaped in plan. It features elements characteristic of the Northwest Regional style including its sweeping low pitched hipped roof with wide over-hanging eaves. The building is surfaced with vertical board and built close to the street edge where a low brick wall encloses an Oriental garden. Windows are placed high on the wall surface.



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**Significance:** Although the Garden Club has served as the social center of the King's Hill neighborhood for many years, the 1954 building date and style of the present building do not contribute to the District.

The Garden Club was founded in Jun 29, 1924, and admitted to the Garden Club of America in October of 1928. Mrs. Arthur C. Emmonds served as the first president from 1924-1926. The first organizational meeting was held at the gardens of Mr. and Mrs. Thomas Kerr at High Hatch in Riverwood. In 1943 a 1/2 block lot, (formerly the site of the C.E.S. Wood House) was presented to the Garden Club as a memorial for Nanny Moale Wood. John Storrs was hired as the architect to design the new Clubhouse building. The gardens and terrace were designed by club members, Elizabeth Lord and Edith Schryver to incorporate the existing plantings of the holly hedge, cutleaf beech, mature red oaks, Japanese maples and birches. ["The Garden Club, The First Fifty Years 1924-1974," compiled by Mrs. Henry F. Cabell and Mrs. Benjamin M. Reed. p. 23]

<b># 6 4</b>	<b>Historic Name:</b> Lowenson Residence #1	<b>Owner:</b> Bergstein, Betsy and Weston, Lenore
	<b>Address:</b> 2226 S.W. Main Portland, OR 97205	
	<b>Original Owner:</b> Lowenson, Max, George	<b>Use:</b> Residence
	<b>Architect:</b> Emil Schacht	<b>Tax No:</b> R-43160-0220
	<b>Year Built:</b> 1906-07	<b>Plat:</b> Johnson's Addition
	<b>Style:</b> Arts and Crafts	<b>Block:</b> 2
	<b>Alteration:</b> Minor	<b>Lot:</b> W 37.5' of lot 10
	<b>Classification:</b> Primary Contributing	

**Description:** This two and one half story Arts and Crafts style residence is rectangular in plan with the narrow portion of the house facing north on S.W. Main. The major volume of the house is covered by a steeply pitched, side-facing gable roof, with an intersecting gable roof on the front elevation. The main entrance, located at the east side of the front facade, is sheltered beneath the slope of the gable roof. Windows on the second and attic floors are multi-pane casements. The window grouping on the first floor level, above the garage, consists of a central single pane with transom, flanked by fixed panes of "art glass". The second story window directly above consists of a single fixed pane, with transoms of "art glass", flanked by single pane double-hung wood sash windows. This window is sheltered by a shingled hood which projects slightly from the tight skin of wood shingles which surfaces the house. Decorative elements include ornate brackets of the gable ends, and carved posts of the entrance porch. A single gabled dormer, with shingled balustrade, pierces the roof on the front elevation. The Lowenson Residence is sited at the public right-of-way edge and a series of concrete steps and a low brick wall with concrete coping, lead to the entrance. The residence has had one alteration during the historic period.

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An addition was made to the front facade at the first story and a garage constructed below. The original first floor window grouping was retained and the garage level is constructed of brick.

**Significance:** The Max Lowenson Residence #1 is significant according to criteria b and c: for its associations with original owners, George and Max Lowenson; and for its architectural style and architect, Emil Schacht (1854-1926). The house is one of two Arts & Crafts residences on Main designed by Schacht in 1907. George Lowenson (1874-1950) was born in San Francisco and as a child worked for his father's Northern Pacific bazaar. He moved to Portland in 1887, where he pursued a variety of jobs. In 1906 George Lowenson began a career as a real estate agent and contractor. He and Max bought the property for 2220 and 2226 S. W. Main that year. George retired from the realty business in 1922 to open a men's wear store, located at S. W. 9th and Washington. [Oregon Journal, July 8, 1950, p. 7] Max Lowenson died in 1916, and his widow, Minnie, sold her part ownership to George in 1939. George and Dorothy's son, Leland, gained legal title in 1942. Leland Lowenson sold the house in 1952 to Kelly and Carolyn Snow. [Ticor Title Company]

Emil Schacht (1854-1926) was born in Sommerland, Schleswig-Holstein, Germany to a prominent, well-educated family. He attended the Polytechnic School of Copenhagen and graduated from the Polytechnic School of Hannover where it is likely he received the typical Beaux-Arts-influenced education of the period. In 1874, Emil Schacht left his native country for New York, where he worked as a draftsman in an unknown architectural firm for six years. In 1880, Schacht returned to Germany where he married Auguste Trier. Schacht returned to America once again and applied for citizenship in Omaha, Nebraska before arriving alone in Portland, Oregon in 1883. Schacht's wife and children joined him in Portland in 1884.

Schacht opened his office in 1885 and practiced in Portland until his death in 1926. Schacht's son Martin, an architect and engineer, practiced with his father in the firm of Emil Schacht and Son, Architects from 1910-1915. During Schacht's career of 41 years, he designed numerous buildings of varying types and styles in Oregon and Washington. At various times during his career, Schacht was the busiest architect in the state.

Schacht was a leader in the earliest architectural association of Portland; the Portland Association of Architects for which he served as president in 1907 and 1908. he was also involved in subsequent organizations including the Portland Architectural Club, the Architectural league of the Pacific Coast and the Oregon Chapter of the American Institute of Architects, for which he was a charter member. Among his many buildings, Schacht is best known for his design of the Astoria City hall (1904-5), the Portland Police Block

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(1912-13) and the S.E. 33rd and Francis Fire Station (1912). ["A Partial Inventory of the Work of Emil Schacht: Portland Architect 1885-1926", by Patricia L. Sackett, Master's Thesis, University of Oregon, 1990]

# 65 Historic Name: Lowenson Residence #2  
Address: 2220 S.W. Main  
Portland, OR

Original Owner: Lowenson, Max, George  
Architect: Emil Schacht  
Year Built: 1906-07  
Style: Arts and Crafts  
Alteration: Minor  
Classification: Primary Contributing

Owner: Bank of California,  
Trustee for Account  
#3212435, 407 Broadway,  
Portland, OR 97204  
Use: Residence  
Tax No: R-43160-0220  
Plat: Johnson's Addition  
Block: 2  
Lot: E 12.5' of lot 10,  
W 25' of lot 11

**Description:** This two and one half story Arts and Crafts style residence is rectangular in plan with the narrow portion facing north on S.W. Main. It has multiple steeply pitched intersecting gables embellished with half-timbering, brackets and ornate bargeboards. The main entrance, located on the west side of the front elevation, is sheltered beneath a gable roof supported by massive brick piers. The lower floor of the house is of brick on the front elevation and wood shingles on the sides. The upper floor is characterized by half-timbering with the interstices filled in with rough-cast stucco. An oriel window with decorative brackets, half-timbering and three four-over-one double hung wood sash windows is located on the second floor of the front elevation. Major windows are multi-pane over single-pane double hung. An ornate, corbelled and stepped chimney is located on the exterior of the east elevation. A single car garage has been added to the basement level and concrete retaining walls and driveway have replaced a portion of the yard. The house is sited close to the public right-of-way.

**Significance:** The Max Lowenson Residence #2 is significant according to criteria b and c: for its associations with original owners, George and Max Lowenson; and for its architectural style and architect, Emil Schacht (1854-1926). The house is one of two Arts & Crafts residences located on S.W. Main designed by Schacht in 1907. George Lowenson (1874-1950) was born in San Francisco and as a child worked for his father's Northern Pacific bazaar. He moved to Portland in 1887, where he pursued a variety of jobs. In 1906 George Lowenson began a career as a real estate agent and contractor. He and Max bought the property for 2220 and 2226 S. W. Main that year. George retired from the realty business in 1922 to open a men's wear store, located at S. W. 9th and Washington. [Oregon Journal, July 8, 1950, p. 7] Max Lowenson died in 1916, and his widow, Minnie, received the remainder of the title from George in 1939. Possession returned to George and Dorothy in 1942. [Ticor Title Company]

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Emil Schacht (1854-1926) was born in Sommerland, Schleswig-Holstein, Germany to a prominent, well-educated family. He attended the Polytechnic School of Copenhagen and graduated from the Polytechnic School of Hannover where it is likely he received the typical Beaux-Arts-influenced education of the period. In 1874, Emil Schacht left his native country for New York, where he worked as a draftsman in an unknown architectural firm for six years. In 1880, Schacht returned to Germany where he married Auguste Trier. Schacht returned to America once again and applied for citizenship in Omaha, Nebraska before arriving alone in Portland, Oregon in 1883. Schacht's wife and children joined him in Portland in 1884.

Schacht opened his office in 1885 and practiced in Portland until his death in 1926. Schacht's son Martin, an architect and engineer, practiced with his father in the firm of Emil Schacht and Son, Architects from 1910-1915. During Schacht's career of 41 years, he designed numerous buildings of varying types and styles in Oregon and Washington. At various times during his career, Schacht was the busiest architect in the state.

Schacht was a leader in the earliest architectural association of Portland: the Portland Association of Architects for which he served as president in 1907 and 1908. he was also involved in subsequent organizations including the Portland Architectural club, the Architectural league of the Pacific Coast and the Oregon Chapter of the American Institute of Architects, for which he was a charter member. Among his many buildings, Schacht is best known for his design of the Astoria City hall (1904-5), the Portland Police Block (1912-13) and the S.E. 33rd and Francis Fire Station (1912). ["A Partial Inventory of the Work of Emil Schacht: Portland Architect 1885-1926", by Patricia L. Sackett, Master's Thesis, University of Oregon, 1990]

# 66 Historic Name: Parker, Leroy Residence  
Address: 2210 S.W. Main  
Portland, OR 97205

Original Owner: Parker, Leroy  
Architect: A.E. Doyle  
Year Built: 1910  
Style: Colonial Revival  
Alteration: Minor  
Classification: Primary Contributing

Owner: Walsh, Robert  
and Marcia  
4240 S.W. Fairview  
Blvd.  
Portland, OR 97221  
Use: Residence  
Tax No: R-43160-0250  
Plat: Johnson's Addition  
Block: 2  
Lot: N 55' of E half of  
lot 11, N 55' of lot 12

**Description:** This two and one half story residence occupies a corner lot at the intersection of S.W. St. Clair and Main Streets. The main entrance faces north on S.W. Main. The house is "L"-shaped in plan, with a medium pitched, side-facing gable roof with

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eave returns. The lower floor is surfaced with stucco and the upper floor with wood shingles. The front elevation is symmetrical with a central entrance composed of a single paneled door flanked by multi-paned side lights. An arched hood with eave returns, supported by ornate brackets, covers the slightly recessed entrance. Window groupings of three multi-paned over single-pane windows flank the entrance. The upper story projects slightly over the first floor level and is distinguished by a beltcourse and modillions. A shed roof dormer is located in the center of the front elevation. The east side elevation has a porch with a shed roof, stucco clad piers and boxed wood columns. A Palladian window is located in the gable end. A detached compatible two car garage, surfaced with wood shingles and topped by a lattice rail, has been added at the east side of the lot. Several large street trees shelter the Parker residence.

**Significance:** The Leroy Parker Residence is significant according to criteria b and c: for its association with original owner, pioneer businessman Leroy Parker (1849-1920); for its architectural style, and architect, A. E. Doyle. Leroy Parker was born in Vermont, and as a young man entered the Fairbanks, Morse & Company business, run by a family friend. Parker was sent to San Francisco in 1868 to establish a branch office, and remained there until 1871. In 1883 Leroy and his wife, Ella, moved to Portland to open another branch office which produced weighing scales. Parker later became a representative of John A. Roebling Son's company, and managed both offices until 1904, when he quit the Fairbanks company. He retired from the Roebling business in 1919. Parker's other activities included social club memberships and a seat on the Chamber of Commerce. [*Oregon Journal*, May 20, 1920, p. 16] Ella Parker sold the house in 1921 to businessman Theodore B. Wilcox, Jr., who also lived in the King's Hill area. Alma and Edna Sherman Katz took legal possession in 1939. [Ticor Title Company].

Parker hired architect A. E. Doyle to design his house in 1908. Albert E. Doyle (1877-1928), was born in California and moved with his family to Portland in c. 1180. Doyle gained construction experience from his father, who was a carpenter and building contractor. At a young age, Doyle apprenticed with the firm of Whidden & Lewis, and remained with them until 1906. During this time, Doyle attended architecture school at Columbia University in 1903. While studying in New York, he found employment with architect Henry Bacon, who designed the Lincoln Memorial. Doyle returned for a short time to Whidden & Lewis, but in 1906 left Portland for six months travel in Europe. Doyle opened his own office in Portland in 1907 with partner W. B. Patterson, a construction supervisor. The partnership lasted until 1915. Doyle continued the office independently as one of the most prestigious firms in Portland. Among his employees was nationally recognized architect Pietro Belluschi. Doyle's many designs in Portland include the Selling building (1910), the Benson Hotel (1911), the Central Library (1913), the American Bank Building (1913) the Morgan Building (1913) and the Pittock Block (1914). He also designed Reed College, the Broadway Theater and two Seattle bank buildings.

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The Parker Residence is a good example of the Colonial Revival style, which became popular after the turn of the century as the first truly American style. The house is in good condition, with the typical symmetrical facade, Palladian window, and columned entrance porch. The overhanging second floor is an element which is less common to buildings of this style.

<p># 67 Historic Name: N/A Address: S.W. St. Clair (w/ 1125) Portland, OR Original Owner: N/A Architect: N/A Year Built: N/A Style: N/A Alteration: N/A Classification: Vacant Property</p>	<p>Owner: Berthelsdorf, Siegfried and Mildred  Use: Garden Tax: R-43160-0240 Plat: Johnson's Addition Block: 2 Lot: part of Lots 11,12</p>
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**Description:** This lot is planted as a garden for residence #68. The perimeter is surrounded by a low concrete wall, topped with brick.

**Significance:** The property is a vacant lot with garden plantings.

<p># 68 Historic Name: Frank, Aaron Residence Address: 1125 S.W. St. Clair Portland, OR Original Owner: Frank, Aaron Architect: Whitehouse, Morris Year Built: 1922 Style: English Cottage Alteration: None Classification: Secondary Contributing</p>	<p>Owner: Berthelsdorf, Siegfried and Mildred  Use: Residence Tax No: R43160-0130 Plat: Johnson's Addition Block: 2 Lot: 1,2</p>
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**Description:** This two and one half story residence is irregular in plan and massing. It is composed of multiple, intersecting steeply pitched gable roofs. The walls are surfaced with stucco. The six-over-one double hung wood sash windows are narrow in proportion. A multi-paned glass door on the second story of the east elevation is embellished by a wrought iron balconet. The simple round arch door of the main entrance, which faces east on S.W. St. Clair, is sheltered by a rounded hood. The building is sited on a corner lot amid a lush garden of mature trees and shrubs which is enclosed by a low concrete wall with brick coping. A small contributing, detached garage is associated with the residence.

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**Significance:** The Aaron Frank Residence is significant according to criteria b and c: for its associations with first owner Frank (1891-1968); and for its architectural style and architect Morris H. Whitehouse. Frank was born in Portland, the son of Sigmund Frank, one of the founders of the Meier and Frank department stores. He was educated in Portland public schools, and earned a law degree from the University of Oregon in 1913. Frank practiced law for two years before entering the family business first as a stock clerk and later as assistant manager. He became president of the firm in 1937, a position he maintained until his retirement in 1964. In 1965, while he sat on the board of directors, Meier and Frank merged with May Company, becoming the second largest department store in sales volume in the West. Frank was also well-known as a prize winning horse breeder, and his Aaron M. Frank Farm boasted one of the largest private covered rings in the United States. His country estate was in Washington County. Aaron Frank was active in many civic clubs, and sat on many boards of directors, including the Portland branch of the Federal Reserve. [Portland Historic Resource Inventory; Lockley, Fred, History of the Columbia River Valley, (Chicago, 1928) p. 768; Oregonian, Nov. 29, 1968, p. 1] This is the primary city residence associated with Frank, who hired Whitehouse to design his home in 1922.

The designer, Morris Homans Whitehouse, was well versed in a variety of styles. Whitehouse was born in Portland, March 21, 1878 to Benjamin Gardner and Clara (Homans) Whitehouse, Oregon pioneers of 1859. Morris Whitehouse received his preparatory education at the Bishop Scott Academy, graduating in 1896. He attended the Massachusetts Institute of Technology in 1896-1897, and after a lengthy leave of absence, finished his studies there in 1906. Whitehouse was the first graduate of MIT to be awarded the Guy Lowell Fellowship, established in 1906 by Mr. Lowell, a prominent Boston architect. Morris spent the next year studying abroad at the American Academy in Rome. Upon his return to Portland, Whitehouse formed a partnership with J. Andre Fouilhoux which lasted until 1918. Whitehouse designed buildings for war use during the first World War, including the Willamette Iron & Steel Works. In his later years, Whitehouse went into partnership with A. Glenn Stanton and Walter E. Church, and designed numerous significant buildings and residences in Portland and around the state. These include the United States Court House, Multnomah Athletic Club, Waverly Country Club, Multnomah Golf Club, Oswego Country Club, and Eastmoreland Country Club. Other important structures include Temple Beth Israel, Sixth Church of Christ Scientist, Lincoln High School, the United States Federal Building, Oregon State Library, and the Oregon State Capitol Building. [Northwest Heritage Property Associates, Chinatown Historic District National Register Nomination, April, 1989]

The Frank Residence is a good example of the English Cottage style, one of many period styles popular between the two world wars. It has the typical multi-light windows, steeply pitched roofs with asymmetrical entrance, and wrought iron balconet.

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# 69 Historic Name: Wood, Erskine Residence  
Address: 2229 S.W. King's Court  
Portland, OR  
Original Owner: Wood, Erskine  
Architect: Whitehouse & Foulhoux  
Year Built: 1910  
Style: Craftsman  
Alteration: Moderate  
Classification: Primary Contributing

Owner: Butler, John  
and Marjorie  
Use: Residence  
Tax No: R-43160-0150  
Plat: Johnson's Addition  
Block: 2  
Lot: 3,4

**Description:** This two story residence is square in plan with several side additions. The house faces south on S.W. King's Court and has a low pitched hipped roof with wide, over-hanging eaves. The walls are surfaced with wood shingles. Windows are combinations of four-over-one and six-over-one double hung wood sash. The house is secluded behind a slat rail fence and is sited amid a bamboo grove, wisteria and mature Cedar trees. A porch at the second story is formed from the volume of the house and has two simple wood post and a slat rail balustrade. The Wood Residence has had several additions including: a study addition on the west elevation (c.1945); and another addition in 1958.

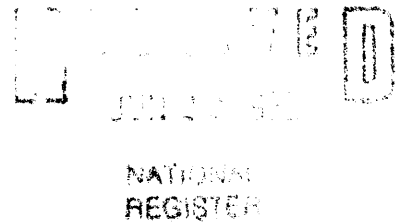
**Significance:** The Erskine Wood Residence is significant according to criteria b and c: for its associations with original owner Erskine Wood (1879-1983) and third owner Alfred Corbett; for its architectural style, and architects, the firm of Whitehouse & Foulhoux. Erskine Wood was one of Portland's most notable figures, whose career as lawyer, poet and writer spanned over 80 years. Wood was born in Vancouver Barracks, Washington, the son of army lieutenant Charles Erskine Scott Wood. Erskine Wood's father was himself a prominent figure in Portland history, a lawyer, author, social critic and friend of Chief Joseph and Mark Twain. The elder Wood first met the Nez Pierce chief while aide-de-camp for General Howard. Wood transcribed Chief Joseph's famous "I will fight no more forever" surrender speech. As a child, Erskine Wood spent two consecutive summers in 1892 and 1893 living with Chief Joseph, about which he later wrote in the book, Days With Chief Joseph. Wood attended Portland Academy and graduated from Harvard University in 1901. After studying with his father's law firm, Wood graduated from the law school at the University of Oregon in 1912. He was admitted to the bar that year, and joined his father, specializing in maritime law. Wood became the senior member of the firm of Wood, Tatum, Mosser, Brooke & Holden, and continued to try cases well into his 90s. He practiced in Oregon's state courts, and various Federal courts, including the United States Supreme Court. Wood had been described by a senior judge on the 9th Circuit Court of Appeals as one of the greatest admiralty lawyers in the United States. [Oregonian, July 7, 1983, D3; Fred Lockley, History of the Columbia River Valley p. 245-6; Walter Curtis, "Charles Erskine Scott Wood," Multnomah Monthly, pp. 8-12]



JUN 22 1992

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# National Register of Historic Places Continuation Sheet



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KING'S HILL HISTORIC DISTRICT  
Bounded by West Burnside, SW Canyon Road;  
SW 21st Avenue and Washington Park  
Portland  
Multnomah County  
OREGON

NRIS NO. 91000039

Listing Date: 2-19-91

The purpose of this continuation sheet is to confirm the dating of additions to the following contributing property in the King's Hill Historic District.

Inventory #69 WOOD, ERSKINE, RESIDENCE  
2229 SW King's Court  
Portland, Oregon

The Craftsman style house built in 1910 for Erskine Wood was designed by the Portland firm of Whitehouse and Fouilhoux. It is considered significant under National Register criteria B and C.

Current owners, John L. and Marjorie C. Butler, report having heard recently from Alfred H. Corbett that both additions to the house date from his period of ownership. They were constructed in the post-war period, 1945-1948. In 1958 or 1959, when the Butlers took possession of the house, the additions were in place. Therefore, the statement that a study addition of about 1945 was followed by "another addition in 1958" is in error. Alfred Corbett held the property from 1940 to 1958. The statement probably should read: "a study addition on the west elevation (c. 1945) was followed by another addition in 1948."

A handwritten signature in cursive script, reading "Sam Hamrick".

Deputy State Historic Preservation Officer

DATE: June 16, 1992

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In 1910 Wood built his home on Lot 3, Block 2 of Johnson's Addition, adjacent to his father's residence. The house remained in the extended Wood family until 1940. In 1937 Wood and his wife Rebecca sold the house to Sam & Myrtle Damon. Damon was a major with the Army Corps of Engineers, and Myrtle was the widow of Max Wood, Sr., brother of Charles Erskine Scott Wood. Alfred H. Corbett gained legal possession of lot 3 in 1940, and bought lot 4 from Wood in 1944. Alfred Corbett was active in Oregon politics, and was an Oregon democratic Congressional Representative in 1952. Corbett later served in the Senate, and unsuccessfully ran for Secretary of State against Tom McCall. Corbett was also chairman of the Volunteers for Adlai Stevenson in 1956, when Stevenson visited the Corbetts as a house guest. Another frequent guest at the house was Portland architect John Yeon, who designed the 1958 addition. The present owners purchased the property in 1959. [May 10, 1990 letter from Marjorie Butler, Chicago Title Insurance Company of Oregon].

The architectural firm of Whitehouse & Fouilhoux designed the Wood house in 1910. It was constructed by H. L. Hoffman. Morris Homans Whitehouse (1878-1944) and J. Andre Fouilhoux (1879-1945) began their practice together in 1908, and continued their association until 1918 when Fouilhoux joined the United States Army during World War I. The partnership produced several notable structures in Portland and around the state. Following the end of the war, Fouilhoux began his own practice in New York City. Fouilhoux was born in Paris, and attended Lycee Janson de Sailly before receiving a degree from the Sorbonne. He also graduated as a civil and mechanical engineer from Ecole Centrale des Arts et Manufacturers. Fouilhoux came to the United States in 1904, and moved to Oregon in 1907. Following his discharge from the army, Fouilhoux established a New York firm with Raymond M. Hood which lasted from 1920 to 1934. During the years 1935 to 1941, he was a partner with W. K. Harrison. J. A. Fouilhoux was president of the New York Building Congress and the American Relief for France, vice president of the French Hospital and treasurer of the Beaux Arts Institute of Design. Fouilhoux designed the Chicago Tribune Building in Chicago. Fouilhoux's New York designs include the McGraw-Hill Building, the Daily News Building, the Rockefeller Center Apartments, the Trylon and Perisphere at New York's World Fair, and the Fort Green Housing Development in Brooklyn. He died in New York in 1945 when he fell while inspecting the progress of the Clinton Hill development.

Whitehouse was born in Portland, March 21, 1878 to Benjamin Gardner and Clara (Homans) Whitehouse, pioneers of 1859. Morris Whitehouse received his preparatory education at the Bishop Scott Academy, graduating in 1896. He attended the Massachusetts Institute of Technology in 1896-1897, and after a lengthy leave of absence, finished his studies there in 1906. Whitehouse was the first graduate of M.I.T. to be awarded the Guy Lowell Fellowship, established in 1906 by Mr. Lowell, a prominent Boston architect. Morris spent the next year studying abroad at the American Academy in Rome. Upon his return to Portland, Whitehouse formed a partnership with J. Andre Fouilhoux which lasted until 1918. Whitehouse designed buildings for war use during the

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first world war, including the Willamette Iron & Steel Works. In his later years, Whitehouse went into partnership with A. Glenn Stanton and Walter E. Church, and designed numerous significant buildings and residences in Portland and around the state. These include the United States Court House, Multnomah Athletic Club, Waverly Country Club, Multnomah Golf Club, Oswego Country Club, and Eastmoreland Country Club. Other important structures include Temple Beth Israel, Sixth Church of Christ Scientist, Lincoln High School, the United States Federal Building, Oregon State Library, and the Oregon State Capitol Building. [Northwest Heritage Property, Chinatown Historic District National Register Nomination, April, 1989]

The house has, to a large extent, retains its original appearance although the building and surrounding property have undergone several alterations. A study located behind the living room and a balcony was added to the west elevation, probably done by the Corbetts some time after 1944, when lot 4 was purchased. Architect John Yeon designed an addition in 1958. The Butlers hired architect Bill Church to restore the property in 1964-65. The modern fence and garden was designed by Richard Painter, replacing a white picket fence and a small building. The bamboo plantings grow in an area once occupied by an asphalt parking lot. [May 10, 1990 letter from Marjorie Butler, Chicago Title Insurance Company of Oregon]. The house retains its Craftsman style elements, including wide overhanging eaves, shallow hipped roof and shingle siding. The east side porch has exposed rafter tails. The Craftsman style was popular in the United States in the 1910s and 1920s. The type included reformist ideals popular during that time, and emphasized utility, sanitation, harmony with nature and honesty in construction. [Wallace Kay Huntington telephone interview; Marjorie Butler interview]

# 7 0 **Historic Name:** Patterson Rental Property  
**Address:** 2244 S.W. King's Court  
Portland, OR  
**Original Owner:** Elizabeth Patterson  
**Architect:** Unknown  
**Year Built:** 1928  
**Style:** Colonial  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Owner:** Fields, Susan  
1149 S.W. Davenport  
Portland, OR 97201  
**Use:** Residence  
**Tax No:** R03520-1030  
**Plat:** Ardmore Addition  
**Block:** 6  
**Lot:** Tax lot #1 of lots  
4,5,6

**Description:** This two story house is rectangular in plan and faces north on S.W. King's Court. The roof is a medium pitched hipped roof. The first story is surfaced with stucco and the second story with wood weatherboards. Windows are six-over-one and four-over-one double hung wood sash. The six-over-one windows at the second story have shutters. The central entrance is housed in a boxed stuccoed vestibule. Diminutive, paired brackets support the slight projection of the second story over the first. A single car garage

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is located within the volume of the house on the west side. The house is sited close to the street edge amid mature plantings and is surrounded by a large hedge. In 1947, an addition was constructed over the one story garage. The addition is identical in design and materials to the original volume of the house.

**Significance:** The Patterson Rental Property is significant according to criterion c for its architectural style. The attribution of rental property status is based on titles of ownership. Elizabeth Patterson owned several pieces of property in the area prior to the construction of her own house. Patterson was born about 1862. She was the wife of James Patterson, who had died by 1929. She purchased the north 90' of lot 4 and part of the adjacent vacant street in 1922 from the Mcleay Estate Company, and built a rental property there in 1928, according to building permits. She then bought lots 3,4, 5, 8 and 9, again from the Mcleay Estate Company, in 1930. She built her own home on lots 3 and 4 in 1930 and moved into the house the following year. Patterson died in her home in 1942. [Oregonian, October 22, 1942, p. 7; Polk Directories] Patterson sold the house to the Torrey & Dean, Inc. real estate company in 1930. Ralph H. Torrey served as president, with H. Allison Dean as vice president. Although legal title of the house transferred from Patterson to Torrey & Dean in 1930, Clare C. Ricard was listed in the 1930 Polk Directory as owner of the house. Richard was manager of the Pyrate Corp., Inc. business in 1929. [Polk Directory] Ralph Torrey and wife Miriam sold the residence in 1933 to an Investment Company, who sold to Virginia Wheeler in 1935. Wheeler maintained ownership of the house until 1960.

The Patterson Rental Property is in good condition, and a good example of the Colonial style, one of several period styles popular in the 1920s and 1930s. Patterson chose Colonial style designs for both of her properties, but unlike the Dutch Colonial variation to the east, the larger rental property is in a more traditional form. It has the typical symmetrical facade and floor plan, with multi-light windows and a slightly larger second story overhang which imitates the early American colonial residences. The architect is unknown.

<b># 7 1</b>	<b>Historic Name:</b> Elizabeth Patterson Residence	<b>Owner:</b> Hipps, Michael
	<b>Address:</b> 2234 S.W. King's Court Portland, OR	
	<b>Original Owner:</b> Elizabeth Patterson	<b>Use:</b> Residence
	<b>Architect:</b> Unknown	<b>Tax No:</b> R03520-1000
	<b>Year Built:</b> 1930	<b>Plat:</b> Ardmore
	<b>Style:</b> Altered	<b>Block:</b> 6
	<b>Alteration:</b> Major	<b>Lot:</b> Tax lot #6 of lots 3,4
	<b>Classification:</b> Historic Non-contributing	

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**Description:** This two story house is rectangular in plan and faces north on S.W. King's Court. The house is covered with a gambrel roof, with a shed roof dormer on the front elevation. The original entrance is now housed within a front porch addition. The windows of the addition are vertical, ribbon windows. The house has been surfaced with non-historic fire-retardent siding. Original windows are six-over-six double hung wood sash. The house is built close to the public right-of-way and a non-contributing garage has been added to the east of the residence.

**Significance:** The extensive alterations to the Elizabeth Patterson Residence, including a new front porch, modern siding, and new garage, have resulted in the historic non-contributing ranking. Little information can be found on original owner Elizabeth Patterson. Patterson was born about 1862. She was the wife of James Patterson, who had died by 1929. Elizabeth Patterson owned several pieces of property in the area prior to the construction of her own house. She purchased the north 90' of lot 4 and part of the adjacent vacant street in 1922 from the Mcleay Estate Company, and apparently built a rental property there in 1928. She then bought lots 3, 4, 5, 8 and 9, again from the Mcleay Estate Company in 1930. She built her own home on lots 3 and four in 1930 and moved into the house the following year. Patterson died in her home in 1942. Following her death, the Board of Trustees of Christian Science sold the house to Mary E. Bell. [Oregonian, October 22, 1942, p. 7; Polk Directories; Ticor Title Company]

# 7 2 **Historic Name:** McQuarrie Residence  
**Address:** 2210 S.W. King's Court  
Portland, OR

**Original Owner:** Kenneth McQuarrie  
**Architect:** Unknown  
**Year Built:** 1919  
**Style:** Colonial  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Owner:** Smith, M.R. and  
Jeanne  
1905 S.W. Myrtle  
Portland, OR 97201  
**Use:** Residence  
**Tax No:** R03520-0950  
**Plat:** Ardmore Addition  
**Block:** 6  
**Lot:** Tax lot #8 lots 1-3

**Description:** This one and one half story house is rectangular in plan and faces north on S.W. King's Court. It has a medium pitched side-facing gable roof, pierced on the front elevation by three gabled dormers. The house is surfaced with wood weatherboards and windows are six-over-one double hung wood sash. The front entrance is recessed within the volume of the house. An exterior brick chimney is located on the east elevation. The house is built directly at the public right-of-way. Shrubs are planted at the side elevations. The McQuarrie Residence has had minor alterations including the enlargement of the living room and a bedroom (1962). There is a detached contributing garage associated with the property.

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**Significance:** The McQuarrie House is significant according to criterion c, for its architectural style. Little information can be found on original owners Kenneth and Katie McQuarrie. McQuarrie first appears in Polk directories in 1895, as treasurer for the Corbitt & Mcleay Company. He was not listed from 1903 to 1907, but in 1909 McQuarrie worked as a bookkeeper for the Kerr Gifford & Company. By 1918 he was again employed by the real estate firm of Macleay Estate Company, which had purchased lots 1-18 in 1903. McQuarrie moved into the King's Hill neighborhood when he bought lots 1-3 in Block 6, from his employer in 1919. When his wife Katie died in 1930, McQuarrie sold a small section of the property to Elizabeth Patterson, and most of lots 1 through 3 back to the Mcleay Estate Company. [Polk Directories; Ticor Title Company, Oregonian, August 3, 1930 II p. 3].

The McQuarrie Residence is a good example of the Colonial style, with the characteristic multi-light windows, horizontal board siding, and gabled dormers. The unusual symmetrical facade has been sacrificed in order to adapt to the graded site. The architect is unknown.

<b># 7 3</b>	<b>Historic Name:</b> A. S. Pattullo Residence	<b>Owner:</b> Wilmsen, Robert and Winifred
	<b>Address:</b> 2190 S.W. King's Court Portland, OR	
	<b>Original Owner:</b> Alexander S. Pattullo	<b>Use:</b> Residence
	<b>Architect:</b> Unknown	<b>Tax No:</b> R-02440-2810
	<b>Year Built:</b> c.1904	<b>Plat:</b> Amos N. King's
	<b>Style:</b> Craftsman	<b>Block:</b> 16
	<b>Alteration:</b> Moderate	<b>Lot:</b> Tax lot #4
	<b>Classification:</b> Contributing	

**Description:** This two and one half story Craftsman style residence is rectangular in plan and faces north on S.W. King's Court. The house is clad in wood shingles and is covered by a moderately pitched hipped roof with wide over-hanging eaves. Sanborn maps indicate that the main entrance was originally housed beneath a projecting porch. It was removed (date unknown) and replaced with the current configuration, a recessed entrance covered with a canvas awning. In 1923, the living room of the Patullo Residence was enlarged. Windows, consisting mostly of single-pane double hung wood sash, are randomly placed on the front facade. Several windows appear to be later additions including the arched window to the west of the entrance, a casement window above and the windows of the hipped roof dormer, located in the center of the roof. This residence is sited close to the public right-of-way, beyond a metal slat rail fence, which spans low brick pedestals. The front yard is paved with brick and a detached contributing garage is located to the east of the property.

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**Significance:** The Alexander Pattullo Residence is significant according to criteria b and c: for its associations with original owner, Alexander S. Pattullo (1866-1941); and for its architectural style. Pattullo made his fortune as a Portland realtor and banker. He was born in Scotland, and attended public schools. Following his graduation from high school in 1881, he apprenticed to the British Linen Company Bank. In 1891, he and a brother moved to Tacoma, Washington, following a move made by another brother. He later found work as a bookkeeper with the Portland Flouring Mills at Salem. Pattullo's banking career began with Donald McLeay's United States National Bank in Portland. He then worked for the Ladd & Tilton Bank until 1900, when Ladd offered him the managership of the Portland Iron & Steel Company. Pattullo managed the cast iron pipe foundry until the company was sold in 1926. Alexander Pattullo expanded his business enterprises into real estate after 1926 when he purchased acreage near Oswego and Oregon City which had been previously cleared by the foundry for firing purposes. He developed this land into the Rosemont, Mossy Brae, Bosky Dell and Sunny Slope subdivisions. Pattullo married Myra Gaines Yokum in 1903. Her father was a Portland lawyer from 1877 to 1889.

[Encyclopedia of Northwest Biography, vol. 2, pp. 224-226] The Pattullos retained ownership of the house until Alexander's death in 1941. Norman Zimmer purchased the house that year.

Pattullo had some alterations done to his residence, including an extension of the living room. However, the basic elements of the Craftsman style residence remains, such as the shingle cladding, hipped roof with wide eaves and exposed rafter tails. The architect is unknown.

# 7 4 **Historic Name:** Pattullo Rental Property  
**Address:** 2160 S.W. King's Court  
Portland, OR  
**Original Owner:** Alexander S. Pattullo  
**Architect:** Unknown  
**Year Built:** c.1911  
**Style:** Craftsman  
**Alteration:** Moderate  
**Classification:** Primary Contributing

**Owner:** Koppelman, Ken  
6185 Orchard Station Rd.  
Sebastapool, CA 95472  
**Use:** Residence/multi  
**Tax No:** R02440-2850  
**Plat:** Amos N. King's  
**Block:** 16  
**Lot:** Tax Lot #6

**Description:** This two story Craftsman style residence with Swiss Chalet details is located in a densely wooded area to the north of S.W. Canyon Road. The house is situated above the road and its yard connects with the yards and gardens of S.W. King's Court. The house is rectangular in plan and has been divided into separate apartments. The house has a medium pitched gable roof with wide overhanging eaves and exposed brackets. The gable end is filled with a screen of cut out patterns. The main entrance to the house is located within an enclosed porch; recessed into the main volume of the house at the

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northeast corner. Major windows are single pane double hung wood sash. Exposed, carved rafter ends project between the first and second stories on the east elevation. In 1943 the residence was converted into a multi-family dwelling.

**Significance:** The Pattullo Rental Property is significant according to criteria b and c: for its associations with original owner, businessman Alexander S. Pattullo (1866-1941); and for its architectural style. The attribution of rental property is based on titles of ownership and Polk Directories. Pattullo purchased the land for this building in 1907, three years after buying land directly to the northeast, where he built his own home. Pattullo made his fortune as a Portland realtor and banker. He was born in Scotland, and attended public schools. Following his graduation from high school in 1881, he apprenticed to the British Linen Company Bank. In 1891, he and a brother moved to Tacoma, Washington, following a move made by another brother. He later found work as a bookkeeper with the Portland Flouring Mills at Salem. Pattullo's banking career began with Donald McLeay's United States National Bank in Portland. He then worked for the Ladd & Tilton Bank until 1900, when Ladd offered him the managership of the Portland Iron & Steel Company. Pattullo managed the cast iron pipe foundry until the company was sold in 1926. Alexander Pattullo expanded his business enterprises into real estate after 1926 when he purchased acreage near Oswego and Oregon City which had been previously cleared by the foundry for firing purposes. He developed this land into the Rosemont, Mossy Brae, Bosky Dell and Sunny Slope subdivisions. Pattullo married Myra Gaines Yokum in 1903. Her father was a Portland lawyer from 1877 to 1889. [Encyclopedia of Northwest Biography, vol. 2, pp. 224-226] The Pattullos sold the house in 1931 to A. E. and Gertrude Jones. The house remained in the Jones family throughout the 1940s. In 1943 Hazel and A. E. Jones leased the building to the US National Housing Agency. [Ticor Title Company].

The Pattullo Rental Property is in good condition and is an interesting example of the Craftsman style. Like Pattullo's own residence, the house is clad with distinctive shingles. However, the massing and profile are quite different. The rental property achieves a chalet appearance through the use of exposed rafter tails and decorative cut wood gable ends. The architect is unknown.

# 7 5 **Historic Name:** Livingstone Residence  
**Address:** 2178 S.W. King's Court  
Portland, OR  
**Original Owner:** Livingstone, Robert  
**Architect:** M, R, L - E.F. Lawrence  
**Year Built:** 1907  
**Style:** Colonial Revival  
**Alteration:** None  
**Classification:** Primary Contributing

**Owner:** Nomura, Fred  
and Cherie  
**Use:** Residence  
**Tax No:** R-02440-2770  
**Plat:** Amos N. King's  
**Block:** 16  
**Lot:** Tax lot #3



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**Description:** This two and one half story house is irregular in plan and massing. It faces north on S.W. King's court and is built close to the public right-of-way. The ground drops off steeply at the rear of the house at the location of a small yard and garden area. The house is completely clad in wood shingles and has a steeply pitched side facing gable roof. The ends of the eaves are close formed with eave returns. The front elevation is asymmetrical, characterized by projecting volumes and flat surfaces. The main entrance is located beneath a gabled hood supported on wood brackets. Shed roof hoods are located above several of the windows. The upper story projects slightly over the first floor embellished with wood brackets. Shed roof dormers are located on both the front and rear elevations. Major windows are eight-over-one double hung wood sash. The rear of the house has a recessed porch at the southeast corner. The porch has ornate carved paired posts and a simple slat rail balustrade. There are mature flowering shrubs along the front elevation.

**Significance:** The Livingstone Residence is significant according to criteria b and c: for its associations with original owner, businessman Robert Livingstone (1853-1927) and fourth owner Edward Cookingham; and for its architectural style, and architects, the firm of MacNaughton, Raymond and Lawrence. Scotland-born Livingstone attended Edinburgh University and operated a law practice in Edinburgh from 1874 to 1885. He apparently traveled to Portland in 1885 for the Scottish American Investment Trust Company, Limited. He was sent by the Edinburgh based company to replace William Reid in the management of their Oregon Mortgage Company. The investment company owned over seven blocks of property on the lower Willamette Heights, which would become quite profitable following the creation of the 1905 Lewis and Clark Exposition. Livingstone, along with his neighbor, General Beebe and others, invested in mining-related activities following the discovery of Alaskan gold fields in 1897. Livingstone's daughter would marry Beebe's second son. Livingstone also served as vice-president of the Y. M. C. A., and president of the Chamber of Commerce from 1904 to 1905. At the time of his death in 1927, Livingstone's estate was valued at over \$200,000. [Who's Who in the Northwest, 1911; E. Kimbark MacColl, The Shaping of a City, pp. 53-4, 266; Oregonian, January 3, 1927, p. 20]

Livingstone and his wife, Bessie M., sold the property to Blanche Gerlinger in 1921. The Weiler Investment Company took legal possession in 1923, passing it to Edward and Gertrude W. Cookingham the same year. According to the Portland Historic Resource Inventory, Cookingham was born in New York and educated in public schools. He held various positions with the Oregon Railroad and Navigation Company from 1882 to 1891, when he joined the Ladd and Tilton Bank. Cookingham served as president of the bank from 1919 to 1925 when he joined the U. S. Bank as a vice president. He retired in 1930. Cookingham's other activities included directorship of several companies, and chairmanship of the Oregon State Library Loan drives during World War I.

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Livingstone hired the Portland firm of MacNaughton, Raymond and Lawrence to design his Arts & Crafts style home in 1907. The firm lasted for only four years before its members separated to pursue different ventures. Ernest B. MacNaughton (1880-1960), was born in Cambridge, Massachusetts, and graduated from the Massachusetts Institute of Technology in 1902. MacNaughton moved to Portland in 1903, and began work with architect Edgar Lazarus. In 1906 he formed a partnership with H. E. Raymond, his brother-in-law, and classmate Ellis F. Lawrence. MacNaughton served as business manager, Raymond as engineer and Lawrence as architect. Ellis Lawrence (1879-1946) was born in Massachusetts, and later received both a Bachelor's and Master's degree in architecture from the Massachusetts Institute of Technology. Following his 1902 graduation, Lawrence worked for architects John Calvin Stevens and Steven Codman. Intending to open a practice in San Francisco in 1906, Lawrence stopped to visit his friend, MacNaughton, in Portland, and decided to remain. After also working for a short time with Lazarus, he joined MacNaughton and Raymond. In 1910, Lawrence began his own firm, joined in 1913 by William G. Holford, also an M.I.T graduate. Lawrence would go on to be an accomplished designer, civic activist, and visionary in city planning and education. He founded the University of Oregon School of Architecture and Allied Arts in 1914. His philosophy of the integration of all the arts, and informal teaching methods remains the basis of education at the university. Among Lawrence's acquaintances were Frank Lloyd Wright, the Olmsted Brothers, and Bernard Maybeck. He was the first vice president of the American Institute of Architects and president of the local chapter, and president of the Collegiate Schools of Architecture Association from 1932 to 1934. [Northwest Heritage Associates, Miller Residence Nomination.]

MacNaughton and Raymond remained in partnership from 1911 to 1919. The two designed such industrial buildings as the Marshall Wells Warehouse # 2 (1915), the Kiernan building (1916) and the Moulton building (1922). MacNaughton expanded into managing and developing properties, and in 1918 established the firm of Strong and MacNaughton. Robert Strong was the manager of the Corbett estate. MacNaughton entered banking in 1925 by organizing the liquidation of the Ladd & Tilton Bank, then becoming vice president of the First National Bank and arranging its sale to a California interest in 1929. He served as president for both the First National Bank from 1932 to 1947, and Reed College in 1948. He was also chairman of the board of the Oregonian Publishing Company, and served on the Port Commission and Planning Commission. [Northwest Heritage Property Assoc., Chinatown Historic District National Register Nomination; Portland Historic Resource Inventory]

The Livingstone Residence is an excellent example of the Colonial Revival style, based on the shingled houses of the east coast. It has the characteristic steeply-pitched roof, multi-light windows and a projecting upper floor, representative of Ellis F. Lawrence's early residential work.

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# 7 6 Historic Name: General Beebe Residence

Address: 2168 S.W. King's Court  
Portland, OR

Original Owner: Charles Beebe

Architect: Unknown

Year Built: c.1906

Style: Craftsman

Alteration: Moderate

Classification: Primary Contributing

Owner: Goodman,  
Herbert

2075 S.W. 1st  
Portland, OR 97201

Use: Residence

Tax No: R-02440-2750

Plat: Amos N. King's

Block: 16

Lot: Tax lot #1

**Description:** This two and one half story residence is square in plan and faces north on S.W. King's court. The house has a medium pitched hipped roof with overhanging eaves and exposed brackets. A hipped roof dormer is located on the front elevation. The house is surfaced with narrow wood weatherboard siding. Windows are combinations of single-pane and six-over-one double hung wood sash. The front entrance is recessed within the volume of the house and has a slightly projecting entrance portico with wood post and balustrade. A curved bay window is located to the east of the entrance. According the building permits, the front entrance has been altered. There is a detached contributing garage associated with the property.

**Significance:** The General Beebe Residence is significant according to criteria b and c: for its associations with first owner, Charles Beebe (1848-1922); and for its architectural style. New York-born Beebe was a Oregon National Guard leader and Portland businessman. Beebe graduated from Flushing Institute at Long Island in 1865, and entered into New York business first with Beebe and Brother (1865-1879) and then with the brokerage house of Henry M. Evans (1879-1883). Beebe moved to Portland in 1884 as the west coast agent of Sutton & Company Dispatch Line of Clipper Ships. He purchased the west coast interest of the firm in 1897 and incorporated under the name Charles F. Beebe Company, specializing in shipping, commissions, maritime hardware and insurance. Beebe's other business interests included insurance sales and ventures with the Ladd family which included production of lime and gypsum. Active in civic affairs, Beebe served as both vice president and president of the Portland Chamber of Commerce, president of the Commercial Club, and was a member of the Arlington and Multnomah Clubs. But of more significance is Beebe's participation in the Oregon National Guard. Beebe had served in the New York National Guard, and upon his arrival in Oregon, joined the Oregon Guard. He was promoted to the rank of colonel in 1887, and in 1895 appointed as brigadier general by Governor William P. Lord. General Beebe headed Oregon's mobilization during the Spanish-American War, with which he was attributed the creditable showing of the Oregon units in the Phillipines. In 1918 he was made Adjutant General of Oregon and served until 1919. [Jane Morrison, General Beebe Residence Request for

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Determination of Eligibility, April 29, 1990; Portland, Oregon Historic Resource Inventory; Oregonian, November 12, 1922, p. 8; Fred Lockley, History of the Columbia River Valley (Chicago, 1928) II pp. 540-544]

The house is an example of the predominantly Craftsman style house with Colonial Revival style elements. Both styles achieved popularity during the same period of time. The basic symmetry and classical detailing of cornerboards, multi-light windows, front door sidelights and second story balcony are typical of the Colonial Revival type. This is combined with the wide overhanging eaves, exposed rafter tails and central, hipped roof dormers commonly found on Craftsman style designs of the following two decades. [Jane Morrison, General Beebe Residence Request for Determination of Eligibility, April 29, 1990] The architect is unknown.

# 7 7 **Historic Name:** Hoyt, Ralph Residence  
**Address:** 2188 S.W. Main  
Portland, OR  
**Original Owner:** Hoyt, Ralph  
**Architect:** Unknown  
**Year Built:** c.1904  
**Style:** Colonial Revival  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Bethell, George  
and Marjolaine

**Use:** Residence  
**Tax No:** R-43160-0070  
**Plat:** Johnson's Addition  
**Block:** 1  
**Lot:** 7,8

**Description:** This two story house is rectangular in plan and faces north on S.W. Main. The house is symmetrical with a low pitched hipped roof and a hipped roof dormer are embellished with wood brackets. The house is clad in wood shingles and has a stone foundation and porch. The centrally located entrance is housed beneath a pedimented portico supported by grouped Tuscan columns on stone piers. The front door has side lights and transom. The windows are multi light over single light double hung wood sash. A bay window is located directly above the entrance. The house is above the street and has a yard with mature shrubs and a large mature Cedar located on the northwest corner of the property. A small contributing detached garage is located at the rear of the property.

**Significance:** The Hoyt Residence is significant according to criteria b and c: for its association with original owner Ralph W. Hoyt (1864-1931); and for its architectural style. Original owner Ralph Warren Hoyt was the son of Portland pioneer Captain Henry Lafayette Hoyt, who owned one of the first steamer boats on the Willamette River. The male members of the Hoyt family had traditionally worked as steamship captains, but after a short time as an agent for the Oregon River and Navigation Company, Hoyt turned to banking. He began work at the Willamette Savings Bank in 1883, which in 1886 was converted to the Merchant's National Bank. Hoyt retired as a bank cashier in 1910 and

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opened an investment office in the Swetland building. Hoyt was active in civic affairs, including six years service in the Oregon National Guard, four years as county treasurer, county commissioner, president of the Portland Rose Festival, and treasurer of the Portland Newsboys Association. In 1916 Hoyt was a delegate to the National Republican Convention. He was also a member of several clubs and musical organizations. [Gaston, Portland, Its History and Builders, III p. 239-240; Oregonian, April 29, 1931, p. 12] After Hoyt's death, legal possession of the house passed to his widow, Edith. In 1945, Katherine C. and Fred C. Livingston bought the house. [Tax Records]

Like the neighboring Beebe Residence at 2168 S. W. Main, the Hoyt Residence is a Colonial Revival style house with Craftsman details integrated into the design. The Hoyt Residence combines classical symmetry, a formal entrance porch and multi-light windows of the Colonial Revival style with the exposed rafter tails, large half-hipped attic gable and diamond pane windows of the later Craftsman style. Though predominately Colonial Revival in style, the Craftsman elements are cleverly used to suggest classical detailing; the eave brackets and exposed rafter tails function as modillions on the eaves and pedimented entrance porch. The architect is unknown.

# 7 8 Historic Name: J. T. Ross Rental Property & Julius Meier Residence  
Address: 2187 S.W. King's Court  
Portland, OR  
Original Owner: J. Thornburn Ross/  
Title Guarantee & Trust Co.  
Owner: Kovacs, William  
and Katherine  
Use: Residence  
Tax No: R-43160-0050  
Plat: Johnson's Addition  
Block: 1  
Lot: 5,6  
Architect: Unknown  
Year Built: 1905  
Style: Colonial Revival  
Alteration: Minor  
Classification: Primary Contributing

**Description:** This two and one half story Colonial Revival style residence is rectangular in plan and faces south on S.W. King's Court. The house has a medium pitched side facing gable roof with a stepped parapet. Three hipped roof dormers pierce the roof on the front elevation. The front elevation is symmetrical with the main entrance sheltered by a porch supported by Tuscan columns with a balustrade and boxed posts. Windows are six-over-six double hung wood sash. The front entrance has sidelights. The gable ends have boxed eaves and eave returns modillioned cornice on the front and rear elevations. There is a bay window at the west elevation and a later addition of a projecting bay with shed roof

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on the east elevation. An exterior stepped chimney stack is located on the east elevation. The house is sited amid mature shrubs and street trees. There is a compatible detached garage at the rear of the house.

**Significance:** The J. T. Ross Rental Property is significant according to criteria b and c: for its associations with original owner, J. Thornburn Ross and the Title Guarantee & Trust Company, and third owner, Julius Meier (1874-1937); and for its architectural style. J. T. Ross, as secretary and manager of the Title Guarantee & Trust Company, purchased the property in 1900. He and his wife Emily lived nearby on Main Street, and probably leased out the house. Ross was a notorious figure in early 20th century Portland financial activities. Contemporaries variously described him as "incompetent and dishonest". According to historian E. Kimbark MacColl, Ross was a dishonest businessman and lawyer whose actions resulted in the misuse of public funds, charges of land fraud, and caused his friend, William M. Ladd, the loss of control of the Ladd & Tilton Bank. Early in his career, Ross used associations with politicians Joe Simon and Mayor Henry S. Rowe to secure seats in the 1898 and 1899 state sessions in the House of Representatives. Prior to 1906, Ladd employed him as an insurance agent and mortgage banker. In 1906 Ladd gave Ross the position of manager of his Title Guarantee business, which was under the auspices of the Ladd & Tilton bank. It specialized in real estate mortgages before Ross assumed control, then turned to speculative ventures. By 1907, Ross's fraudulent transactions caused Title Guarantee's collapse, and earned the business's dubious distinction of accruing liabilities amounting to \$26,000,000; the largest bank failure in Portland's history. Ladd was forced to assume all obligations, amounting to over \$2.5 million and loss of control of the Ladd & Tilton Bank. Ross was indicted and convicted for misuse of public funds, and for unrelated land fraud. [E. Kimbark MacColl, Merchants, Money & Power..., pp. 338, 408-411; Polk Directories] The Rosses sold the house to Anna M. Maxwell in 1908. Third owner, businessman and future governor Julius Meier, took legal possession in 1920. [Ticor Title Company].

Julius Meier was one of Portland's leading businessmen, and governor of Oregon from 1931 to 1935. Born in Portland, Meier attended public schools and graduated with a law degree from the University of Oregon in 1895. Although admitted to the bar, he entered his father's 29-year-old Meier & Frank department store business in 1896. While under Meier's directorship, the present terra cotta, fourteen story building on 6th Street was completed. A contemporary described it as "Portland's own store...the largest and finest department store in the Pacific northwest." [Lockley, History of the Columbia River Valley, pp. 709-710.] Meier would eventually become president of the company. Meier's other activities included the promotion of and presidency for the Columbia River Highway Association during the road's creation. During World War II he was Northwest regional director of the Council of National Defense. [The Who's Who For Oregon, p. 381] But it was Meier's role as governor which is most significant. Meier was elected in 1931 following the sudden death of his friend, Republican gubernatorial candidate George W. Joseph. Originally intending to run as the new Republican nominee, Meier withdrew and

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was then nominated as an independent. His victory in 1930 carried the largest voting margin (nearly 80,000) in a gubernatorial election in Oregon history. He was also Oregon's first independent governor. Among his many reform initiatives passed into law include the creation of a hydro-electric commission with state-wide jurisdiction; the creation of a department of home rule public utilities in favor of a public service commission; non-partisan election of judges; and the repeal of the market road millage tax. Following his death, the Oregonian observed that under the Meier governorship, "no prior legislature...ever put upon the statute books so many laws of such far reaching scope." [July 14, 1937, pp. 1, 4]

Meier and wife Grace sold the property to George and Susan Brown in 1927. Brown apparently lost the house in a mortgage to the Security Savings & Trust Company, who sold the property to Ben and Frieda Ettelson in 1930. They immediately sold the house to Lyle and Marion Kingery. D. W. and Annie MacGregor took legal possession in 1939, deeding the house to Peter C. Cartwright in 1959. [Ticor Title Company].

Although the Ross Rental Property has an addition on the east elevation, it is a good example of the Colonial Revival style. The symmetrical floor plan and facade, multi-light windows, modillioned cornice and classical entrance porch with Tuscan columns are characteristic of the style. The influence of the earlier Queen Anne style is evident in the bay window on the west elevation. The architect is unknown.

<p><b># 7 9</b> <b>Historic Name:</b> Weston Residence <b>Address:</b> 2175 S.W. King's Court Portland, OR <b>Original Owner:</b> Marion &amp; John P. Weston <b>Architect:</b> Unknown <b>Year Built:</b> 1924 <b>Style:</b> Colonial (1910-1935) <b>Alteration:</b> Minor <b>Classification:</b> Secondary Contributing</p>	<p><b>Owner:</b> Riley, David and Susan <b>Use:</b> Residence <b>Tax No:</b> R-43160-0040 <b>Plat:</b> Johnson's Addition <b>Block:</b> 1 <b>Lot:</b> 4</p>
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**Description:** This one and one half story residence is rectangular in plan and faces south on S.W. King's Court. The house has a side facing gambrel roof with shed roof dormer on the front elevation which extends almost the length of the front elevation. The house is surfaced with wood weatherboards. The front elevation is symmetrical with the main entrance housed beneath a gabled entrance portico supported on slender Doric columns. Window groupings of three multi light over single light double hung wood sash windows flank the entrance. Major windows are six-over-one double hung wood sash. At the side

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elevations, the upper story projects slightly over the first story. An exterior brick chimney stack is located at the west elevation. An addition to the kitchen was completed in 1985. There is a compatible detached garage at the rear of the house (1986).

**Significance:** The Weston Residence is significant according to criterion c for its architectural style. Little is known of original owners Marion and John P. Weston. John Weston (1854-1931) operated his own John P. Weston Investment and Real Estate firm in the American Bank building. He was born in New York and moved to Portland in 1906, profiting from the prosperity of the area following the 1905 Lewis & Clark Exposition. [Oregon Journal, December 1, 1931, p. 11] The Westons sold the house in 1926 to the New Bedford Company, who in turn sold it to Herbert Goldsmith in 1928. The house remained in the Goldsmith family until 1979. No obituary has been found on Herbert Goldsmith. [Ticor Title Company]

The Weston house is a good example of the Dutch Colonial style, popular after the turn of the century. It has the style's symmetry, multi-light windows and a classical one-story porch. The side gable orientation and brick and stucco cladding are indicative of the historic period styles of the 1920s. Interesting is the second story overhang on the end walls, sometimes found on the front elevations of the earlier Colonial Revival styles. The architect is unknown.

# 80 Historic Name: Peters Residence  
Address: 2169 S.W. King's Court  
Portland, OR

Original Owner: Joseph T. Peters  
Architect: Unknown  
Year Built: 1927  
Style: Colonial (1910 - 1935)  
Alteration: Minor  
Classification: Secondary Contributing

Owner: Girard, Leonard  
and Jacklin, Pamela  
c/o Stoel Rives et al.  
900 S.W. 5th, 23rd Fl.  
Portland, OR 97204  
Use: Residence  
Tax No: R-43160-0030  
Plat: Johnson's Addition  
Block: 1  
Lot: 3

**Description:** This two and one half story house is rectangular in plan and faces away from the street with its side elevation facing south on S.W. King's Court. The house is symmetrical in plan and has a medium pitched side-facing gable roof. Three gabled dormers pierce the roof on the front elevation. The eaves are shallow at the gable end with eave returns. The ground level is brick while the upper floor is surfaced in stucco. Windows are six-over-six double hung wood sash. The central front entrance consists of a portico supported by two free standing Tuscan columns. Windows on the upper story have wood shutters. Windows at the first floor are embellished by a single course of brick which



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forms a linear arch over the window. A massive tapering exterior brick chimney stack is located at the south elevation. Two half arch windows flank the chimney stack at the attic level. There is a driveway and a compatible detached garage.

**Significance:** The Peters Residence is significant according to criteria b and c: for its associations with original owner, lumber- and businessman Joseph T. Peters (1856-1942): and for its architectural style. Peters was born in Baltimore, Maryland and moved to The Dalles, Oregon in 1876. From 1876 until 1906 Peters operated the Joseph T. Peters & Company lumber mill in that town, and also served as a member of the city council. Peters sold his business and moved to Portland in 1910, where he became director of the Oregon Mutual Life Insurance Company and president of the Bridal Veil Lumber Company. Peters' extensive activities and interests included positions as director of the Hawley Pulp & Paper Company, director of lumber companies in Grants Pass and Wind River, director of the Douglas Fir Lumber Company, president of the Regulator Steamboat Line, chairman of the State Portage Railway, and proprietor of numerous other investments including real estate holdings across the state. [Oregonian, December 11, 1942, p. 14; Capitol's Who's Who, p. 435; William H. McNeal, History of Wasco County, Oregon, p. 395] The house remained in the Peters family until 1983. [Ticor Title Company]

The Peters house is an interesting example of the evolution of the Colonial style in the 1920s. The building has a symmetrical facade and floor plan, characteristic elements of the style. The side gable orientation and brick and stucco cladding are indicative of the 1920s and 1930s, as is the arched brick course above the first floor windows. The architect is unknown.

<b># 8 1</b>	<b>Historic Name:</b> MacKenzie Residence	<b>Owner:</b> Bernhardt, Terry
	<b>Address:</b> 1131 S.W. King Avenue Portland, OR	
	<b>Original Owner:</b> MacKenzie, W. R.	<b>Use:</b> Residence
	<b>Architect:</b> Whidden and Lewis	<b>Tax No:</b> R-43160-0010
	<b>Year Built:</b> c.1893-94	<b>Plat:</b> Johnsons' Addition
	<b>Style:</b> Colonial Revival	<b>Block:</b> 1
	<b>Alteration:</b> Minor	<b>Lot:</b> 1, 2
	<b>Classification:</b> Primary Contributing	

**Description:** This three story residence is rectangular in plan with a two story side wing. The house, which faces east on S.W. King, has a low pitched hipped roof with prominent overhanging eaves embellished with modillions and a dentil course. The front elevation is symmetrical with a front entrance portico supported by paired free standing Tuscan columns and a flat roof with balustrade and boxed corner posts. The front entrance is a single door flanked by sidelights. The house is surfaced with wood weatherboards and

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wood quoins. Windows on the first and second floor are six-over-one double hung wood sash. At the third floor they are single pane sliding windows. The house is situated above the street amid mature clipped hedges. The Mackenzie Residence has had several alterations: a two story addition on the south elevation (date unknown) and an addition at the rear of the house (date unknown). In 1922 a garage was added at the basement level beneath the southern addition.

**Significance:** The Mackenzie Residence is listed on the National Register of Historic Places, and is significant according to criteria b and c: for its association with first owner, W.R. Mackenzie, and third owners, Robert S. Farrell and family. It is also significant for its Colonial Revival style; and for its architects, the firm of Whidden & Lewis. Prominent Portland resident W.R. Mackenzie contracted Whidden & Lewis to design his home in about 1893. Mackenzie was a railway financier, accountant and Portland Academy bursar. Mackenzie sold the house in 1915 to Mr. and Mrs. Chester G. Murphy. Murphy was an attorney, rancher and athlete. Ownership then passed to the Robert S. Farrell family. The house is significant as the Farrell's primary residence. Farrell was co-owner of the Portland produce business of Everding & Farrell. His son, R. S. Farrell, became Oregon Secretary of State. Mrs. Robert Farrell was active in civic affairs, and founded the Portland Civic Theater. The Farrell family sold the house in 1950 to Dr. and Mrs. Z. C. Edelson and family, who in turn sold it in 1956 to Raymond O. Marks, an architect.

Mackenzie hired the distinguished Portland architectural firm of Whidden & Lewis to design his Colonial Revival style house. The firm introduced to Portland the Colonial Revival Style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Portland Public Library (1891), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work on the Portland Hotel prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920. During his career in Portland, Lewis would also served as Park Commissioner, and member of the Board of Appeals; and vice president of the Oregon Taxicab Company. [John M. Tess, Mackenzie House National Register Nomination, 1978; Who's Who in the Northwest, 1911]

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The house is an excellent example of the Colonial Revival Style, with the typical symmetrical facade and floor plan. Architectural characteristics of the Colonial Revival style include a low-pitched roof with wide eaves, dentils and modillions, shuttered windows and rusticated wood quoins. The wood clapboard siding and quoins imitate stone construction, typical of the style.

# 8 2 **Historic Name:** Dougherty Residence  
**Address:** 1115 S.W. King Avenue  
Portland, OR  
**Original Owner:** Dougherty, James  
**Architect:** Unknown  
**Year Built:** 1908  
**Style:** Colonial Revival  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Valencich, Roger  
and Joellen

**Use:** Residence  
**Tax No:** R43160-0120  
**Plat:** Johnson's Addition  
**Block:** 1  
**Lot:** S half lots 11,12

**Description:** This grand two story Colonial Revival style residence is rectangular in plan and faces east on S.W. King. The house has a medium pitched hipped roof and is dominated by the two story classical entrance portico with colossal paired free standing Ionic columns of the Scamozzi variant. A second story porch extending the full length of the front facade, has a balustrade and is supported by Doric columns. A gabled dormer with a broken pediment and urn is located in the center of the roof on the front elevation. A balustrade with boxed corner posts is located atop the two story classical entrance portico and has a generous architrave. The main entrance has sidelights. The cornice of the house and porch have a dentil course. Major windows are single pane double hung. The house is set above the street. A series of concrete steps lead through the front yard which is planted with ferns and mature shrubs.

**Significance:** The Dougherty Residence is significant under criteria c for its Colonial Revival style. Original owner James A. Dougherty tried several careers in Portland before leaving the city in 1925. Dougherty was born in Fairmont, Illinois in 1870, and moved to Oregon in 1897. He opened his own business, the Dougherty Fithian Shoe Company in 1905, which was touted by a contemporary Portland biographical book as "the largest in its line in the Northwest." [Portland Chamber of Commerce, Men of Oregon] By 1918 Dougherty was listed in the Portland Polk Directory as secretary-treasurer of the Western Motor Cars Sales Company. Two years later he was listed as a manufacturer's agent, then as a salesman in 1922. That year the Doughertys sold the property to Eda Hirsch and Julius Low. In 1924, Low was department store manager for the M. Seller & Company. Harry E. and Bertha P. McQuarrie bought the house in 1943. [Ticor Title Company].

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The Dougherty Residence is an excellent example of the Colonial Revival style. The house is in excellent condition, with its well preserved two-story entrance portico and classical detailing of Ionic and Doric columns, frieze, and broken pediment. The architect is unknown.

# 83 Historic Name: Feldenheimer Residence  
Address: 2160 S.W. Main  
Portland, OR  
Original Owner: Feldenheimer, Albert  
Architect: Unknown  
Year Built: 1910  
Style: Arts and Crafts  
Alteration: Minor  
Classification: Primary Contributing

Owner: White, James  
and Freda

Use: Residence  
Tax No: R43160-0110  
Plat: Johnson's Addition  
Block: 1  
Lot: N half lots 11,12

**Description:** This two and one half story residence is rectangular and faces north on S.W. Main. The house has a steeply pitched double gable roof with exposed brackets flanking a central smaller gable on the front elevation. The lower floor of the house is surfaced with wood shingles. The upper story and gable ends have mock half timbering with stucco infill. The central entrance is housed beneath a steeply pitched gable supported on simple wood posts with wood brackets. The central portion of the gable is filled with vertical posts with ornate carved detailing. The porch is accessed from the sides and the front portion is enclosed with a railing. The major windows of the upper floor are eight-over-one double hung wood sash. The ground floor has single pane double hung wood sash windows.

**Significance:** The Feldenheimer Residence is significant according to criteria b and c: for its associations with original owner, jeweler Albert Feldenheimer (1857-1942); and for its architectural style. Albert Feldenheimer was born in Germany, where he learned the jeweler's trade, and emigrated to New York in 1873. That same year Feldenheimer moved to San Francisco, where he worked for a wholesale manufacturing firm for nearly three years. He settled in Portland in 1876, finding employment with jeweler B. L. Stone. Feldenheimer purchased Stone's business in 1884, selling partial interest to his brother in 1900. Until he retired in 1932, Feldenheimer's jewelry business was the largest and oldest such store in the Northwest. Among Feldenheimer's creations were a silver service for the battleship "Oregon," and a gold sword given to Captain Clark during the Spanish-American war. Feldenheimer was also active in civic affairs, serving as a member of the Chamber of Commerce, and installing the clock on the Oregonian Building. The clock was the largest on the Pacific Coast in the 1890s, and continues to be a city landmark. This is the primary

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residence associated with Albert Feldenheimer, and upon his death, ownership passed to his son, Roy. [Fred Lockley, History of the Columbia River p. 178; Oregonian, December 31, 1942, p. 11; Ticor Title Company]

The Feldenheimer Residence is predominantly Arts and Crafts style with some Craftsman detailing. Drawing from English medieval residences, the Arts and Crafts dwelling has "half timbering" on the projecting second floor, and a steeply pitched roof with cross gables. The English element is carried through to the decorative woodwork of the porch gable and railings. The exposed rafters are more commonly found on Craftsman style buildings of the 1920s and 1930s. The architect is unknown.

**# 8 4** **Historic Name:** Williams Residence  
**Address:** 2168 S.W. Main  
Portland, OR  
**Original Owner:** Williams, Charles K.  
**Architect:** A.E. Doyle  
**Year Built:** c. 1908  
**Style:** Colonial Revival  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Middlecamp,  
Walter  
**Use:** Residence  
**Tax No:** R43160-0100  
**Plat:** Johnson's Addition  
**Block:** 1  
**Lot:** E 45' of lot 10

**Description:** This two and one half story Colonial Revival style residence is rectangular in plan and faces away from the street with the side elevation facing north on S.W. Main. The house has a steeply pitched side facing gable roof embellished with modillions and eave returns. The front elevation is symmetrical with a central entrance beneath an arched hood supported by squared posts. Windows on the first floor have crown moldings and are eight-over-one double hung wood sash. The windows on the upper floor are eight-over-one double hung wood sash. Three gabled dormers with arched windows pierce the roof at the front facade. A single arched window is located in each gable end. An oriel window is located in the center of the rear elevation. A shed roof dormer directly above the oriel window appears to be a later alteration. The house is surfaced in stucco. The foundation is covered with ivy and a garage is built into the basement level at the street edge.

**Significance:** The Williams Residence is significant according to criteria b and c: for its associations with original owner, businessman Charles K. Williams (1869-1917); for its architectural style and designer, A. E. Doyle. Charles Kennard Williams was a Portland investment banker who worked for the national banking firm of Morris Brothers. He was born in Westbranch, Ohio, and came to Portland at the turn of the century. Williams was involved with various financiers before becoming manager of Morris Brothers. His other activities included promotions for the Giles Lake project, Laurelhurst, and the Lewis & Clark Exposition. Williams married Florence Hayes in 1905. [Charles K. Williams

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telephone interview of July 6, 1990] The Rev. Richard M. Steiner, a Unitarian minister, and Florence and Herbert Stratton took legal possession of the property in 1937. [Ticor Title Company]

Williams hired A. E. Doyle in 1910 to design his new King's Hill residence. Albert E. Doyle (1877-1928), was born in California and moved with his family to Portland in 1882. Doyle gained construction experience from his father, who was a carpenter and building contractor. At an early age, Doyle apprenticed with the firm of Whidden & Lewis, and remained with them until 1906. During this time, Doyle attended architecture school at Columbia University from 1902 to 1904. While studying in New York, he found employment with architect Henry Bacon, who designed the Lincoln Memorial. Doyle returned for a short time to Whidden & Lewis, but in 1906 left Portland for a year's travel in Europe. Doyle opened his own office in Portland in 1907 with partner W. B. Patterson, a construction supervisor. The partnership lasted until 1917. Doyle continued the office independently as one of the most prestigious firms in Portland. Among his employees were nationally-recognized architects Pietro Belluschi and John Yeon. Doyle's many designs in Portland include the Selling building (1910), the Benson Hotel (1911), the Central Library (1913), the American Bank Building (1913) the Morgan Building (1913) and the Pittock Block (1914). He also designed Reed College, the Broadway Theater and two Seattle bank buildings.

The Williams Residence is a good example of the Colonial Revival style. Unlike Doyle's Colonial Revival style Parker Residence at 2210 S. W. Main Street (#66), this earlier residence has a more traditional design. It has the traditional symmetrical facade, multi-light windows, and columned entrance porch. Noteworthy are the pilasters, frieze, shelf molding on the first floor windows, and the "pediment" on the gable end created by the steeply pitched roof, eave returns and dentil course.

**# 8 5 Historic Name:** Blyth Residence  
**Address:** 2176 S.W. Main  
Portland, OR  
**Original Owner:** Blyth, Percy  
**Architect:** Unknown  
**Year Built:** 1901  
**Style:** Queen Anne  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Galloway,  
George and Amy  
**Use:** Residence  
**Tax No:** R-43160-0090  
**Plat:** Johnson's Addition  
**Block:** 1  
**Lot:** Lot 9, W 5' of 10

**Description:** This two and one half story Queen Anne style residence is irregular in plan and massing with a steeply pitched side facing gable roof, pierced with various dormers and an intersecting gambrel roof at the front elevation. The house is completely clad in wood shingles and is characterized by oriel windows and the conical tower which projects

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from the northeast corner of the building. The house faces north on S.W. Main Street and is sited amid large and mature Rhododendron bushes and other shrubs. The front entrance is housed beneath a porch with slat rail and boxed posts, supported on stone posts. On the second story, above this porch, is a Palladian window and above that, an elliptical window. Major windows are multi over one double hung wood sash. The roof at the front facade has both an eyelid dormer and a gabled dormer. The rounded engaged tower at the northeast corner has a conical roof, and multi-pane over single pane windows which follow the curve of the tower. The Blyth Residence has had minor interior alterations.

**Significance:** The Blyth Residence is significant according to criterion c for its architectural style. Original owner, realtor Percy Harold Blyth (1866-1941), moved into the house the same year as his marriage to Mary A. Wilder in 1901. Blyth was born in Edinburgh, Scotland, and attended Loretto School and later Oxford University. Following graduation, Blyth moved to Portland and established a real estate business in 1890. [Capitol's Who's Who, p. 70] Possession of the house later passed to William and Janet MacRae, then to J. G. and June Arnold in 1930. W. C. Bartun took legal possession in 1934, selling it that same year to C. W. DeGraff. Fidelity Investment Company purchased the property in 1939. Following a sheriff's sale and possession by Portland Trust and Savings, Ben and Frieda Ettleson bought the house in 1942. Ben Ettleson worked as manager of the M. Seller Company, and had moved to Portland in 1902. He was a member of the area board of the Boy Scouts of America and of the Travelers Aid Society. [Ticor Title Company; Oregonian, April 29, 1963, p. 17].

The Blyth Residence is an excellent example of the Queen Anne style. The building's shingle cladding, rectangular massing, eyebrow window, partial corner tower and prominent central Dutch gambrel roof gable contribute to the style's characteristic irregular massing and individuality. Notable features include the Palladian window and combination of eyebrow and pedimented dormers on the east facade. The architect is unknown.

**#86 Historic Name:** Lang, Max Residence  
**Address:** 2188 S.W. Park Place  
Portland, OR

**Original Owner:** Lang, Louis  
**Architect:** Whidden and Lewis  
**Year Built:** c.1904  
**Style:** Colonial Revival  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Multnomah Co.  
Medical Society  
P.O. Box 1517  
Portland, OR 97035  
**Use:** office  
**Tax No:** R43160-0460  
**Plat:** Johnson's Addition  
**Block:** 4  
**Lot:** Lot 7, W half lot 8

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**Description:** This two and one half story Colonial Revival style residence is rectangular in plan and faces north on S.W. Park Place. The house is surfaced with narrow wood weatherboards and has low pitched hipped roof with paired gable dormers at the front facade. The house has classical detailing in the generous frieze above the cornice with modillions and a dentil course. The front elevation is symmetrical. The front entrance consists of a single, glass paned door, flanked by sidelights. A classical portico, is supported by paired boxed posts and Tuscan columns. The porch above has a balustrade and boxed corner piers. Windows are paired or grouped single pane double hung wood sash, and have architrave moldings. The house is sited close to the street edge, behind mature shrubs.

**Significance:** The Max Lang Residence is significant according to criteria b and c: for its associations with original owner, grocer Louis Lang (1866-1932), and his father, Max M. Lang; and for its architectural style and architects, the firm of Whidden & Lewis. Louis Lang and his four brothers operated the Lang & Company wholesale grocery firm which was begun by his father and uncle, and stood on Front Street. Louis Lang was apparently the owner of record for the house, although it was first occupied by his parents. According to architect Richard Marlitt, when Max M. Lang's original house on N.W. 20th Street burned down, his five sons (Henry, Isador, Julius, Louis and Edward) purchased lots 7, 8 and 9 of Block 4 in 1904 to construct a new house. They presented the house to Mr. and Mrs. Lang on their 50th wedding anniversary. Originally, a garden occupied land east of the house. Both elder Langs resided in the house until their deaths in 1918. Louis and wife Grace moved into the house after 1918. Grace retained possession of the house until 1963, when she sold the house to the Multnomah County Medical Society and moved to a neighboring apartment. [Oregonian, August 17, 1932, p. 1 and August 31, 1982, p. B2; Ticor Title Company] In 1982, the medical society hired Creative Changes Inc. to rehabilitate the Lang and neighboring Louis house.

The Lang brothers hired Portland's most prestigious architectural firm at the time to design their parent's home. The firm of Whidden & Lewis introduced to Portland the Colonial Revival style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial style in office buildings. Their designs included the Old Portland Public Library (1891, now destroyed), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden (1857-1929) went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation



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to resume work prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920.

The Lang house is a classic example of the Colonial Revival style. It has the characteristic symmetrical facade and floor plan, with a classical front entrance porch, corner board pilasters with Ionic capitals, and a modillioned and dentilated cornice. The center front hall occupies two-thirds of the front of the house, with a large staircase leading to the second floor. The drawing and dining room on the first floor retain their original tapestry cloth.

# 87 Historic Name: Edwards, Henry Residence  
Address: 2187 S.W. Main  
Portland, OR

Original Owner: Edwards, Henry and Mary  
Architect: Whidden and Lewis  
Year Built: c.1909  
Style: Colonial Revival  
Alteration: Minor  
Classification: Primary Contributing

Owner: Catlin Gable  
School  
c/o 834 S.W. St. Clair  
Portland, OR  
Use: office  
Tax No: R-43160-0440  
Plat: Johnson's Addition  
Block: 4  
Lot: W half lot 5, lot 6

**Description:** This two and one half story Colonial Revival style residence is rectangular in plan and faces south on S.W. Main. The house has a low pitched hipped roof with a pair of pedimented dormers in the center of the main elevation. The front elevation is symmetrical with a central entrance. The front entrance consists of a single door, flanked by side lights and a classical portico with shortened boxed posts flanking Tuscan columns on stone piers. The house is surfaced with wood weatherboards and has corner boards in the form of fluted Doric pilasters. Windows are either paired or grouped, single pane double hung wood sash with crown moldings. A single door with crown moldings is located on the balcony above the front entrance. Two exterior chimneys are located on each side elevation. There is a contributing detached garage at the rear of the house.

**Significance:** The Edwards Residence is significant according to criteria b and c: for its associations with original owner, Henry E. Edwards (1845-1913); and for its architectural style and architects, the firm of Whidden & Lewis. Edwards founded a large furniture retail outlet which lasted from 1877 until after the second World War. Born in Nova Scotia, he moved to Portland in 1869 and first found work as an upholsterer for the Oregon Furniture company, then opened his own business in the early 1870s as a contractor furnishing the United States custom house. Edwards then founded a furniture business with a Mr. Birmingham, under the name Edwards & Birmingham. The partnership lasted until a fire destroyed the business. In 1877 he created the Edwards furniture company. He served

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as the company's president until his death. The Edwards first residence was at 7th and Jackson, but in 1906, the family obtained the property at 1807 S. W. Main. [Oregon Journal December 4, 1913, p. 5] Legal possession of the property was first listed under wife Mary's name. She sold the property in 1915 to Adolph B. Steinbach. Following his death in 1920, legal title was transferred to the A. B. Steinbach Estate, then to Julius Steinbach in 1958. [Ticor Title Company]

Businessman Edwards hired Portland's most prestigious architectural firm at the time to design his house. The firm of Whidden & Lewis introduced to Portland the Colonial Revival style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial style in office buildings. Their designs included the Old Portland Public Library (1891, now destroyed), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden (1857-1929) went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920.

The Edwards house is an interesting example of the Colonial Revival style. It has the characteristic symmetrical floor plan and facade, with a classical entrance porch, corner pilasters and a large dentilated and modillioned cornice. A large entrance hall occupies two-thirds of the front of the first floor.

<p><b># 8 8</b> Historic Name: Friedenrich Residence Address: 2177 S.W. Main Street Portland, OR Original Owner: Flora Friedenrich Architect: Unknown Year Built: 1925 Style: Colonial (1910-1935) Alteration: Minor Classification: Secondary contributing</p>	<p>Owner: Roslund, Sven  Use: office (?) Tax No: R43160-0420 Plat: Johnson's Addition Block: 4 Lot: Lot 4, E half lot 5</p>
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**Description:** This two story house is rectangular in plan and faces south on S.W. Main Street. The house is dominated by a truncated hipped roof and its symmetrical front

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facade. The house is surfaced with wood shingles on the second story and stucco on the first. The centrally located front entrance is distinguished by a pyramidal hipped roof supported by walls topped with an open screen of turned posts. Windows are groupings of three six-over-six double hung wood sash. On the upper floor are two bay windows which project over brackets. The house is sited amid mature shrubs and sits slightly below street level. A contributing detached garage is located at the rear of the property.

**Significance:** The Friedenrich Residence is significant according to criteria c for its architectural style. Original owner Flora Friedenrich was the daughter of clothing merchant Samuel Rosenblatt. He built his first home in the area in 1914, and later constructed a new residence next door at 2153 S. W. Main Street in 1927. The Rosenblatts purchased the property at 2177 S. W. Main Street in 1921, and passed it to their daughter the same day. Flora was married to Milton Friedenrich, president-manager of the Globe Hat & Cap Manufacturing Company. [1928 Polk Directory] Little information can be found on Milton Friedenrich, and directories after 1928 do not record his occupation.

The Friedenrich house is an interesting example of the historic period Colonial style. The classical symmetry, multi-light windows and shingles are characteristic of the style. However, the hipped roof with gables, oriel window and multi-light windows are twentieth century adaptations. The architect is unknown.

**# 89 Historic Name:** White Residence  
**Address:** 743 S.W. Vista Avenue  
Portland, OR 97205  
**Original Owner:** Clara Alice White  
**Architect:** Unknown  
**Year Built:** c.1904  
**Style:** Queen Anne  
**Alteration:** Moderate  
**Classification:** Primary Contributing

**Owner:** Autzen, Thomas  
and Houser, Annabella  
P.O. Box 3709  
Portland, OR 97208  
**Use:** Office  
**Tax No:** Unknown  
**Plat:** Cedar Hill Addition  
**Block:** N/A  
**Lot:** S 30' of Lot 32

**Description:** This two and one half story Queen Anne style residence faces east on S.W. Vista Avenue. The house is rectangular in plan with a projecting bay on the side elevation. The residence is located on a small lot and sited above and close to the street edge. The house has an intersecting gable roof and is clad with beveled wood siding. Windows are single pane double hung. The gable end has flared barge boards and stick style elaborations in the pediment. The original front porch has been enclosed. Mature shrubs and fruit trees are located at the front elevation beyond a concrete retaining wall. Alterations to the White

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Residence include the removal of the original front porch (date unknown), construction of a new porch and projecting wing at the porch and the replacement of a second floor window with a door.

**Significance:** The White Residence is significant according to criterion c for its architectural style. Very little information can be found on original owner, Clara Alice White. She is first listed in the 1906 Polk Directory at 115 Ford, the original address of the property. She married Benjamin F. Laughlin by 1909, when they were listed at 175 Ford. Laughlin is listed without an occupation. Clara Alice Schneider, unmarried, gained legal possession of the property in 1917 from Clara Alice Laughlin. She retained possession until 1954. [Polk Directories; Oregonian, March 30, 1929 p. 18; Ticor Title Company]

The White Residence is a modest example of the Queen Anne style, but contributes to the integrity of the district in its intact turn of the century massing, scale and siting. The building does not have the elaborate detailing or irregular massing common to the Queen Anne style. Instead, it has simple accents in the wood "half timbering" on the front gable, and panels between the window and door on the second floor, front facade. The architect is unknown.

# 90 **Historic Name:** Milton Markewitz Residence  
**Address:** 2165 S.W. Main  
Portland, OR  
**Original Owner:** Milton Markewitz  
**Architect:** Parker, Jamieson  
**Year Built:** 1923  
**Style:** Colonial (1910-1935)  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Owner:** Rhododendron  
House Inc.  
**Use:** Office  
**Tax No:** R43160-0400  
**Plat:** Johnson's Addition  
**Block:** 4  
**Lot:** Exc. N 22' of E 1',  
W 29" of lot 2, lot 3

**Description:** This two and one half story residence in the Colonial style has a steeply pitched hipped roof and is rectangular in plan. The house faces west on S.W. Main. The house is symmetrical with a central entrance formed by an arch with sunburst pattern, supported by paired Tuscan and boxed columns. There are three pedimented dormers on the south elevation. Massive interior end chimneys have corbelled caps. The house is surfaced with horizontal board siding and has quoins. A side wing with a decorative rail is located to the west. Windows are six-over-six double hung wood sash. The house is sited fairly close to the street and is surrounded by large, mature hedges. There is an attached garage at the rear of the house.

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**Significance:** The Markewitz Residence is significant according to criteria b and c: for its association with its second owner, architect and banker Ernest B. MacNaughton (1880-1960); and for its architectural style and architect, Jamieson K. Parker (1895-1939). Original owner, Milton Markewitz (1869-1938), purchased the west 1/2 of Lot 2 and all of Lot 3 in Block 4 of Johnson's Addition in 1922. Little information can be found on Markewitz, who was described as a "leader in civic affairs" in a local paper and active in Jewish organizations. He was born in San Francisco and moved to Portland in 1893, where he eventually became president of the Bushong & Company printing business. Markewitz was also president of the Tualatin Country Club and a member of the board of the Federated Jewish Societies. [Oregon Journal, September 22, 1938, p. 31; Polk Directories; Ticor Title Company]

Ernest B. and Gertrude MacNaughton purchased Lots 2 and 3 and the house in 1939. Subsequent refinement of the precise boundaries give the property its current legal description. MacNaughton was active in both the architectural profession and business development of Portland. He was born in Cambridge, Massachusetts, and graduated from the Massachusetts Institute of Technology in 1902. MacNaughton moved to Portland in 1903, and began work with architect Edgar Lazarus. In 1906 he formed a partnership with H. E. Raymond, his brother-in-law, and classmate Ellis F. Lawrence. MacNaughton served as business manager, Raymond as engineer and Lawrence as architect. In 1910, Lawrence began his own firm, joined in 1913 by William G. Holford, also an M.I.T graduate. Lawrence would go on to be an accomplished designer, city activist, and visionary in city planning and education. He founded the University of Oregon School of Architecture and Allied Arts in 1914. [Northwest Heritage Associates, Miller Residence Nomination; Shellenbarger and Lakin, Ellis Lawrence Inventory] MacNaughton and Raymond remained in partnership from 1911 to 1919. The two designed such industrial buildings as the Marshall Wells Warehouse # 2 (1915), the Kiernan building (1916) and the Moulton building (1922). MacNaughton expanded into managing and developing properties, and in 1918 established the firm of Strong and MacNaughton. Robert Strong was the manager of the Corbett estate. MacNaughton entered banking in 1925 by organizing the liquidation of the Ladd & Tilton Bank, then becoming vice president of the First National Bank and arranging its sale to a California interest in 1929. He served as president for both the First National Bank from 1932 to 1947, and Reed College in 1948. He was also chairman of the board of the Oregonian Publishing Company, and served on the Port Commission and Planning Commission. [Northwest Heritage Property Assoc., Chinatown Historic District National Register Nomination; Portland Historic Resource Inventory] This is the primary residence associated with MacNaughton during his later banking years. Cheryl S. MacNaughton took legal possession of the property in 1957. [Ticor Title Company; Polk Directories]

Portland architect Jamieson Parker designed the house in 1923 for Markewitz. It is an excellent example of the Colonial style. It has the typical symmetrical facade and floor plan, central classical entrance porch, quoins and multi-light windows. The pedimented

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attic gables give further references to classical architecture. Noteworthy is the sunburst pattern in the segmental arch entrance, more typically found on 19th century Queen Anne and Eastlake styles. [Portland Historical Resource Inventory]

Parker was one of Portland's outstanding architects, having designed such noted Portland landmarks as the Georgian Style First Unitarian Church (1924), the Romanesque Saint Mark's Episcopal Church (1925) and the Arts and Crafts Waldeman Spliid Residence (1922). Parker graduated from the University of Pennsylvania in 1916 and returned to his native city of Portland to begin his career in architecture, pausing only during World War II to serve as a second lieutenant in the coast artillery. He married Margaret Alden Biddle of Portland in 1923. Parker's distinguished career included membership in the Portland Art Commission and the American Institute of Architects. He served as president of the Oregon chapter of the A.I.A. in 1928-29 and again in 1934. Parker also was the director of the Oregon and Washington Historic Architectural Buildings Survey in 1933-34, and a member of the State Planning Board from 1934 to 1940. Beginning in 1935 until his death in 1939, Parker served as the state director of the Federal Housing Administration. [Capitol's Who's Who For Oregon, 1936-1937, (Portland: Capitol Publishing Co., 1936) p. 425]

**# 9 1 Historic Name:** Rosenblatt Residence #2  
**Address:** 2153 S.W. Main  
Portland, OR  
**Original Owner:** Samuel Rosenblatt  
**Architect:** Unknown  
**Year Built:** 1927  
**Style:** Tudor  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Owner:** Oregon  
Physician's Service  
c/o Robert Taubman  
**Use:** Office  
**Tax No:** R-43160-0380  
**Plat:** Johnson's Addition  
**Block:** 4  
**Lot:** Inc. N 22' of E 1'  
of W 29' of Lot 1, E 21'  
of Lot 2

**Description:** This two story Tudor style residence is "L" shaped in plan with steeply pitched intersecting gable roofs. The house is sited on a corner lot at the junction of S.W. Main and S.W. King. There is a projecting double gable wing at the rear elevation. The house is surfaced with brick and has a central entrance at the juncture of the two wings of the "L". The front porch is a rock surfaced entrance topped by a gable dormer window with mock half timbering. Windows are four-over-one double hung wood sash. There is an oriel window on the second floor. The house is sited amid an expansive lawn with mature clipped shrubs and a random coursed rubble wall which surrounds the perimeter. There is a paved parking area with driveway at the rear of the house.

**Significance:** The Rosenblatt Residence #2 is significant according to criteria b and c: for its association with original owners Samuel and Ida Rosenblatt, and for its Tudor style.

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Ida Rosenblatt bought the property in 1925 from United Artists. She and husband Samuel had been living at 2359 S. W. Park Place until 1923, in a earlier Colonial Revival style house. Samuel Rosenblatt (1865-1939) was born in Portland, the son of 1858 pioneers. Samuel and his brother, Louis, were partners in the Samuel Rosenblatt & Company clothing store which their father had begun in 1872. The Rosenblatts were described by a contemporary as "leading clothing merchants, not only of this city but of the northwest." [Joseph Gaston, Portland, Oregon, Its History and Builders, III p. 146] The store was located at 249 First Street, and later moved to Fifth Street and Alder. Their other business interests included partial ownership of the Silverfield Building at 4th and S.W. Morrison. [Oregonian, July 29, 1939, I p. 3]

The Rosenblatt Residence #2 is a good example of the Tudor style. One of several popular period styles in the 1920s and 1930s, it has several elements of its English medieval prototype. The steeply pitched roof, "half timbering" in the entrance gable end, the oriel window and brick cladding are all typical of the style. Especially distinctive are the stone-clad entrance and extruded mortar joints which emphasize the medieval appearance of the building. The architect is unknown.

<p># 9 2 Historic Name: Lewis, L. Allen Residence Address: 2164 S.W. Park Place Portland, OR 97205 Original Owner: Lewis, Allen Architect: David C. Lewis Year Built: c.1901 Style: Jacobethan Alteration: Moderate Classification: Primary Contributing</p>	<p>Owner: GSL Assoc. II 2154 S.W. Park Place Portland, OR 97205 Use: Residence Tax No: R43160-0500 Plat: Johnson's Addition Block: 4 Lot: 10-12</p>
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**Description:** This two and one story brick residence is irregular in plan and massing and features steeply pitched intersecting gable roofs. The gable ends are stepped. The house is constructed of red brick and has a slate tile roof. It is located on a corner lot at the junction of S.W. Park Place and S.W. King Ave. The house faces east. Window openings are formed by jack arches and have single pane double hung wood sash windows. There are several corbelled chimneys which rise above the roof at the south and north elevations. An entrance on the north elevation has an arched transom and sidelights flanking a single door. The entrance is covered with a rounded hood constructed of wrought iron and glass. Dormer windows have gabled roofs with ornate barge boards, carved pendants and "half timbering". A porch on the east elevation has block modillions and its flat roof is supported by boxed posts.

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**Significance:** The Lewis Residence is significant according to criteria b and c: for its association with original owner, businessman L. Allen Lewis (1863-1935); and for its architectural style and architect, David C. Lewis. Portland-born Lucius Allen Lewis was one of ten children of pioneer grocer C. H. Lewis. The elder Lewis was a co-founder with Lucius H. Allen of the Allen & Lewis wholesale grocery firm, begun in 1851. L. A. Lewis's name combined the names of the founders. Two years after his graduation from Princeton in 1883, Lewis joined his father in the grocery business. Lewis was also vice-president of the Security Savings & Trust Company. He married Anna M. Kittle in 1898. In 1928 Allen & Lewis consolidated with other wholesale groceries, and Lewis retired. [Oregonian, September 20, 1935, p. 1; Who's Who in the Northwest, 1911] Lewis transferred title of his residence to his Security Savings & Trust Company in 1932. Possession later passed to the U. S. National Bank, which sold it in 1942 to Clementine and Lewis Bowers. The Bowers sold the house the same year to entrepreneur Harvey F. Dick. Dick retained title until 1973. [Ticor Title Company]

This is the primary residence associated with Anna and L. Allen Lewis, who hired his brother, David C., to design his home in 1901. David Lewis was educated in the United States and Europe, and began his professional career in Portland in 1899. He designed many of Portland's landmark structures, including Trinity Church (of which his father was parish leader), and the Board of Trade, the Railway Exchange, and Couch & Lewis buildings. The L. Allen Lewis Residence is the earliest residential design by David Lewis in the King's Hill Neighborhood, and perhaps in Portland. He also designed the 1903-04 Dole Residence (#122), and redesigned the Honeyman Residence (#95) in 1916. Lewis moved to California in 1917 due to ill health, where he died the following year. [Oregonian, April 5, 1918, p.7; Who's Who in the Northwest, 1911]

In 1982, the owners, the Multnomah County Medical Society rented part of the house to Creative Changes, Inc., contractors, who rehabilitated the house. At a cost of \$85,000, gutters, mortar, concrete stairways, wood railings, pillar bases and drain pipes were repaired. The iron and glass canopy was cleaned, and a later sandstone cladding on the porch was removed to reveal the original brick surface.

The Lewis house is in excellent condition, and is an interesting combination of two styles, both popular at the turn of the century. The slate tile on the steeply-pitched roof, leaded glass and half-timbering in the front and west elevation gable ends are typical of the Jacobethan style, first popularized at the turn of the century. References to the style's English medieval precursors are also evident in the red brick walls, and prominent corbelled chimneys. Lewis combined these Jacobethan elements with a massive west elevation balustraded porch with square columns and block modillions, more common to the Colonial Revival style. The interior, not part of the 1982 rehabilitation, retains much of the original detailing. Mahogany and walnut paneling survives on the first floor, and a second story fireplace is faced with a gray marble mantelpiece. Other fireplaces are faced with flowered tiles, mahogany or green brick. [Oregonian, August 31, 1982, p. B2]



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# 9 3 Historic Name: N/A  
Address: on S.W. Park Place

Original Owner: N/A  
Architect: N/A  
Year Built: N/A  
Style: N/A  
Alteration: N/A  
Classification: Vacant Property

Owner: Multnomah Co.  
Medical Society  
P.O. Box 1517  
Portland, OR 97035  
Use: Parking  
Tax No: R-43160-0480  
Plat: Johnson's Addition  
Block: 4  
Lot: 9 and E. 1/2 of 8

**Description:** This vacant lot is paved and used as a parking lot. The perimeter is surrounded by an historic low wall of ashlar basalt.

**Significance:** The property is a vacant lot, and contributes neither historically nor architecturally to the district.

# 9 4 Historic Name: Lipman, Soloman Residence  
- 1 Address: 812 S.W. St. Clair  
Portland, OR 97205

Original Owner: Lipman, Solomon  
Architect: Unknown  
Year Built: c.1903

Style: Queen Anne  
Alteration: Major  
Classification: Historic Non-contributing

Owner: Chien, David  
812 S.W. St. Clair #1  
Portland, OR 97205  
Use: Condominium  
Tax No: R-50235-0050  
Plat: Lipman House  
Condo Lot 1  
Block: 5  
Lot: w 50' of lot 8

**Description:** This two and one story Queen Anne style residence is rectangular in plan and faces west on S.W. St. Clair. It has suffered several alterations over the years including the alteration of the front entrance and the addition of a porch projection at the east elevation. The Lipman Residence has been converted into condominiums. The house is covered with an intersecting jerkinhead and gabled roofs. It is surfaced with wood shingles. The majority of the original windows have been replaced. Prominent features of this house are the bracketed overhanging eaves and the recessed porch in the north gable end. The porch is recessed behind a Palladian window form with two slender Tuscan columns.

**Significance:** Although the Solomon Lipman house is significant for its associations with its original owner, the extensive alterations to the building, such as its conversion to

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condominiums, and replacement of windows, contribute to the building's historic non-contributing ranking. Solomon Lipman purchased the property in 1903, the year he settled permanently in Portland. One of the co-founders of Portland's Lipman, Wolfe & Company department store, Lipman was born in Germany in 1829. He emigrated to the United States at the age of 21, and settled in Sacramento, California. He opened the S. Lipman & Company store in that city, and a few years later bought an interest in the Godschaux Brothers dry goods business in San Francisco. Gold discoveries prompted Lipman to open a branch S. Lipman & Company store in the mining town of Virginia City, Nevada in 1865. He brought his nephew, Adolph Wolfe, over from Germany to manage the store. Lipman opened a second branch in Nampa, California in 1868, and a third in Portland in 1879. He closed the Virginia City branch the same year. A contemporary described the Portland store as "one of the finest on the Pacific Coast," and Lipman himself as one of the best-known merchants of the city. [Oregonian, July 8, 1909, p. 16] Previous to his move to Portland, Lipman maintained an office in New York where he supervised purchases for his business. The firm's name was changed in 1889 to Lipman, Wolfe & Company. [Oregonian, July 8, 1909, p. 16] The house remained in the Lipman Estate until 1927, when Solomon's son, Isaac Newton Lipman, sold the property to the Security Savings & Trust Company. It was sold in a sheriff's sale to Multnomah County in 1941. [Ticor Title Company]

# 9 4 Historic Name: Lipman, Solomon Res.  
- 2 Address: 812 S.W. St. Clair  
Portland, Or 97205  
Original Owner: Lipman, Solomon  
Architect: Unknown  
Year Built: c.1903  
  
Style: Queen Anne  
Alteration: Major  
Classification: Historic Non-contributing

Owner: Warnick, Elsa  
812 S.W. St. Clair #2

Use: Condominium  
Tax No: R-50235-0100  
Plat: Lipman House  
Condo Lot 2  
Block: N/A  
Lot: N/A

**Description:** Same as above.

**Significance:** Same as above.

# 9 4 Historic Name: Lipman, Solomon Res.  
- 3 Address: 812 S.W. St. Clair  
Portland, OR 97205

Original Owner: Lipman, Solomon

Owner: Pinnell, Carol  
812 S.W. St. Clair #3  
Portland, OR 97205  
Use: Condominium

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Architect: Unknown  
Year Built: c.1903

Style: Queen Anne  
Alteration: Major  
Classification: Historic Non-contributing

Tax No: R-50235-0150  
Plat: Lipman House  
Condo Lot #3  
Block: N/A  
Lot: N/A

**Description:** Same as above.

**Significance:** Same as above.

# 9 5 **Historic Name:** Honeyman, James Residence **Owner:** James Stevens  
**Address:** 834 S.W. St. Clair  
Portland, OR 97205  
**Original Owner:** Honeyman, James **Use:** Office  
**Architect:** Whidden and Lewis **Tax No:** R-43160-0720  
**Year Built:** 1903, 1916 alterations **Plat:** Johnson's Addition  
**Style:** Colonial Revival **Block:** 5  
**Alteration:** Major in 1916 **Lot:** W 100' of Lot 7  
**Classification:** Primary Contributing

**Description:** This two and one half story house is rectangular in plan and is faces west on S.W. St. Clair. This is an interesting example of a total alteration of a residence during its historic period. At this time the house was considerably enlarged. The house is built close to the street edge and has several mature rhododendrons and other mature shrubs. The house is symmetrical with a central entrance housed beneath a flat roof portico supported on paired Tuscan columns. The roof is a moderately pitched hipped roof with three pedimented dormers with six-over-one double hung wood sash windows. The single pane double hung windows of the front elevation are evenly spaced across the facade. The house is surfaced with wood shingles. There is a wide frieze with dentil course beneath the cornice of the roof.

**Significance:** The Honeyman Residence is significant according to criteria b and c: for its associations with first owner, businessman James D. Honeyman (1869-1942); and for its architectural style and architect of the 1916 alterations, David C. Lewis. Honeyman was born in Glasgow, Scotland, but emigrated at the age of two with his family to the United States. The family settled in Portland, where Honeyman attended public schools. His father, William Honeyman, was a co-founder and vice president of the Honeyman, DeHart & Company hardware business. The company began as Northrup & Simon in 1851, and was the area's oldest and most important builders hardware and sporting goods business in

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the area until the second World War. William Honeyman began work with the company in 1871. In 1889 he and partner Edward DeHart reorganized the company under their own names. William served as the company's first vice president, later becoming president. James entered his father's enterprise as a clerk in 1886. He became vice president in 1900 following his father's death, and remained in the company until his retirement in 1937. The company was renamed a final time in 1901 as the Honeyman Hardware Company, and lasted until the businesses liquidation in 1942. This is the primary residence associated with James D. Honeyman. James purchased the west 100' of lot seven from his father in 1903, who lived directly to the east on King Street. The growth of the J.D. Honeyman family resulted in the expansion of the house in 1916. Title of the property transferred to wife Myrtle Irene's name following Honeyman's death in 1942, and the house remained in the extended Honeyman family until 1971. The house was leased to Johanna Drew from 1939 to 1943, who leased rooms to wartime employees. Myrtle, her daughter and son-in-law moved back to the house in 1943. [ George McMath, James D. Honeyman Residence National Register Nomination application, 1978; Ticor Title Company; Oregon Journal, May 5, 1942, p. 1]

Honeyman hired the prominent Portland firm of Whidden and Lewis to design his home. Whidden & Lewis introduced to Portland the Colonial Revival Style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Old Portland Public Library (1891, now destroyed), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden (1857-1929) went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920.

Although the original Whidden & Lewis house was substantially altered, the Honeyman Residence is architecturally significant as altered by Portland architect David C. Lewis. The building is an interesting example of reconstruction. It retains the elements characteristic of the Colonial Revival style, but with a more modest result. The original house featured a two-story central bay incorporating the front entrance. Large plate glass windows on the first story flanked the entrance porch which was surrounded by a delicate turned balustrade. A large dormer with a broken pediment was centered over the front bay. The house underwent extensive alteration in 1916 by David C. Lewis. Very little of the

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original house remains, and the Whidden and Lewis facade detailing has been eliminated. The house was moved 20' east of the original locations, with the south foundation wall and portions of the south frame wall and roof structure incorporated into the new building. The Lewis alteration included the removal of the bay and an addition to the north side of the house. The original porch and door were then moved to the north, and four additional windows placed in the second floor wall. In place of the single dormer now stand three smaller dormers. Lewis shingled the exterior, but retained the fascia course with dentils, the entrance porch and flanking baluster. [George McMath, James D. Honeyman Residence National Register Nomination application, 1978;]

David Lewis was probably chosen as the architect for his connection to the Honeyman family. His wife was James Honeyman's sister. David Lewis was educated in the United States and Europe, and began his professional career in Portland in 1899. He designed many of Portland's landmark structures, including Trinity Church (of which his father was parish leader), and the Board of Trade, the Railway Exchange, and Couch & Lewis buildings. He also designed the 1901 L. Allen Lewis Residence (#92) and the 1903-04 Dole Residence (#122). Lewis moved to California in 1917 due to ill health, where he died the following year. [Oregonian, April 5, 1918, p.7; Who's Who in the Northwest, 1911]

# 9 6 Historic Name: The 900 St. Clair  
Address: 900 S.W. St. Clair  
Portland, OR 97205

Original Owner: N/A  
Architect: Unknown  
Year Built: 1959  
Style: Highway Commercial  
Alteration: N/A  
Classification: Non-compatible  
Non-contributing

Owner: St. Clair Assoc.  
c/o Marvin F. Poer & Co.  
1 Lake Bellvue, #100  
Bellvue, WA 98005  
Use: Apartment  
Tax No: R-431600-0700  
Plat: Johnson's Addition  
Block: 5  
Lot: 7

**Description:** This five story reinforced concrete apartment structure is "L" shaped in plan and faces west on S.W. St. Clair. It has metal sliding glass windows and an exterior glass elevator.

**Significance:** Due to the modern construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

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## # 97 Historic Name: Oregon Society of Artists

Owner: Oregon Society of  
ArtistsAddress: 2185 S.W. Park Place  
Portland, OR 97205

Original Owner: Oregon Soc. of Artists

Architect: Unknown

Year Built: 1953

Style: International style

Alteration: N/A

Classification: Non-compatible,  
Non-contributing

Use: Art gallery

Tax No: R-43160-0670

Plat: Johnson's Addition

Block: 5

Lot: 3

**Description:** This "L"-shaped International style building is located on a corner lot at the junction of S.W. St. Clair and S.W. Park Place, where it is set back from the street. The concrete building has a flat roof and no fenestration. It is devoid of any ornamentation and has a simple flat roof porch supported by poles at the entrance. It is one story and surfaced with stucco.

**Significance:** Due to its 1953 construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

## # 98 Historic Name: Wilcox Residence

Owner: Roy Park  
BroadcastingAddress: 931 S.W. King  
Portland, OR 97205

Original Owner: Wilcox, Theodore

Architect: Whidden and Lewis

Year Built: c.1893

Style: Queen Anne

Alteration: Minor

Classification: Primary Contributing

Use: Office

Tax No: R-43160-0640

Plat: Johnson's Addition

Block: 5

Lot: 4

**Description:** This magnificent two and one half story Queen Anne residence is irregular in plan and occupies a corner lot at the junction of S.W. Park Place and S.W. King. The entrance faces east on S.W. King. It combines the massing and varied textures of the Queen Anne style with the massiveness of the Richardsonian Romanesque style. The first floor and foundation level are of load-bearing random coursed ashlar of red sandstone. The second story level is clad with wood shingles. The Wilcox Residence has intersecting steeply pitched hipped roofs with gabled roof dormers. The roof of the main facade is pierced by a double-gable dormer with paired six-over-six double hung wood sash windows. The gable ends are embellished with foliate patterns and medallions. The dominant feature of the front facade is the two story, semi-polygonal bay window. A

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recessed entry, at the southeast corner, is located beneath elaborate, carved stone lintels. Windows are single pane double-hung and on the first floor have single pane transoms. Corbelled chimney stacks pierce the roofline. A wide frieze is located above the second story windows and the eaves have exposed brackets. The Wilcox residence is set back from the street amid an expansive lawn. A coursed ashlar walls of basalt define the perimeter. The Wilcox Residence has had minor interior alterations.

**Significance:** The Wilcox Residence is significant according to criteria b and c: for its associations with first owner, businessman Theodore Wilcox (1856-1918); for its architectural style, and for its architects, the firm of Whidden and Lewis. Theodore Burney Wilcox was a prominent figure in Portland banking, flour production and numerous smaller enterprises. Wilcox was born in Agawam, Massachusetts, where he attended public schools. In 1877, while employed by the Hampden National Bank in Westfield, Massachusetts, he met and was offered a job by Asahel Bush of Portland's Ladd & Tilton and Salem's Ladd & Bush Banks. Wilcox worked as a teller in Portland's Ladd & Tilton Bank until 1884, when he was appointed W.S. Ladd's administrative assistant. Ladd also chose Wilcox as general manager of Ladd's Albina Flour Mills (precursor to the Portland Flouring Mills). Wilcox assumed presidency of the flour mills upon Ladd's death in 1893. [Joseph Gaston, Portland, Oregon, Its History and Builders, (Chicago: 1911) p. 416] As a member of the board of the Ladd & Tilton Bank, Wilcox used the bank to finance his fortunes, making the re-organized Portland Flouring Mills Company the largest flour-milling business on the Pacific Coast, and the largest single investment by the Ladd & Tilton Bank. The flour mill turned out over 10,000 barrels of flour per day. Wilcox was also president of the Equitable Savings & Loan Association (owned by the Ladd & Tilton Bank), and was active in efforts to promote Portland. Railroad magnate J. J. Hill singled out Wilcox as the primary individual responsible for Portland boosterism and commercial opportunities on the Columbia River. He was president of the Port of Portland Commission, served on the Oregon Development League, the Portland Commercial Club, the Portland Water Board, and sat on the executive committee for the Lewis & Clark Exposition. Wilcox also actively promoted the Rose City Park residential development in Northwest Portland. In 1917 he purchased 160 acres of the Peter Smith Donation Land Claim, which was subsequently developed as the Wilcox Estates. Upon his death in 1918, the Wilcox estate was estimated at over ten million dollars. [Gaston, p. 417; MacColl, E. Kimbark, The Shaping of a City (Portland: 1976), pp. 311, 359, 364]

This is the primary residence associated with Theodore Wilcox, who in 1893 hired the distinguished architectural firm of Whidden & Lewis. The firm introduced to Portland the Colonial Revival Style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Portland Public Library (1891), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden went on to

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study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work on the Portland Hotel prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920. During his career in Portland, Lewis would also served as Park Commissioner, and member of the Board of Appeals; and vice president of the Oregon Taxicab Company. [NHPA, Whidden/Kerr National Register Nomination, 1987; John M. Tess, Mackenzie House National Register Nomination, 1978; Who's Who in the Northwest, 1911]

The house is situated on a corner lot and facing two other Whidden and Lewis residences of different styles. The grouping provides a good representation of the capabilities of the designers. Prior to the turn of the century, Whidden and Lewis designed several Portland houses in the Queen Anne style. The Wilcox house has the Queen Anne irregular roof-line interrupted by "half timbered" gables and chimneys, bay windows and varied textured cladding. The ground floor, however, with its irregular coursed red sandstone stonework, is reminiscent of the large estates on the Eastern seaboard designed by such notable firms as McKim, Mead & White. Most likely the design reflects Whidden's early associations with that firm, as well as the firm of Peabody & Stearns. Although common in the East, the use of stone in Portland is highly unusual. The massive quality is enhanced by the carved stone lintels and elegant columns on the porch. Also noteworthy in the interior are seven fireplaces, four of which are Italian marble and one of onyx. The woodwork is Honduran mahogany, maple and golden oak. One room originally contained a gold leaf ceiling. [Portland, Oregon Historic Resource Inventory; Oregon Historical Society Scrap Book 83, p. 115].

# 9 9 **Historic Name:** King Tower Apartments  
**Address:** 901 S.W. King  
Portland, OR 97205  
**Original Owner:**  
**Architect:** Don Byers Assoc.  
**Year Built:** 1949  
**Style:** Early Modern  
**Alteration:** N/A  
**Classification:** Non-compatible,  
Non-contributing

**Owner:** King Tower Inc.  
P.O. box 2708  
Portland, OR 97208  
**Use:** Apartment  
**Tax No:** R43160-0560  
**Plat:** Johnson's Addition  
**Block:** 5  
**Lot:** 2-3, East 50' of  
Lots 6 and 7



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**Description:** This 12 story, reinforced concrete apartment structure is irregular in plan and faces east on S.W. King. Fenestration consists of metal casement windows.

**Significance:** Due to its 1949 construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

## #100

**Historic Name:** N/A  
**Address:** 809 S.W. King  
Portland, OR

**Original Owner:** N/A  
**Architect:** Unknown  
**Year Built:** Unknown  
**Style:** Highway Commercial  
**Alteration:** N/A  
**Classification:** Non-compatible  
Non-contributing

**Owner:** Grayson, Larry  
and Patricia, 8946  
S.W. Barbur Blvd.  
Portland, OR 97201  
**Use:** Motel  
**Tax No:** R-43160-0530  
**Plat:** Johnson's Addition  
**Block:** 5  
**Lot:** 1

**Description:** This five story motel is "L" shaped in plan and is located on a corner lot at the junction of S.W. Yamhill and S.W. King. It is constructed of reinforced concrete with the portion of the building which houses the elevator shaft surfaced with stone veneer. Windows are sliding plate glass with aluminum sash.

**Significance:** Due to its modern construction and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

## # 1 0 1

**Historic Name:** Lipman Residence  
**Address:** 2166 S.W. Yamhill  
Portland, OR  
**Original Owner:** Lipman, Isaac & Jessie  
**Architect:** Whidden & Lewis  
**Year Built:** c. 1900  
**Style:** Arts and Crafts  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Adams, Virginia  
**Use:** Residence/Multi  
**Tax No:** R-43160-0750  
**Plat:** Johnson's Addition  
**Block:** 5  
**Lot:** E 50' of Lot 8

**Description:** This two and one half story Arts and Crafts style residence is "L"-shaped in plan and faces north on S.W. Yamhill. The Lipman residence is clad in wood shingles

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and is covered with a steeply pitched, intersecting gable roof. A double-gable is located on the east elevation. The main entrance is housed within an enclosed porch at the junction of the "L" and below the double gable on the east elevation. The gable end of the major facade features mock half-timbering with stucco interstices. An elaborate bargeboard has a turned pendant at the apex of the gable. A carved lintel spans the base of the gable, supported at the ends by carved brackets. A coved cornice with curved brackets is located below the lintel. A window grouping of three, single-pane double hung wood sash windows is located on the first floor. The second floor has two, symmetrically placed windows of the same type. The first and second floors are distinguished by a flare in the textured surface of the wall between the two floors.

**Significance:** The Lipman Residence is significant according to criteria b and c: for its associations with first owner, businessman Isaac N. Lipman (1864-1927); for its architectural style, and for its architects, the firm of Whidden & Lewis. Isaac Newton Lipman was the son of Solomon Lipman, co-founder of the oldest general merchandizing firm in the Northwest (1850-1979). Lipman & Wolfe was begun in Sacramento, California by the elder Lipman in 1850, prospering from the influx of gold miners to the area. With his nephew Adolphe Wolfe, Lipman opened two branch stores, the first in Nevada City in 1866, and the second in Portland in 1880. Isaac Newton and his brother Will later managed the family business, located at 5th and Washington, until 1925. While under their management, Lipman & Wolfe was credited with introducing many innovations in department store design. [Sunday Oregonian, May 4, 1930, p. 1; Oregon Journal, February 10, 1979, p.1; Oregonian, August 25, 1927, p. 6.]

In about 1900, Isaac Lipman hired Portland's distinguished architectural firm of Whidden & Lewis to design his residence. The firm introduced to Portland the Colonial Revival Style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Portland Public Library (1891), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work on the Portland Hotel prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920. During his career in Portland, Lewis would also served as Park Commissioner, and member of the Board of Appeals; and vice

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president of the Oregon Taxicab Company. [NHPA, Whidden/Kerr National Register Nomination, 1987; John M. Tess, Mackenzie House National Register Nomination, 1978; Who's Who in the Northwest, 1911]

The house is a good early example of the Arts and Crafts Style in Portland which came to prominence after the turn of the century. Like the English prototypes, this Whidden & Lewis design rejects the elaborate detailing and ornamentation of the earlier Queen Anne and Italianate styles of the late 1800s. Instead, it displays elements found on medieval architecture, with "half timbering" in the projecting gable ends, intersecting gables and a more simple rectangular massing.

# 1 0 2

<b>Historic Name:</b> Stratton-Cornelius Residence	<b>Owner:</b> Rubin, Ronald
<b>Address:</b> 2182 S.W. Yamhill Portland, OR	
<b>Original Owner:</b> Howard C. Stratton	<b>Use:</b> Residence/Multi
<b>Architect:</b> Unknown	<b>Tax No:</b> R-43160-0740
<b>Year Built:</b> c.1891	<b>Plat:</b> Johnson's Addition
<b>Style:</b> Queen Anne	<b>Block:</b> 5
<b>Alteration:</b> Minor	<b>Lot:</b> E 50' of W 100'
<b>Classification:</b> Primary Contributing	of Lot 8

**Description:** This two and one half story Queen Anne style residence is irregular in plan and massing and faces north on S.W. Yamhill. The Stratton-Cornelius residence is clad with shingles and covered with a steeply pitched intersecting roof. The front facing gable of the main elevation consists of an undulating surface of wood shingles. A centrally placed semi-polygonal bay window is recessed above a simple shelf and bracket. The bay window has leaded glass transoms above single panes. Flanking this window on either side, is a pattern of five squares with "bulls-eyes". Above the window, three vertically oriented vents at the attic occupy the upper-most portion of the gable.

A front porch with shed roof extends along the front elevation at the first floor level, and is rounded at the northeast corner. The foundation level is clad with a "skirt" of wood shingles. The entrance to the porch is placed slightly off-center, beneath an elaborately carved pediment, supported by slender Ionic columns. The pediment is decorated with a low relief foliate pattern with a scallop shell at its center. The porch balustrade consists of thinly attenuated balusters. Elaborate turned posts, which rest upon shingle-clad bases, support the roof of the porch. The major entrance to the house, consisting of double-doors, is located directly behind the pediment over the entrance to the porch. Windows on the first floor include single-pane double hung wood sash, and single fixed panes with transom. On the second floor, a recessed balcony is placed off-center. A rounded balustrade of spindle-

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like balusters, and brackets, enclose the balcony. To the west of this balcony is a semi-polygonal bay, with single-pane double hung windows. To the east are paired single-pane double hung windows. A wide frieze separates the second and third floors. The third floor projects over ornate brackets. The house is sited slightly above grade beyond a low wall of rock faced, coursed ashlar basalt.

**Significance:** The Stratton-Cornelius Residence is listed on the National Register of Historic Places, and is significant according to criteria b and c: for its association with second owner Dr. Charles W. Cornelius; and as an excellent example of the Queen Anne style. The original owner, Howard C. (or S.) Stratton, worked as a cashier for the Portland Savings Bank, as well as a Fruit Growers Union auditor and "mining operator." He had his Queen Anne house built about 1891. Stratton sold the house to the Cornelius family, which owned the house from 1905 until 1963. The Cornelius name is important in early northwestern Oregon settlement. The Cornelius family was prominent in Washington county, possessing the Cornelius Plains donation land claim (now called Tualatin Plains) and namesake for the town of Cornelius. Dr. Charles Cornelius (1856-1924) was born in Washington county and later graduated from Pacific University. He studied medicine at Willamette University and graduated from the medical department of Oregon State University in 1889. Cornelius practiced with Dr. H.R. Littlefield in Portland, and also served as Multnomah County coroner in 1894. After a short mining excursion in Alaska in 1898, Cornelius returned to Portland, where he retired from the medical profession to devote his time to lucrative real estate operations and investments in the fast-growing city. One of his projects was the Cornelius Hotel. This is the primary residential building associated with Dr. Cornelius.

The unaltered exterior of the Stratton-Cornelius Residence is an excellent example of the Queen Anne style, with its irregular massing, large first story porch, original cedar cladding in various textures, and vertical orientation. Three brick chimneys, projecting and recessed bays, and eyebrow and dormer windows also contribute to the integrity of the design. Much of the interior is intact, including a roll top bed alcove on a third floor bedroom. The bed alcove was probably designed specifically for Stratton's tubercular child. [Sheila Finch, A.I.A., Stratton-Cornelius National Register Nomination, 1978]

**#103 Historic Name:** Allendale Apartments  
**Address:** 730 S.W. St. Clair Ave.  
Portland, OR 97205

**Original Owner:** W. F. Fliedner  
**Architect:** Unknown  
**Date:** 1910  
**Style:** American Renaissance

**Owner:** Leffingwell,  
Marian  
c/o Dr. Gerald Schweibinger  
222 S.W. Harrison  
Portland, OR 97201  
**Use:** Apartment  
**Tax No:** R-43160-0890  
**Plat:** Johnson's Addition  
**Block:** 6

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Classification: Primary ContributingLot: N 64' of W 100' of  
S 124' of Block 6

**Description:** This four story brick apartment building is rectangular in plan and faces west on S.W. St. Clair Avenue. It is sited directly at the public right-of-way edge. The front facade is symmetrical with a central, recessed entrance. Brick pilasters, with inset geometric patterns, flank the entrance and are topped with a cornice. The foundation is concrete. A course of rock faced ashlar separates the foundation from the brick of the main volume of the building. Paired single-pane double hung windows flank the entrance on each floor. Three single-pane double hung windows are located on the second through fourth level, above the entrance. The windows have jack arches and keystones of cast stone. A cornice with dentil course tops the building below the parapet and flat roof.

**Significance:** The apartments at 730 S. W. St. Clair Avenue are significant according to criterion c for their architectural style. Original owner W. F. Fliedner purchased the property in 1908, and transferred title to his company, the St. Clair Investment Company (an extension of Morgan, Fliedner & Boyce) in 1909. Morgan, Fliedner & Boyce owned several apartment buildings in the King's Hill neighborhood on the north boundary of the district along S. W. Vista and S. W. St. Clair Avenues. W. L. Morgan was the president, with William F. Fliedner serving as vice president and Joseph A. Boyce as secretary. The company advertised themselves as "Architects, Builders, Real Estate and Investment" agents. Their office was in room 503 of the Abington Building in 1911. By 1915 R. E. Kingsbury became treasurer, and the office had moved to 1310 N.W. Bank Building. President Morgan was involved in several businesses. He appeared in Polk Directories in 1900 without listing an occupation, but by 1903 was employed by the Metropolitan Life Insurance Company. In 1905 Morgan headed his own real estate, loan, architectural and contracting office. Around 1910 he was also co-owner of the Morgan-Atchley Furniture Company. The apartment building has been owned by a number of investors. Phillip Jones bought the building in 1910, and sold it in 1924 to John B. Rock. Title passed the next year to W. J. Brugman, then to Warren H. Daugherty the same year. The L. B. Menefee Company bought the apartments in 1926 and sold them the same year to B. E. and Roselta Gwartney and the Gwartney Loan Company. The Investors Company were the next owners in 1930, followed the same year by the Livestock Loan Company and then Edna Jacobs. Morris Robert Meadows bought the building in 1941. [Polk Directories, Ticor Title Company]

The apartments at 730 S. W. St. Clair are in good condition and are a good example of the classically-inspired American Renaissance style. The corner quoins, simple cornice and pronounced keystones with flat arches are common elements common to the style. The buff-colored brick is another element of American Renaissance, inspired by the great white classical buildings of the 1893 Chicago World's Fair. The apartments represent a transition between the traditional, 19th century single-family residence with large

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landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill made the area more accessible to larger numbers of people.

## # 1 0 4

**Historic Name:** Edward Boyce Apts.  
**Address:** 2185 S.W. Yamhill  
Portland, OR

**Owner:** McMonies,  
Walter and Nancy  
Duhnkrack,  
Princeton Property  
Management  
4850 S.W. Scholl's  
Ferry Road #203  
Portland, OR 97225  
**Use:** Apartment  
**Tax No:** R43160-0870  
**Plat:** Johnson's Addition  
**Block:** 6  
**Lot:** S 60' of W 100' of  
Block 6

**Original Owner:** Edward & Eleanor Boyce  
**Architect:** Unknown  
**Year Built:** 1926  
**Style:** American Renaissance  
**Alteration:** None  
**Classification:** Secondary Contributing

**Description:** This five story apartment building occupies a site at the junction of S.W. Yamhill Street and S.W. St. Clair Avenue, and faces south on S.W. Yamhill Street. It is constructed of reinforced concrete, faced on the second through fifth floors with textured brick of varying hues of buff-colored brick. Windows are single-pane double hung wood sash, with a sill consisting of brick laid on end. The windows are set flush with the wall surface and have no frame. The main entrance is placed slightly off-center on the facade. It consists of a paneled door with a large central arched pane of glass, flanked by leaded glass side-lights. An architrave with cornice separates the door from a fanlight above. The door is recessed slightly within a cast stone arch, supported on banded pilasters. The arch has banded forms as well, and the keystone is decorated with a cast stone rams head, topped by a basket of fruit. Two low relief rosettes flank the arch, and two ornamental light fixtures are located beneath the capitals of the pilasters. The building is separated horizontally by a beltcourse of molded concrete between the first and second floor, a soldier's course of brick above the second floor windows and below the sills of the fifth floor windows. The building is topped by a classical cornice.

**Significance:** The Edward Boyce Apartments are significant according to criteria b and c: for its associations with original owners Edward and Eleanor Boyce, and for its architectural style. Edward Boyce (1863-1941) was president of the Portland Hotel Company, and a mining entrepreneur. Boyce was born in Wisconsin, and latter attended

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the Christian Brothers College. Boyce pursued a variety of careers before arriving in Portland, including three years employment with a railroad company and mining in Colorado until 1905. That year, Boyce moved to Portland and bought a large interest in the Portland Hotel Company. Construction of the hotel had stopped following original owner Henry Villard's bankruptcy. He married Eleanor Day, whose family owned several mines. Boyce was a close friend of "Big Bill" Heywood, and other miners prominent in the frequent labor struggles of the time. [Lockley, Fred, History of the Columbia River Valley, (Chicago, 1928), pp. 234-5; Portland, Oregon Historic Resource Inventory; Oregonian, December 25, 1941, p. 1; The Who's Who For Oregon, 1936-1937, p. 76] The Boyces lived in the King's Hill neighborhood at 909 S. W. St. Clair. Following Edward's death, title remained in Eleanor Boyce's name until her own death in 1951. [Polk Directories, Ticor Title Company]

The Boyce Apartments are in good condition and are an excellent example of the classically-inspired American Renaissance style. The straight, simple cornice and nearly plain facade, interrupted only by three soldier brick courses are typical elements of the style, which replaced the eclectic and irregular profile of the earlier Queen Anne style. Especially noteworthy are the intricate terra cotta ram's head, fruit basket and rosettes flanking the semi-circular central entrance. These details provide the only detail on an otherwise plain facade. The apartments represent a transition between the traditional, 19th century single-family residence with large landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill made the area more accessible to larger numbers of people.

## # 105

**Historic Name:** Reynolds Apartments  
**Address:** 2167 S.W. Yamhill  
Portland, OR 97205

**Original Owner:** H. R. Reynolds  
**Architect:** Unknown  
**Year Built:** 1907  
**Style:** Altered  
**Alteration:** Major  
**Classification:** Historic Non-contributing

**Owner:** Hohman, Robert  
and Carol Cotter  
10040 S.E. 96th  
Portland, OR 97266  
**Use:** Apartment  
**Tax No:** R43160-0850  
**Plat:** Johnson's Addition  
**Block:** 6  
**Lot:** E 50' of W 150' of  
S 100' of Block 6

**Description:** This three story wood frame "flat" building is rectangular in plan and faces south on s.w. Yamhill. Originally designed in the Colonial Revival style, the many alterations to this building have resulted in its historic non-contributing status. These alterations include the application of fire-retardent siding over the original narrow

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weatherboards, removal of colossal three story Corinthian columns, two story porch and pediment above, and the addition of glass block infill to the original side-lights and on the second and third floors, below the central window.

**Significance:** Because of the extensive alterations to the Reynolds Apartments, including the addition of modern siding and glass block side-lights, and the removal of three story Corinthian columns with porch and pediment, they cannot be listed as a contributing resource to the district, and are assigned the ranking of historic non-contributing. Original owners Harrington R. and Mary K. Reynolds purchased the property in 1907 from Lizzie M. Bates. They were undoubtedly hoping to benefit from the residential development of the area into multi-family dwellings due to Portland's population increase and the extension of electric streetcars on West Burnside. Little information can be found on Harrington Reynolds. He was a Portland realtor, and organized the city's Realty Associates. Reynolds also founded the Lincoln Memorial Park, where he was buried in 1933. Mrs. Mary K. Reynolds was active in political affairs, and in the 1930s was a lobbyist in the interests of settlers in federal irrigation districts. They lived at 680 Flanders, flat # 31 in 1909. [Oregonian, August 1, 1933, p. 7; Polk Directory] The apartments have had a number of owners. The Reynolds sold the property to the S. Morton Cohn Real Estate & Insurance Company. Herbert Gordon gained legal title in 1912, and sold the property the same year to A. A. and Marion P. Lindsley. Alden A. Anderson, Jr. and W.W.B. Bassett for the Capital National Bank of Sacramento purchased the building in 1913, and sold it the next year to Clarence R. Wagoner. The Lindsleys regained possession in 1914, but apparently lost it, with title returning to Wagoner, under the Smith-Wagoner Co. name in 1919. Wagoner in turn lost possession, and in 1922, G.B. Cellars bought the apartments. That same year, title passed to the Victor Land Company, and then back to Smith-Wagoner. Florence Roos then bought the building in 1933, selling it the next month to Chester G. Murphy. Ida and Paul Giesy gained partial legal title following Mrs. Murphy's death in 1934. Murphys sold the remainder of the title to Giesy in 1937. Paul and Louise Nelson bought the apartment in 1950. [Ticor Title Company]

#106

Historic Name: N/A  
Address: S.W. Yamhill  
  
Original Owner: N/A  
Architect: N/A  
Year Built: N/A  
Style: N/A  
Alteration: N/A  
Classification: Vacant Property

Owner: Moskee Inv.  
1130 S.W. Morrison  
#401  
Portland, OR 97205  
Use: Vacant  
Tax No: Unknown  
Plat: Johnson's Addition  
Block: 6  
Lot: E 50' of W 200' of  
S 100' of Block 6



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**Description:** This is a vacant lot and includes a non-contributing structure.

**Significance:** The property is a vacant lot, and contributes neither historically nor architecturally to the district.

## #107

**Historic Name:** W.L. Brewster Apt.  
**Address:** 2161 S.W. Yamhill  
Portland, OR 97205

**Original Owner:** W. L. Brewster  
**Architect:** A.E. Doyle  
**Year Built:** 1908  
**Style:** American Renaissance  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Brattain,  
Virginia c/o Sally Ryan  
2344 S.W. Chelmsford  
Portland, OR 97201  
**Use:** Apartment  
**Tax No:** R-43160-0790  
**Plat:** Johnson's Addition  
**Block:** 6  
**Lot:** W 33' of E 100' of  
S 100' of Block 6

**Description:** This three story "flat" building is rectangular in plan, with the narrow end (the side elevation) facing south on S.W. Yamhill. It is sited at the public right-of-way edge. The building is constructed of wood frame, surfaced with stucco. The major facade is dominated by a two story semi-polygonal bay window consisting of paired fixed panes with transoms, flanked by single-pane double hung wood sash with transoms. The bay is supported on ornate, carved brackets which flank the first floor window; a single-pane double hung wood sash window with transom above. Each floor is distinguished by projecting wood beltcourses. The building has a cornice with wide frieze and the parapet on the south elevation consists of a Chippendale rail. Side elevations have semi-polygonal bay windows. A front entrance porch, with glass block, has been added at the southeast corner of the building (date unknown).

**Significance:** The W. L. Brewster Apartments are significant according to criteria b and c: for their associations with original owner, lawyer William Lewis Brewster (1866-1949); and for their architectural style. Philadelphia-born Brewster attended public schools in Brookfield, Massachusetts and later attended Wesleyan College from 1883 to 1885, then Amherst College from 1886 to 1888. He graduated from Amherst with an LL.B. and was admitted to the New York bar in 1891. Brewster moved to Oregon the same year and set up a practice in Portland. Active in civic and social affairs, Brewster served as commissioner of Public affairs from 1913 to 1915, was a member of the Portland Library board and served as president of the Portland Art Commission in 1941. While serving on the library board, he changed the institution from a privately-owned status to public. He was made an honorary doctor of law by Reed college in 1937. Brewster was also a charter

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member of the University Club, and served as its second president. Brewster had the apartment building constructed in 1908, three years after the highly successful Lewis & Clark Exposition. He was undoubtedly eager to profit from the influx of residents to the city following the fair. Legal title of the property was listed under his Brookfield Investment Company, named after his boyhood home. He sold the apartment building in 1924 to Dorothy Gallagher, who sold it in 1928 to R. L. Dunlap. Dunlap apparently lost possession of the mortgage, for the building was sold in a sheriff's sale in 1929 to H. Cleveland. He sold it the same year to James L. and Jane E. Conley. The building was again sold through a sheriff's sale in 1932 to the Security Savings & Trust Company. Through a series of transactions, title was then held by the First National Bank, and then to First Securities Company in 1936 and the Moskee Investment Company in 1938. [Oregonian, June 9, 1949, p. 1; Who's Who In The Northwest, 1911; History of the Bench and Bar, pp. 94-95; Ticor Title Company]

Built in 1908, the W. L. Brewster Apartments are in good condition and are a good example of the classically-inspired American Renaissance style. The simple cornice and single pane windows are common elements of the style. The apartments represent a transition between the traditional, 19th century single-family residence with large landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill made the area more accessible to larger numbers of people.

**#108**

**Historic Name:** Elizabeth Spencer Apts.  
**Address:** 731 S.W. King  
Portland, OR

**Original Owner:** Elizabeth Spencer  
**Architect:** Unknown  
**Year Built:** 1907  
**Style:** Craftsman  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Ryan Lawrence  
and Gary Vallaster  
813 S.W. Alder #500  
Portland, OR 97205  
**Use:** apartment  
**Tax No:** R43160-0770  
**Plat:** Johnson's Addition  
**Block:** 6  
**Lot:** E 67' of S 100' of  
Block 6

**Description:** This four story Craftsman style apartment house occupies a site at the junction of S.W. Yamhill and S.W. King, and faces east on S.W. King. The foundation and first floor level are of bearing brick construction and the upper floors are wood frame, surfaced with stucco. The low pitched hipped roof has wide overhanging eaves with exposed brackets. Hipped roof dormers have exposed brackets and single-pane double hung windows. The central entrance is recessed within the "U" shape.

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Windows of the ground floor consist of a segmental arch with single-pane double hung wood sash. A wood beltcourse separates the ground floor from the upper floors. The projecting wings of the third and fourth floor consist of paired single-pane windows, flanked by single-pane windows. On the fourth floor, the central paired windows are recessed behind a balcony of wrought iron, supported by curvilinear wrought iron brackets. The balcony is flanked by single-pane, double hung wood sash windows.

**Significance:** The Elizabeth Spencer Apartments are significant according to criterion c for their architectural style. Little information can be found on original owner, Elizabeth Spencer. Spencer purchased the property in 1907 from Morris and B. A. Kuhner and applied for a building permit the same year. She was the daughter of Oregon pioneers, and was born in Portland in 1859. According to the *Portland Oregonian*, her parents took up a donation land claim on what is now the Irvington district. Her father planted the city's first orchard on the east bank of the Willamette, with trees brought from England. Elizabeth Spencer was not listed in the Polk Directories until 1912, when she lived at 4729 80th Street S. E. At the time of her death, she was living at 245 N. E. 61st Street. [*Oregonian*, July 1, 1953, p. 15; Polk Directories] Spencer had the apartments built in 1907, and undoubtedly was eager to profit from the increase in Portland's population following the 1905 Lewis and Clark Exposition. She leased the building in 1910 to Claude D. Starr. At some point title passed to Elizabeth Cole, and upon her death in 1926, was sold to the Moskee Investment Company. Harry S. Coleman bought the property in 1945. [Ticor Title Company]

The Spencer Apartments are one of only two multi-family dwellings in the King's Hill District in the Craftsman style. Built in 1907, the building has the style's characteristic hipped roof, and wide overhanging eaves with exposed rafter tails. The remainder of the exterior is nearly devoid of detailing, and clad in stucco. This simplicity of the style corresponds to the turn of the century reformist ideals emphasizing utility, affordability, and honesty in construction. The apartments represent a transition between the traditional, 19th century single-family residence with large landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill made the area more accessible to larger numbers of people. The building is one of several such dwellings concentrated on the northern edge of the district, adjacent to the streetcar line.

## #109

**Historic Name:** Marshall Apartments  
**Address:** 711-715 S.W. King  
Portland, OR 97205

**Original Owner:** Hannover Building Co.

**Owner:** WPL Associates  
c/o Meridian Mgt.  
2030 N.W. Marshall #7  
Portland, OR 97209  
**Use:** Apartments

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Architect: Carl Linde  
Year Built: 1911  
Style: American Renaissance  
Alteration: Minor  
Classification: Primary Contributing

Tax No: R-43160-0810  
Plat: Johnson's Addition  
Block: 6  
Lot: N 54.43' of S  
154.43' of E 100' of  
Block 6

**Description:** This seven story apartment building is rectangular in plan and faces east on S.W. King Avenue. It is constructed of reinforced concrete, faced with red brick. The building has classical detailing in the cornice and string course. A central entrance, which faces S.W. King, is and in the form of an arch with voussoirs formed of brick. Dominant features are the rounded balconies with wrought iron railing found at the corners of the building on the front and rear elevations. The cornice has both a dentil course and modillions. The apartment building is constructed directly at the public right-of-way edge.

**Significance:** The Marshall Apartments are significant according to criterion c for their architectural style and architect Carl Linde (1864-1945). The apartments have had a large number of owners. Possession of the Apartments began with the real estate developing firm of Morgan, Fliedner and Boyce under the name of the Hannover Building Company in 1912. Paul C. Bates bought the building in 1920, selling it two years later to the United States National Bank of Portland. Possession passed through several hands in 1922, from the bank to Security Savings & Trust, then S. B. Gustaff, then to Portland Trust Company of Oregon. Ownership returned for a short time to Gustaff in 1923, then immediately to the P. T. Company and back to Gustaff in 1925. C. D. Brown was the next owner in 1927, selling it three years later to the Metropolis Apartments. Western Oregon Farms bought the building in 1932, and sold it to previous owner C. D. Brown in 1935. North West Electric Company purchased the apartments in 1936, and sold them to Edith Brown in 1939. The building was sold in a sheriff's sale in 1944 to Grace B. and Sam H. White. [Ticor Title Company]

The Hannover Building Company hired noted Portland architect Carl Linde to design the Marshall. Carl Linde designed some of the city's most distinguished apartment structures in Portland, three of which are listed on the National Register. German-born Linde settled in Wisconsin in 1870, where he apprenticed as an architect before graduating from Milwaukee's German-English Academy in 1877. Linde worked in architectural offices in Chicago and Milwaukee before settling in Portland in 1906. From 1906 until 1921, Carl worked in the offices of several notable local architects, including Edgar Lazarus, the firm of Whidden & Lewis, D. C. Lewis, A. E. Doyle, and Whitehouse & Fouilhoux. Linde maintained his own practice from 1921 to 1940, with offices in Portland and Seattle. From 1941 until his death in 1945, he was associated with the Army Engineers at Vancouver Barracks, Washington. [Heritage Investment Corporation, Envoy Apartment National Register Nomination]

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The Marshall Apartments are in good condition and a fine example of the American Renaissance style. The building exhibits classical detailing in the dentils and modillions of the curvilinear parapet, and semi-circular arches with voussoirs. The Marshall Apartments represent a transition between the traditional, 19th century single-family residence with large landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living. A new streetcar line connecting downtown Portland and the once-distant King's Hill made the area more accessible to larger numbers of people. The apartments are one of several such dwellings concentrated on the northern edge of the district, adjacent to the streetcar line.

## # 110

**Historic Name:** Hamilton Commercial Bldg.  
**Address:** 2160-2174 W. Burnside  
Portland, OR

**Original Owner:** Luther H. Hamilton  
**Architect:** Unknown  
**Year Built:** 1915  
**Style:** Commercial  
**Alteration:** Moderate  
**Classification:** Secondary Contributing

**Owner:** Erickson, N,  
Singer, Richard and  
Donald  
2487 N.W. Quimby  
Portland, OR 97210  
**Use:** Commercial  
**Tax No:** R-43160-0990  
**Plat:** Johnson's Addition  
**Block:** 6  
**Lot:** Exc. S 154.43', E  
100' of Block 6

**Description:** This one story brick commercial building is rectangular in plan and faces north on West Burnside. It is sited at the public right-of-way edge, at the corner of S.W. King and West Burnside. The front elevation is distinguished by four engaged piers, which extend slightly above the level of the roof, and have concrete coping. These piers separate the building into three bays, each representing a separate shopfront. The entrance of each shop is recessed. Shop windows are plate glass and covered with canvas awnings. Two beltcourses span the front facade below the parapet. The piers have decorative "T" shapes of projecting brick which connect with the upper-most beltcourse. The Hamilton Commercial building has had moderate alterations to its shopfronts including new window trim and doors.

**Significance:** The Luther H. Hamilton Commercial Building is significant according to criterion c for its architectural style. Little information can be found about the original owner, physician Luther Hamilton (1874-1938). Hamilton purchased the property in 1915, and had the building constructed the same year. He undoubtedly wanted to profit from the commercial development of the area as a result of Portland's population increase and the extension of electric cable cars along W. Burnside. He and wife Anwylyd lived at

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860 E. Harrison. Dr. Hamilton, born in Roseburg, Oregon, practiced medicine in Portland for 40 years. Hamilton passed legal possession of the building to his wife in 1933. The building remained under Anwylyd's name until her death in 1962.

The Hamilton Commercial Building is one of two historic non-residential buildings in the King's Hill Historic District, and is a good example of early Commercial style architecture in Portland. Responding to the growth and development of the area along W. Burnside, the Hamilton building is typical of small scale business development in the city. Large plate glass windows allowed for spacious display areas and provided sufficient illumination for the interior. The building has a nearly flat parapet line, a symmetrical three bay facade divided by pilasters and accented with beltcourses and brick pendants. These details reference the classically-inspired architecture popular in the United States in the first decades of the 20th century. The architect is unknown.

## #111

**Historic Name:** N/A  
**Address:** w/2160 W. Burnside  
Portland, OR

**Original Owner:** N/A  
**Architect:** N/A  
**Year Built:** N/A  
**Style:** N/A  
**Alteration:** N/A  
**Classification:** Vacant Property

**Owner:** Singer, Richard,  
Donald and Erickson,  
Nancee  
2285 N.W. Johnson  
Portland, OR 97209  
**Use:** Parking  
**Tax No:** R43160-0970  
**Plat:** Johnson's Addition  
**Block:** 6  
**Lot:** Exc. S 100' E 50'  
of W 200' of Block 6

**Description:** This vacant lot has been paved for use as a parking lot.

**Significance:** None.

## #112

**Historic Name:** Meredith Apartments  
**Address:** 2190 W. Burnside  
Portland, OR 97205

**Original Owner:** Charles M. Meredith  
**Architect:** Unknown  
**Year Built:** 1909  
**Style:** American Renaissance

**Owner:** Jene VIII Ltd.  
c/o Robert McKee  
534 S.W. 3rd #711  
Portland, OR 97204  
**Use:** Apartment  
**Tax No:** R-43160-0950  
**Plat:** Johnson's Addition  
**Block:** 6

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Continuation SheetSection number 7 Page 151Alteration: Minor  
Classification: Primary Contributing

Lot: N/A

**Description:** This four story load-bearing brick apartment building is "H"-shaped in plan and faces north on West Burnside. It is built directly at the public right-of-way edge; a vacant lot is adjacent to the east. The main entrance, located in the center of the north elevation, is inset behind a round arch supported by engaged piers with square capitals, formed of projecting brick. Multi-paned double hung windows flank the entrance and at the east end of the facade, an arched opening accesses a hall to the rear of the projecting wing of the "H". The second story facade consists of three single-pane double hung windows on either side of the upper portion of the arched entrance. Three two story oriel windows with single-pane double hung windows extend from the third floor to the fourth floor. The base of these projecting windows is rounded. Single-pane double hung windows are located between the oriel windows on the third and fourth floors. A cornice, supported by carved brackets, is located directly above the fourth floor windows. A stepped parapet with concrete coping, tops the building.

**Significance:** The Meredith Apartments are significant according to criterion c for their architectural style. Little information has been found regarding the original owner, Charles M. Meredith. Meredith was born in Wales and emigrated to the United States in 1864. He settled permanently in Portland in 1886. According to the 1906 Polk Directory, Meredith was an umbrella manufacturer and repairer, with offices at 312 Washington and 293 Morrison. His residence was listed at 587 Madison. [Oregonian, April 15, 1927, p. 20; Polk Directories] Apparently his businesses were successful enough to enable Meredith to expand his enterprises into apartment construction. He purchased part of the east 50' of the west 150' on the north half of block 6 in 1905. Following his death in 1927, his wife, Louise, sold the building to the Brugman Timber Company. Ownership passed through several hands before title returned to Louise Meredith. The Brugman Company sold to E. L. Moore in 1929, and the following year, legal title passed to Florence Abernathy. She sold the apartments the same year to Warren Dougherty. Blanche Riddle next bought the building in 1931, selling it 12 days later to M. J. B. Bowdry. Bowdry sold the property to Chester Lowther in 1933, but apparently lost title due to financial difficulties. Louise Meredith regained title in 1934 in a sheriff's sale, and passed title on to her daughter, Helen, in 1936. The building remained in Helen's name until 1960, when she passed title on to Jack E. Meredith. [Ticor Title Company]

The Meredith Apartments are a good example of the American Renaissance style. Built in 1909, they display the movement away from the eclecticism of the Queen Anne style in favor of classically-inspired detailing. This is seen in the low parapet, simple cornice, symmetrical facade and semi-circular central arched entrance. The Meredith Apartments represent a transition between the traditional, 19th century single-family residence with large landscaped lots to the middle- to upperclass, multi-family buildings erected after

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1900, in response to an increase in population, and a trend towards urban living. A streetcar line connecting downtown Portland and the once-distant King's Hill made the area more accessible to larger numbers of people. The apartments are one of several such dwellings concentrated on the northern edge of the district, adjacent to the streetcar line.

## #113

**Historic Name:** Edward King Residence  
**Address:** 806 S.W. King Avenue

**Owner:** Thompson,  
Edmund and Ellen Fager

Portland, OR 97205  
**Original Owner:** King, Edward  
**Architect:** Unknown  
**Year Built:** 1910-11  
**Style:** Colonial Revival  
**Alteration:** Major  
**Classification:** Primary Contributing

**Use:** Residence  
**Tax No:** R-94133-0110  
**Plat:** N/A  
**Block:** N/A  
**Lot:** Section 33, I N, I E  
Tax lot 11, 0.22 acres

**Description:** This two and one half story Colonial Revival style residence is rectangular in plan and faces west on S.W. King Ave. The rear of the house is irregular with a series of porches and projections. The facade is symmetrical with a central recessed entrance. A massive exterior chimney with stepped shoulder is located on the south side elevation. The cornice has modillions and a dentil course. Three gabled dormers with arched windows pierce the moderately pitched hipped roof on the front elevation. The house is surfaced with wood weatherboard siding. The area in front of the residence has been paved with brick and a low brick wall spans the area. The Edward King Residence has had several alterations to the front elevation which have resulted in its former status as Historic Non-contributing. A sleeping porch was added to the rear of the house in 1929, during the historic period. Major alterations to the front facade occurred after 1958, including: removal of original entrance porch and doorway, removal of original first floor windows and replacement with glass bays and the addition of muntins to the second story windows. A restoration of the King Residence is currently underway.

**Significance:** The Edward A. King house is significant for associations with its original owner. The present owners are engaged in an extensive restoration process of both the exterior and interior which is sensitive to the historic integrity of the building, aided by the discovery of the original porch and window frames which were located in the basement of the house.

The Edward A. King house was built in 1911. According to research conducted by present owner, Edward King was the younger son of Amos King, owner of the



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donation land claim upon which the King's Hill neighborhood developed. Edward King oversaw many of his father's business affairs. He was the president of the King Real Estate Association in the 1890s. During the late 1880s and 1890s, King also served as secretary and treasurer of the Multnomah Street Railway Company, a horsecar line begun by his father. The line led up West Burnside to the King holdings, and was an integral element in the development of the area. An active city booster, King was a board member in the North Pacific Industrial Exposition Building, and served as President of the Exposition in 1892. He was also clerk of the Board of Bridge Commissioners, and was active in the construction of the old Burnside Bridge. Edward King retired to Milwaukee in 1923 and sold the house that year to Harry T. Nicolai, founder of Nicolai Door Manufacturing. Nicolai's business investments included Chicago Trim & Plywood, the H. T. Nicolai Investment Company, and the Oregon-Washington Plywood Company, of which he was president and director. The lumber, door and sash manufacturing company of Nicolai Neppach, begun by his father and uncle in 1868, produced the woodwork in the King house. Nicolai sold the house to Frank Watkins in 1927, in the midst of a much publicized divorce.

Alterations to the house began with the third owner, Frank E. Watkins. Watkins was the head of the real estate firm of Parrish, Watkins & Co., the first such company in Portland, founded by his uncle, Lewis M. Parrish, in 1863. Watkins was also a city councilman from 1909 to 1913. To accommodate his three school-age children, Watkins had an extension added to the second floor sewing room, recycling the original window and much of the siding and woodwork. Watkins lost the house in a mortgage to the Home Owner's Loan Company in 1940. During the 1940s, succeeding owner, seaman Julius Spies and his wife, used the building as a boarding house, with bedrooms on all three floors and in the basement. After the war, owner Dr. Birchard Van Loan leased the building to the Alpha Kappa Kappa Medical School fraternity. Wine merchant George Celsi, his wife and sister-in-law purchased the house as speculation in the mid-1950s. Celsi also owned the Wolfe house across the street and the Koehler house on NW 19th. They sold the building in the late 1950s to Sally and Harold Carpenter. Both Carpenters were interior decorators, and Sally studied in France and Italy in the 1920s. Sally was also a former nun and pilot with the Civilian Air Patrol. The major alterations to the house occurred during the Carpenter ownership. From 1958 through the early 1960s, the Carpenters paved the front yard, and remodeled the facade. They installed new front doors, replaced the first floor windows with display bays, and added muntins to the second floor windows. Although some of the historic fabric of the interior was removed, it was stored in the basement of the residence and will be restored by the present owners.

The house at 806 S. W. Avenue is the second residence built by Edward King, and the only surviving house in the King's Hill neighborhood built by a member of the King family. The source of at least some of the bricks in the King house are from the brick yard

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of E. J. Jeffrey. Four bricks stamped with Jeffrey's name and dated 1870 are located in the front terrace. Jeffrey was a son-in-law of Amos King, and operated a brick yard on Burnside near 20th Place. [Ellen Fager]

## #114

**Historic Name:** N/A  
**Address:** with 809 S.W. King  
Portland, OR  
**Original Owner:** N/A

**Architect:** Unknown  
**Year Built:**  
**Style:** Highway Commercial

**Alteration:** N/A  
**Classification:** Non-compatible  
Non-contributing

**Owner:** Stirling Inn Co.  
c/o 1521 S.W. Salmon  
Portland, OR 97205  
and Charles Harris  
8515 S.E. Stark Street  
Portland, OR 97216  
**Use:** Motel  
**Tax No:** R-94133-0120  
**Plat:** Johnson's Addition  
**Block:** Section 33, 1 N,  
1 E  
**Lot:** Tax Lot 12

**Description:** This two story motel building is rectangular in plan and faces west on S.W. King. It has a flat roof and porch, with steel rail, which extends the full length of the front facade. The building is constructed of reinforced concrete and on the first floor is surfaced with stone veneer. The expansive paved parking lot extends from the motel to the public right-of-way edge.

**Significance:** Due to its modern construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

## #115

**Historic Name:** King Rental Property #2  
John Eben Young Res.  
**Address:** 916 S.W. King  
**Original Owner:** King Family  
**Architect:** Unknown  
**Year Built:** c. 1896, 1903 (alteration)  
**Style:** Colonial Revival  
**Alteration:** Moderate  
**Classification:** Primary Contributing

**Owner:** United Arrows  
Real Estate Co.  
**Use:** Residence/Multi  
**Tax No:** R-94133-0160  
**Plat:** N/A  
**Block:** N/A  
**Lot:** Section 33, 1 N,  
1 E, Tax lot 16, 0.14  
acres.

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**Description:** This two story house is square in plan with a truncated hipped roof. It is located on a corner lot at the junction of S.W. King and S.W. Taylor and faces west on S.W. King. It is surfaced with wood weatherboards and has decorative corner posts. Windows are single-pane double hung with architrave moldings. The frieze below the cornice of the first floor windows on the main facade is decorated with garlands. Two corbelled interior chimney stacks pierce the roof. There is a gable dormer and a gambrel roof dormer. The entrance is recessed at the southwest corner of the house. Alterations took place within the historic period and later modifications have been added to the rear of the residence.

**Significance:** The King Rental Property #2/John Eben Young Residence is listed on the National Register of Historic Places, and is significant according to criteria b and c: for its associations with original owners, the King Family, and second owner, John Eben Young (1865-1924); and for its architectural style. Visual inspection of the house indicates that the building is an alteration of an earlier style, probably Queen Anne, and constructed prior to 1902. No Sanborn Maps cover the area to substantiate this, however. Historians Julie Koler and Jane Morrison speculate that the house was constructed about 1896. The house was probably constructed as rental property for the King family. The building directly to the east was also owned as rental property by the Kings. The patriarch, Amos Nahum King (1822-1901), was the original owner of the donation land claim which would later be known as King's Hill. The Ohio-born tanner moved with his family to Oregon in 1845, and married Melinda Fuller in 1846. They would raise four children: Nautilla, Lucy Ann, Nahum Amos, and Edward. Amos and Melinda filed a donation land claim on the hill west of Portland in 1852. Between 1852 and the 1860s, most of the dwellings in the area were owned by the King Family. For 12 years, King operated a tannery nearby where the present Civic stadium now stands. Although King made some money as a tanner, the family amassed their wealth from the sales of sections of their lands, beginning in the 1860s. The enterprise reached its apex when King's sons Edward and Amos, and E. J. Jefferey, husband of Nautilla King, formed the King Real Estate Association in 1887. The family also built a number of rental properties on land they retained. The King Apartments are one of those properties. The success of these enterprises is demonstrated in the late 19th century Polk Directories, in which King listed himself as a "speculator" and "capitalist." Besides his lucrative real estate ventures, Amos King invested in the development of transportation in the area. He was a major stock holder in the Multnomah Street Railway (a horsecar line extending west on Broadway and into the foothill), of which his son-in-law, E. J. Jefferey, was president. King's first wife died in 1887, and he later married Fannie G. King. When Amos King died in 1901, title of this building passed to her. Fannie G. King sold the building to John Eben Young in 1903. Young probably leased the house prior to his purchase, for he was listed here in the 1902 Polk Directory.

Businessman John Eben Young was an active participant in the development of Oregon's early mohair industry. He founded the Multnomah Mohair Mills in 1909, the first mill on

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the west coast to manufacture finished mohair goods. By 1911, the mill employed 150 men, and annually produced one million yards of mohair. Born in Connecticut, Young moved to Portland in 1892, and according to Polk Directories, occupied this house from 1899 to 1916. The Mills closed in 1913. From 1893 to 1895 Young was employed as secretary-treasurer for the J. M. Russell marble, wool, hop and lumber brokerage. In 1896, he formed a partnership with Edward C. Garratt in the Garratt & Young firm, purchasing and manufacturing agents. The firm continued until 1914, and during that time, Garratt & Young were the only firm dealing exclusively with woolen goods and linings. Young later returned to Connecticut with his wife, Elsie, and daughter, although he retained ownership of his Portland house until his death in 1924. [Koler-Morrison Consultants, John Eben Young Residence, National Register Nomination, 1988]

The building is an interesting example of the alteration of an earlier Queen Anne style to a later Colonial Revival style. The present detailing suggest Colonial Revival in the square plan, smooth facade and classical first floor window surround, dentilated eaves and corner columns. But the off-center and recessed entrance, second floor crown moldings, bay windows, elaborate fascia, off-center dormers and truncated hipped roof and corbelled chimneys are characteristic of the eclectic Queen Anne style.

### #116

**Historic Name:** The Town Club  
**Address:** 2115 S.W. Salmon  
Portland, OR 97205

**Owner:** The Town Club

**Original Owner:** The Town Club  
**Architect:** Johnson, Wallwork & Johnston  
**Year Built:** 1930  
**Style:** Mediterranean  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Use:** Clubhouse  
**Tax No:** R94133-0170  
**Plat:** N/A  
**Block:** N/A  
**Lot:** Section 33, 1 N, 1  
E, Tax Lot #17

**Description:** The Mediterranean style Town Club is located at the corner of a large lot at the junction of S.W. 21st Avenue and S.W. Salmon Street. The building is irregular in plan, three stories tall (split-level) and faces south on S.W. Salmon Street. The building is surfaced with "Willamina Red" brick, laid in a pattern of random headers and stretchers. The Town Club is covered by a low hipped roof, surfaced with clay tiles. Windows are wood casements with four panes and on the major facade are topped with blind arches--the brick infill of the tympanum laid in a fan shaped pattern. The recessed main entrance, consisting of paired white oak doors, topped with a fanlight of open grille work of wrought iron, is flanked by brick pilasters. A brick wall along S.W. Salmon and S.W. King encloses an historic formal garden. A contributing garage which faces S.W. 21st Avenue is

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associated with the property. The Town Club has had minor alterations including: expansion of the kitchen (1940), and a recent addition of an elevator tower, compatible in design and materials to the original building.

**Significance:** The Town Club is listed on the National Register of Historic Places and is significant according to criteria a and c. The building is the location for Portland's most prominent women's club, and is also significant for its architectural style and architects, the firm of Johnson-Wallwork and Johnson. It was built for and remains the only clubhouse for the Town Club, founded in 1928 by women prominent in Portland's art, education and social welfare activities. Prior to the building's completion, the organization met across the street that the Durham-Jacobs house (#119). Member Mrs. T. B. Wilcox donated land and a carriage house from the Wilcox estate in 1929. The land was formerly a sunken garden for the Wilcox Mansion. The establishment of the Town Club reflects the emerging role of women in the early 20th century outside of the home, and the increasingly informal style of entertaining. It was created as a social, recreational, educational and civic organization. Membership was originally limited to 250 women, by invitation only. Present membership is 400, and access by men remains strictly limited.

Although there have been some alterations to the kitchen and terrace, the Mediterranean style of the main building is well preserved and is a good example of the type. Locally described by contemporaries as "Northern Italian Renaissance," it has finely detailed brickwork, clay roof tiles, casement windows and semi-circular arches, and a horizontal emphasis. The plan is organized around a rear courtyard and garden, with the inward focus typical of the style's Mediterranean prototypes. Much of the furniture was donated by the original members remains. The gardens and outbuildings are also contributing elements to the property. The terrace was expanded by landscape architect Wallace K. Huntington in 1968. An addition was added to the exterior of the building in 1987 by the architectural firm of McMath, Hawkins, Dortinacq.

Architect Folger Johnson, husband of club member Edith (Waldo) Johnson, designed the building. Johnson was born in Georgia in 1862, and graduated with two degrees: a B.S. from the Georgia Institute of Technology, and a B. of Architecture from Columbia. Johnson studied at the Ecole des Beaux Arts in 1908 before moving to Portland in 1911. He formed a partnership with Jamieson Parker, Carl Wallwork in 1919. Johnson was named State Director of the Federal Housing Administration in 1940, following partner Parker's death. Kansas-born Carl Wallwork (1879-1940) studied architecture in Boston, then worked in offices in Kansas City, Colorado and Seattle, before moving to Portland. Hollis Johnson (relationship unknown) was associated with the Wallwork-Johnson firm in 1930-1931. Hollis was born in Idaho in 1894, and graduated from the University of Oregon in 1921. He worked in the office of Lawrence & Holford and Sutton & Whitney before opening his own firm in 1932. [George McMath, The Town Club National Register Nomination, 1987; Carey, History of Oregon, p. 509]

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## #117

**Historic Name:** Shannon Apartments  
**Address:** 911 S.W. 21st  
Portland, OR  
**Original Owner:**  
**Architect:** Unknown  
**Year Built:** 1926  
**Style:** Mediterranean  
**Alteration:** Minor  
**Classification:** Secondary Contributing

**Owner:** WPL Assoc. XIV  
c/o 522 N.W. 23rd #200  
Portland, OR 97210  
**Use:** Apartments  
**Tax No:** R94133-0180  
**Plat:** N/A  
**Block:** Section 33 1N 1E  
**Lot:** Tax Lot 18

**Description:** This "U"-shaped Mediterranean style apartment is located at the junction of S.W. 21st and Taylor streets. The building is constructed of reinforced concrete, surfaced with stucco and has three stories plus a basement level. The central entrance faces east on S.W. 21st. An arched opening, with exaggerated keystones and voussoirs, houses the entrance. Multi-paned casement windows are placed vertically above the arched entrance. The lower window has a curved, wrought-iron balconet. An arched parapet, with cast stone seal, is located above the casement windows. The roof is flat, although a mock-shed roof is surfaced with clay tiles. Decorative arches are located below the roofline. Windows are multi-pane over single pane double hung. The apartment building is built directly at the public right-of-way edge.

**Significance:** The Shannon Apartment building constructed in 1926 is significant according to criterion c for its architectural style. The property upon which the Apartments were built was owned by the Amos King family, landlords of a number of rental properties in the area. The Nautilla Investment Company, associated with Amos King's daughter, Nautilla, transferred title to the property to the Jeffery Investment Company in 1922. E.J. Jeffery was husband to Nautilla. The Apartments were constructed in 1926 and sold to the Prudential Insurance Company in 1935. The following year the Washington-Oregon Investment Company bought the building. Bernard B. Keiko purchased the property in 1941. [Ticor Title Co. Records]

## #118

**Historic Name:** King Rental Property #2  
**Address:** 2124 S.W. Taylor  
Portland, OR  
**Original Owner:** King Estate  
**Architect:** Unknown  
**Year Built:** 1911  
**Style:** Arts and Crafts

**Owner:** Headly, William  
and Julie  
2669 S.W. Montgomery  
Portland, OR 97201  
**Use:** Apartment  
**Tax No:** R94133-0400  
**Plat:** N/A  
**Block:** N/A

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Classification: Primary ContributingLot: Section 33, I N, I E  
Tax Lot #40, 0.10 acres

**Description:** This two story apartment house is "L" shaped in plan with the front entrance facing west, away from the street on. The apartment house is constructed of wood frame and is surfaced with stucco. The apartment house has a moderately pitched hipped roof with several shingle-clad hipped roof dormers. Windows are twelve-over-one doublehung wood sash. Windows on the first floor level have architrave moldings and windows on the second floor level have wood flower boxes supported on carved brackets. A wide wood beltcourse defines the first and second floor and is aligned with the flower boxes. The major entrance is located at the juncture of the "L" and is housed beneath a gabled hood with eave returns. The grounds of the apartment building are landscaped with ornamental shrubs and a white picket fence. The building has been surfaced with stucco (date unknown).

**Significance:** The King Rental Property #2 is significant according to criteria b and c: for its associations with original owners, the King family; and for its architectural style. The King family patriarch, Amos Nahum King (1822-1901), was the original owner of the donation land claim which would later be known as King's Hill. The Ohio-born tanner moved with his family to Oregon in 1845, and married Melinda Fuller in 1846. They would raise four children: Nautilla, Lucy Ann, Nahum Amos, and Edward. Amos and Melinda filed a donation land claim on the hill west of Portland in 1852. Between 1852 and the 1860s, most of the dwellings in the area were owned by the King Family. For 12 years, King operated a tannery nearby where the present Civic stadium now stands. Although King made some money as a tanner, the family amassed their wealth from the sales of sections of their lands, beginning in the 1860s. The enterprise reached its apex when King's sons Edward and Amos, and E. J. Jefferey, husband of Nautilla King, formed the King Real Estate Association in 1887. The family also built a number of rental properties on land they retained. The King Apartments are one of those properties.

The success of these enterprises is demonstrated in the late 19th century Polk Directories, in which King listed himself as a "speculator" and "capitalist." Besides his lucrative real estate ventures, Amos King invested in the development of transportation in the area. He was a major stock holder in the Multnomah Street Railway (a horsecar line extending west on Broadway and into the foothill), of which his son-in-law, E. J. Jefferey, was president. King provided building lots for his children after his death, but this rental property remained in the King Estate until 1919. Daughter Nautilla, who married brickmaker Edward James Jeffery in 1867, gained legal title that year. James' brickyards were located between S. W. Yamhill and Morrison, and later moved to 19th and B streets (today known as West Burnside). In 1876, he moved locations again to the corner of 23rd and J (Johnson) Streets. Nautilla transferred legal title of the apartments to her Nautilla Investment Company in 1919, and later to the Jeffery Investment Company. Legal title

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passed through several hands in 1925, from L. H. Hoffman, to the Strong & MacNaughton Trust Company, then back to the Jeffery Investment Company and on to Irving L Webster. C. Blaineryer was the next official owner of record in 1929, followed by the Moore-Beaver Company the same year. Frank Cole, Inc. later purchased the building in 1929, and sold it back to the Jeffery Investment Company in 1930. The Prudential Insurance Company next bought the property in 1935, and retained title until 1943, when they sold to the USA National Housing Agency. Ivan and Dorothy Phipps bought the building in 1945. [Ticor Title Company]

Although the King Rental Property #2 has been clad with stucco, the building retains its style and massing, and is a good example of the application of the Arts and Crafts style to a multi-family residence. Unlike the earlier eclectic Queen Anne style, this style has a much more restrained massing and profile. Detail is reserved for the multi-light windows, a second floor belt-course and bracketed window boxes. A reference to classical architecture is created in the west elevation pedimented entrance. The architect is unknown.

## #119

**Historic Name:** Durham-Jacobs Residence  
**Address:** 2138 S. W. Salmon  
Portland, OR  
**Original Owner:** George H. Durham  
**Architect:** Unknown  
**Year Built:** 1890  
**Style:** Queen Anne  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Rubin, Ron  
2182 S.W. Yamhill  
Portland, OR 97205  
**Use:** Office  
**Tax No:** R-02440-2270  
**Plat:** Amos N. King's  
**Block:** 13  
**Lot:** Tax Lot 4

**Description:** The Queen Anne style Durham-Jacobs residence is sited on a corner lot at the junction of S.W. Salmon and S.W. King Streets. It is two and one half stories and the major facade faces northeast on S.W. Salmon Street. The residence is covered with a steeply pitched intersecting gable roof, characterized by multiple gable projections. The residence is surfaced with wood weatherboard siding, with fish-scale cut shingles in the gable ends. The main entrance is housed beneath a porch which extends along the east portion of the major facade. The porch consists of grouped Tuscan columns, topped with an architrave and decorative rail. The major gable end has a decorative bargeboard and a swans neck pediment above a grouping of three eight-over-one double hung windows. The gable projects over brackets and a small recessed porch with boxed Tuscan posts. A cornice with dentil course spans the residence between the gable ends and a cornice which separates the first and second stories. Windows are multi-pane over single-pane double hung sash. An exterior chimney with corbelled cap projects at the northeast elevation. The house is sited slightly above street level and close to the public right-of-way edge. There is



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a small yard on in front of the Salmon Street elevation. There is a non-contributing garage associated with the property. The Durham-Jacobs Residence has had minor alterations including the enclosure of two small porches between 1932 and 1968.

**Significance:** The Durham-Jacobs Residence is listed on the National Register of Historic Places and is significant according to criteria b and c: for its associations with owners George H. Durham (1844-1926) and Fred A. Jacobs (1870-1917); and for its architectural style. This Queen Anne house was built in 1890 for prominent Portland attorney George Hannibal Durham. Illinois-born Durham graduated from Pacific University at Forest Grove in 1864, then studied under Judge Lansing Stout of Portland for three years. He was elected Portland's District Attorney in 1872-74. Durham went on to be a member of one of the city's largest firms in the 1880s, the partnership of Williams, Hill, Durham, Thomson and Mays. During the time Durham lived in this house he served as Master in Chancery for the United States Circuit Court, and also established mining interests in southern Oregon. This is the primary existing residence associated with Durham, who occupied the house until his wife's death in 1900. He then sold the house to Elisha and Emma Godfrey and moved to Grants Pass.

Little is known of the second owners, who were involved in real estate and mining. The Godfreys sold the house in 1912 to Fred Jacobs. Jacobs was a prominent Portland developer, and founder of both the Jacobs and Stine Realty Company and the Fred A. Jacobs Development Company, leading real estate businesses in the profitable Portland boom years of the early 1900s. He was active in developing some of the city's prime residential areas, including Belle Crest, Hyde Park, Wellesley, Montclair and Dover. Before moving into this house, Jacobs and wife Gussie had lived next door to the east in a home since destroyed. Although Jacobs died in a car accident in 1917, Gussie retained ownership until 1946, but used the building as rental property after 1919. Notable tenants included steel businessman Alfred F. Smith, and later The Town Club, which met in the building from its organizational meeting in 1928 until construction was completed on the new Town Club building in 1931 (#116). The Town Club was an exclusive women's organization comprised of the city's leading women in arts, education and social activities. The last tenant under the Jacob family ownership was Marguerite Boschke Standifer, who ran an exclusive interior design firm from the house from 1937 to 1946, when Dr. and Mrs. Robert Coffey purchased the property. Present owners, the Lake Oswego Development Corporation, bought the house in 1969, and have continued to use the building as rental space for offices and apartments.

The Durham-Jacobs house is also a good example of the Queen Anne style, and is in excellent condition. It has all of the characteristic elements of the style, including vertical orientation and asymmetrical elevations, and a variety of porches, bays, projections and gables. The cladding is a combination of various textures, and combined with the decorative bargeboards, balustrades and colored glass windows, contributes to the high style of the building. Much of the interior is intact, although it was extensively remodeled

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for the Jacobs family in 1913. The house is one of the oldest residences in the King's Hill neighborhood. [Julie Koler, Durham-Jacobs Residence National Register Nomination, 1987; Portland Historic Resource Inventory] The architect is unknown.

## #120

**Historic Name:** McCamant Residence  
**Address:** 1046 S.W. King  
Portland, Oregon 97205  
**Original Owner:** McCamant, Judge Wallace  
**Architect:** Whidden and Lewis  
**Year Built:** 1900  
**Style:** Colonial Revival  
**Classification:** Primary Contributing

**Owner:** Buck, William  
and Candace

**Use:** Residence  
**Tax No:** R02440-2310  
**Plat:** Amos N. King's  
**Block:** 13  
**Lot:** Tax lot 3

**Description:** This three story Colonial Revival style residence is irregular in plan and faces west on S.W. King Avenue and is located at the east end of the axis of S.W. Main. The house is covered by a low pitched hipped roof and the deep eaves have modillions. It is surfaced with narrow wood weatherboards and has corner boards. Windows are multi-pane double hung wood sash with architrave moldings and wood shutters. Windows on the third floor are of smaller proportions than those of the first and second floors. The central entrance is flanked by sidelights and located beneath a flat roofed portico supported by slender, paired Ionic columns. The rail of the porch above the portico recalls Chinese inspired motifs of Colonial American architecture, spans between boxed posts. A low brick wall and a series of concrete steps lead to the front entrance.

**Significance:** The McCamant Residence is significant according to criteria b and c: for its associations with original owner, attorney Wallace McCamant (1867-1944); and for its architectural style and architects, the firm of Whidden & Lewis. McCamant was born in Pennsylvania and later attended Lafayette College. He graduated in 1888, and was admitted to the bar in 1890. McCamant moved to Portland the same year and clerked for the legal firm of Gilbert & Snow until 1892. When Gilbert was appointed U.S. Circuit Judge, McCamant quit to form his own partnership with Zera Snow. From 1894 to 1917, McCamant was master in chancery of the United States court for the district of Oregon. From 1917 to 1918, He was appointed as associate judge to the Oregon State Supreme Court. Although the lawyer served as president of the Oregon Society and the local and national organization of the Sons of the American Revolution, he was remembered for his political activities. McCamant was a delegate to the Republican State Convention from 1892 to 1900, and a delegate to the Republican National Convention from 1896 to 1924. During the 1920 presidential campaign, McCamant as delegate for Oregon nominated Calvin Coolidge for vice president instead of the expected Irvine Lenroot. As a reward, McCamant was appointed as judge of the 9th United States circuit court under the Coolidge

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administration in 1924. Political machinations blocked that appointment a few months later. [Oregonian, December 18, 1944, pp. 1, 5; Who's Who in the Northwest, 1911] Following McCamant's death, legal title was transferred to his wife, Katherine, in 1949. His son, the Reverend Thomas and Mrs. Virginia McCamant, obtained the property the next year, and immediately sold the house to James and Marian Walls. [Ticor Title Company]

McCamant hired the prestigious architectural firm of Whidden & Lewis to design his Colonial Revival style house. The firm introduced to Portland the Colonial Revival Style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Portland Public Library (1891), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Stearns, later forming a partnership with Henry P. Clark. Whidden went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work on the Portland Hotel prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920. During his career in Portland, Lewis would also served as Park Commissioner, and member of the Board of Appeals; and vice president of the Oregon Taxicab Company.

The McCamant Residence is an excellent example of the Colonial Revival style. It has the characteristic symmetrical facade, multi-light windows and corner boards in the form of columns. A balustraded entrance porch with paired Ionic columns and the dentilated and modillioned eaves provide reference to classical architecture.

## #121

**Historic Name:** King, Samuel Residence  
**Address:** 1060 S.W. King Avenue  
Portland, OR 97205  
**Original Owner:** King, Samuel  
**Architect:** Unknown  
**Year Built:** c.1900  
**Style:** Colonial Revival  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Johnson, Charles  
and Marjolaine  
**Use:** Residence

**Tax No:** R-02440-2330  
**Plat:** Amos N. King's  
**Block:** 13  
**Lot:** Tax lot 5

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**Description:** This two and one half story Colonial Revival style residence faces west on S.W. King and occupies a corner lot at the junction of S.W. King and S.W. Main. It is square in plan with a moderately pitched hipped roof with central gabled dormers on each elevation. The dormer has a pediment with a dentil course. Multi-paned casement windows are located in each dormer. The King residence is clad with wood weatherboards. The front elevation is symmetrical with a central entrance, flanked by sidelights and housed beneath a flat roofed portico. The roof is supported by paired Tuscan columns. The architrave which rests upon the columns has a wide frieze and dentil course, topped by a slat rail balustrade with corner posts and turned finials. A single multi-pane door accesses the porch roof. Windows of the King residence are ten-over-ten double-hung wood sash. The windows and door of the second story have architrave moldings and louvered wood shutters. The house has corner boards in the form of pilasters and a wide frieze at the junction of the eaves. The roof cornice has modillions and a dentil course. The Samuel King residence is landscaped with mature shrubs and several old street trees shade the property. A coursed ashlar wall of basalt defines the edge of the property. A rear porch was removed in 1975 and replaced with an open deck. There is a detached contributing garage at the rear of the property.

**Significance:** The Samuel W. King Residence is listed on the National Register of Historic Places, and is significant according to criteria b and c: for its association with original owner, businessman and teacher Samuel King (1837-1920); and for its architectural style. Although the house was originally built for Mary Gaston, Samuel King purchased the property in 1902, and resided there until his death in 1920. Born in Vermont, King first began teaching at the age of 17 in his home town. He moved to Portland in 1859, where he continued in the teaching profession. Except for a two-year span in Idaho, King taught in Portland and other Oregon communities until 1873. He traveled to Idaho in 1861 to profit from newly discovered mine fields. While in Oro Fino, Idaho, King purchased the Oro Fino Hotel, which he later sold in 1863 and returned to Oregon. King married widow Sarah Fairbanks, formerly Mrs. George Olds, in 1863. Samuel King was elected Portland's first superintendent of public schools in 1873, which he resigned in 1878 to become associated with W. P. Olds. The two established the well-known Portland dry goods business of Olds and King. King sold his interest to John Wortman in 1890, and opened his own brokerage firm, which he ran until his death. Sarah King died in 1887, and King married Dr. Lydia Hunt a short time later. Lydia King died in 1900. King married Lizabeth Rutledge in 1902. The house remained in the extended King family until 1954, when it was sold to Lelah Jennings.

The Samuel W. King Residence is an excellent example of the Colonial Revival style. The house is in excellent condition, with little interior or exterior alterations. The house is one of the earliest examples of the Colonial Revival style in the King's Hill area. The house has elements characteristic of the style, including a symmetrical plan and facade, multi-light windows, corner boards in the form of pilasters, and a central classical entrance porch. The dentilated cornice created by large brackets, a wide frieze and egg and dart molding,

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and central, pedimented dormers with modillions provides further associations with classical architecture. The architect is unknown. [Northwest Heritage Associates, Samuel W. King House National Register Nomination]

## #122

**Historic Name:** Walter S. Dole Residence  
**Address:** 1151 S.W. King Avenue  
Portland, OR 97205  
**Original Owner:** Walter S. Dole  
**Architect:** David Lewis  
**Year Built:** 1903-04  
**Style:** Arts and Crafts  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Kofler, Charles  
c/o B. Rupert  
Koblegarde, same add.  
**Use:** Residence  
**Tax No:** R-02440-2430  
**Plat:** Amos N. King's  
**Block:** 14  
**Lot:** Tax lot 2

**Description:** The two and one half story Arts and Crafts style residence is irregular in plan and characterized by the multiple planes of projecting bay windows and multiple roof lines. The house faces east and is located at the south end of the axis of S.W. King and at the junction of S.W. King's Court. It has a steeply pitched double-gable roof with several shed roof projections. The residence is surfaced with wood shingles. The house abuts the public right-of-way edge at the north elevation. The recessed entrance, consisting of a paneled door flanked by multi-paned casements, is located beneath a wood Tudor arch. Windows are grouped and single, multi-paned casements, with Gothic-inspired moldings. The roof has deep eaves, with an open rake and exposed rafters. An engaged, stepped chimney is located on the east elevation. There is a secondary entrance on the north elevation, housed beneath a shed roof. A modern wrought iron rail has been added at this location. This residence has had minor alterations over the years including the addition of a bay window adjacent the front entrance on the east elevation (1950). A compatible double-car garage was constructed at the rear of the house in 1931.

**Significance:** The Dole Residence is significant according to criterion c for its architectural style, and architect David Lewis. Little information is known of original owner Walter S. Dole. He first appears in Portland Polk directories in 1904 as superintendent of the Portland Gas Company. There is some confusion as to when Dole purchased the property, for tax records show a 1906 transaction. He sold the property to Frederick G. Wheeler in 1907. By 1910, Dole was apparently enjoying a successful career, and was listed as a "Civil Engineer," specializing in gas, irrigation and water supplies, with an office at 430 Lumber Exchange, and a residence on Halsey. Dole was no longer listed after 1913. Third owners Henry C. and Margaret Cabell gained legal ownership in 1920, selling the house to the city in 1950. [Polk Directories, Ticor Title Company]

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Dole hired Portland architect David Lewis to design his residence. Lewis was educated in the United States and Europe, and began his professional career in Portland in 1899. He designed many of Portland's landmark structures, including Trinity Church (of which his father was parish leader), and the Board of Trade, the Railway Exchange, and Couch & Lewis buildings. He also designed the 1901 L. Allen Lewis Residence (#92) and redesigned the Honeyman Residence (#95) in 1916. Lewis moved to California in 1917 due to ill health, where he died the following year. [Oregonian, April 5, 1918, p.7; Who's Who in the Northwest, 1911]

Although the house has undergone some minor alterations, it continues to serve as an interesting example of the shingled Arts & Crafts style. The Dole house displays elements of the style in its wood shingle cladding and relatively restrained massing. The house's steeply-pitched roof, multi-light windows, and Tudor and Gothic detailing evoke images of the style's medieval precursors.

## #123

**Historic Name:** N/A  
**Address:** with 1151 S.W. King Ave.

**Original Owner:** N/A  
**Architect:** N/A  
**Year Built:** N/A  
**Style:** N/A  
**Alteration:** N/A  
**Classification:** Vacant Property

**Owner:** Kofler, Charles  
c/o B. R. Koblegarde  
1151 S.W. King  
Portland, OR 97205  
**Use:** Garden  
**Tax No:** R-02440-2670  
**Plat:** Amos N. King's  
**Block:** 15  
**Lot:** Tax Lot 21

**Description:** A formal garden from the historic period of the district is located on this lot. It is associated with property #122.

**Significance:** The property is a vacant lot, and contributes neither historically nor architecturally to the district.

## #124

**Historic Name:** Hayhurst Apartments  
**Address:** 2042 S.W. Madison  
Portland, OR

**Original Owner:** Charles W. Hayhurst  
**Architect:** Unknown

**Owner:** Breedlove,  
James and Maria

**Use:** Apartment  
**Tax No:** R-02440-2390

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Continuation SheetSection number 7 Page 167Year Built: 1925  
Style: Mediterranean  
Alteration: None  
Classification: Secondary ContributingPlat: Amos N. King's  
Block: 14  
Lot: Tax lot #3

**Description:** This two story concrete apartment building is "U" shaped in plan and faces east at the end of the axis on the lower portion of S.W. Madison. The building is covered with a hipped roof with wide, overhanging eaves. Enclosed garages are at the basement level of the building. A two story porch with massive piers faces east on the main facade. The building is surfaced with stucco.

**Significance:** The Hayhurst Apartment building is significant according to criteria b and c: for its associations with original owner, realtor Charles William Hayhurst (1877-1951); and for its architectural style. Charles Hayhurst obtained title to the property in 1906 through his wife's name, although he did not apply for a building permit until 1925. Although at the time of his death the building was referred to as Hayhurst's "home," the building was constructed as a four-family apartment building. Hayhurst was born in Indiana, and came to Oregon with his family in 1892. His parents first settled in Woodburn, then moved to Oregon City. Hayhurst taught school in Clackamas County for three years before entering the Portland Business college. He graduated in 1901 and began work that year with the Equitable Savings & Loan Association. He married Elizabeth Evans in 1902. Mrs. Hayhurst would become an early president of the Oregon Congress of Parents and Teachers, and was a chairman of the state wage and hour commission before her death in 1947. Hayhurst attained the position of president and manager of the Equitable company by 1922 before retiring to open his own real estate business. Difficulties in private business may have been the reason for his return to employee status, and in 1939 he was appointed head of the house sales department of the B.G. Brockway company. Hayhurst remained with the Brockway company until his retirement in 1945. [Oregonian, April 3, 1951, p. 15; The Who's Who For Oregon, 1936-1937, p. 250; Telephone interview with James Breedlove, July 1990] This is the primary residence associated with Charles Hayhurst, which remained under his name until his death in 1951. [Ticor Title Company]

The Hayhurst Apartments are a good example of a minimalist adaptation of the Mediterranean style to a multi-family dwelling. Influenced by the 1920s interest in minimalism in design, references to the Mediterranean style are confined to the building's stucco cladding and hipped roof with wide overhanging eaves. The apartments represent a transition between the traditional, 19th century single-family residence with large landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living.

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#125

**Historic Name:** N/A  
**Address:** on S.W. Madison Street

**Original Owner:** N/A  
**Architect:** N/A  
**Year Built:** N/A  
**Style:** N/A  
**Alteration:** N/A  
**Classification:** Vacant Property

**Owner:** Kofler, Charles  
c/o B. Rupert  
1151 S.W. King Avenue  
Portland, OR 97205  
**Use:** Vacant  
**Tax No:** R-02440-1710  
**Plat:** Amos N. King's  
**Block:** 15,9  
**Lot:** Tax Lot #27,5

**Description:** This property is a vacant lot.

**Significance:** The property is a vacant lot, and contributes neither historically nor architecturally to the district.

#126

**Historic Name:** Clovis Residence  
**Address:** 2018 S.W. Madison  
Portland, OR

**Original Owner:** Peter Clovis  
**Architect:** Unknown  
**Year Built:** c.1913  
**Style:** Craftsman  
**Alteration:** Minor  
**Classification:** Primary contributing

**Owner:** Continental  
Imports Inc.,  
16145 N.E. Eilers Rd.  
Aurora, OR 97002  
**Use:** apartment house  
**Tax No:** R02440-1690  
**Plat:** Amos N. King's  
**Block:** 9  
**Lot:** Tax lot #3

**Description:** This modest Craftsman style residence is two and one half stories and square in plan and faces north on S.W. Madison. The house is surfaced with narrow wood weatherboards and has a low pitched pyramidal roof. A single dormer with pyramidal roof is located on the front elevation. The entrance is located at the northwest corner of the house and is recessed within the volume of the house. The front door with a single pane, is flanked by sidelights. A single boxed post supports the northwest corner of the house. Wide, over-hanging eaves are supported on carved brackets and there are simple cornerboards and frieze. Windows are single-pane double hung. a grouping of three windows is located on the front elevation. The house is built close to the public right-of-way edge. The Clovis Residence has had minor alterations including the addition of a sleeping porch at the rear (1921).



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**Significance:** The Clovis Residence is significant according to criterion c for its architectural style. Little information can be found on the original owners, Peter and Angelina Clovis. Peter Clovis purchased the northwest 35 x 52.175' of the block in 1911. Clovis first appears in the 1903 Polk as a laborer, residing at 568 Main Street. By 1905 he owned the Progressive House Window Cleaning Company. The year before he purchased the property, Clovis listed himself as a janitor. In 1920, Jane M. Clovis, inspector for the Meier & Frank store, also resided at the house. Peter Clovis died in 1927, although his widow continued to live in the house until her death in 1937. [Ticor Title Company]

Although modest in detailing, the Clovis house contributes to the district in its style and massing. The house has Craftsman style elements such as the broad overhanging eaves, exposed rafters, and horizontal siding. The Craftsman style was popular in the United States in the 1910s and 1920s, and appealed particularly to potential homeowners with more modest incomes. Instead of the earlier eclectic styles emphasizing variation, detail and extravagance, the Craftsman style embodied reformist ideals of affordability, utility, sanitation, harmony with nature and honesty in construction. The architect is unknown.

## #127

**Historic Name:** Kolb Flats  
**Address:** 2004-10 S.W. Madison  
Portland, OR

**Original Owner:** Valentine & Anna Kolb  
**Architect:** Unknown  
**Year Built:** 1911  
**Style:** Craftsman  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Continental Imports  
16145 N.E. Eilers Rd.  
Aurora, OR 97002  
**Use:** Apartments  
**Tax No:** R02440-1550  
**Plat:** Amos N. King's  
**Block:** 9  
**Lot:** Tax Lot #1 of B 9

**Description:** This two story "flat" building is rectangular in plan and faces north on S.W. Madison. It is located on a corner lot at the junction of S.W. Madison and S.W. 20th. The building is covered with a low pitched hipped roof with a large central hipped roof dormer. The main entrance is recessed beneath a slight pent roof projection with diminutive brackets. The main facade is symmetrical with paired, single pane double-hung wood sash windows located above the entrance. On either side are window groupings consisting of a central fixed pane with leaded glass transom, flanked by single pane double-hung wood sash. These window groupings have shutters and flower boxes. The eaves of the roof and dormer have exposed brackets. The foundation level of this building is surfaced with wood shingles and the main volume is clad with narrow wood weatherboards with cornerboards. Exterior brick chimneys located on the side elevations are flush with the wall surface. The apartment house abuts the public right-of-way edge on

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Year Built: 1925  
Style: Mediterranean  
Alteration: None  
Classification: Secondary Contributing

Plat: Amos N. King's  
Block: 14  
Lot: Tax lot #3

**Description:** This two story concrete apartment building is "U" shaped in plan and faces east at the end of the axis on the lower portion of S.W. Madison. The building is covered with a hipped roof with wide, overhanging eaves. Enclosed garages are at the basement level of the building. A two story porch with massive piers faces east on the main facade. The building is surfaced with stucco.

**Significance:** The Hayhurst Apartment building is significant according to criteria b and c: for its associations with original owner, realtor Charles William Hayhurst (1877-1951); and for its architectural style. Charles Hayhurst obtained title to the property in 1906 through his wife's name, although he did not apply for a building permit until 1925. Although at the time of his death the building was referred to as Hayhurst's "home," the building was constructed as a four-family apartment building. Hayhurst was born in Indiana, and came to Oregon with his family in 1892. His parents first settled in Woodburn, then moved to Oregon City. Hayhurst taught school in Clackamas County for three years before entering the Portland Business college. He graduated in 1901 and began work that year with the Equitable Savings & Loan Association. He married Elizabeth Evans in 1902. Mrs. Hayhurst would become an early president of the Oregon Congress of Parents and Teachers, and was a chairman of the state wage and hour commission before her death in 1947. Hayhurst attained the position of president and manager of the Equitable company by 1922 before retiring to open his own real estate business. Difficulties in private business may have been the reason for his return to employee status, and in 1939 he was appointed head of the house sales department of the B.G. Brockway company. Hayhurst remained with the Brockway company until his retirement in 1945. [Oregonian, April 3, 1951, p. 15; The Who's Who For Oregon, 1936-1937, p. 250; Telephone interview with James Breedlove, July 1990] This is the primary residence associated with Charles Hayhurst, which remained under his name until his death in 1951. [Ticor Title Company]

The Hayhurst Apartments are a good example of a minimalist adaptation of the Mediterranean style to a multi-family dwelling. Influenced by the 1920s interest in minimalism in design, references to the Mediterranean style are confined to the building's stucco cladding and hipped roof with wide overhanging eaves. The apartments represent a transition between the traditional, 19th century single-family residence with large landscaped lots to the middle- to upperclass, multi-family buildings erected after 1900, in response to an increase in population, and a trend towards urban living.

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the north and east elevations. In 1943 this flat building was converted from a four family flat to an eight family flat.

**Significance:** The Kolb Flats are significant according to criterion c for its architectural style. Little information can be found on original owners, Valentine and Ana Kolb. Kolb first appears in the 1897 Polk Directory as "Walenden Kolb," sausage maker for the Zimmerman Packaging Company, and lived at 315 North 14th. By 1900, he was employed by Thomas Duffy. Kolb became co-owner of the Park & Kolb meat store located at 512 Washington Street in 1902. From 1911 until at least 1925, Valentine and Anna Kolb lived at 581 Main Street. They purchased this property in 1909, and apparently built the house for rental purposes. Thomas Toyn purchased the property in 1916, and sold it the same year to Samuel Shepard. John F. and Ava E. Shepard sold the house to the Investors Syndicate in 1939. W. L. and Florence Ball took legal possession in 1939, selling the house to Robert and Sarah Duncan in 1945. [Polk Directories; Ticor Title Company]

The Kolb Flats are an interesting example of a Craftsman style multi-family building. The building has the style's characteristic exposed rafters, wide overhanging eaves, hipped roof and tripartite windows with leaded glass transoms. The style first became popular in the early 20th century, and is associated with reformist ideals of affordability, utility, sanitation, harmony with nature and honesty in construction.

## #128

<b>Historic Name:</b> William Haseltine Residence #1	<b>Owner:</b> Paul, Wilbur and Felicia
<b>Address:</b> 1133 S.W. 20th Portland, OR	2011 S.W. Madison Portland, OR 97205
<b>Original Owner:</b> Zaidee Haseltine	<b>Use:</b> Residence/multi
<b>Architect:</b> Unknown	<b>Tax No:</b> R02440-1790
<b>Year Built:</b> 1908	<b>Plat:</b> Amos N. King's
<b>Style:</b> Arts & Crafts	<b>Block:</b> 10
<b>Alteration:</b> Major	<b>Lot:</b> 4
<b>Classification:</b> Historic Non-contributing	

**Description:** This two and one half story Arts and Crafts style residence is irregular in plan and faces east on S.W. 20th. It has a moderately pitched front-facing gable roof with an intersecting gable on the south elevation. The roofs have flared bargeboards with brackets. This residence is surfaced with wood shingles. The main entrance, placed off-center on the facade, is housed beneath a gabled roof supported by boxed posts. An exterior chimney is located adjacent to the entrance. This residence has had numerous

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alterations and additions, resulting in its Historic Non-contributing status, including additions on both the south and west elevations, and the replacement of original windows.

**Significance:** Although the William Haseltine Residence was constructed in 1908 during the primary period of construction, the extensive alterations to the building, including the window and southwest porch alterations, and subdivision into a multi-family dwelling result in its non-contributing status. Original owner Zaidee Haseltine was the wife of J. Ambrose Haseltine, a businessman and president of the J. E. Haseltine & Company lumber and milling equipment store. Zaidee was listed as legal owner in 1901, and passed the property to her son, William. William worked with his father in the lumber and heavy equipment store. The elder Haseltines lived next door at 1129 S. W. 20th. A contemporary described the business as "one of the largest and most important business enterprises in its line in the northwest." [Lockley, History of the Columbia River Valley, p. 273.] The company also sold heavy hardware, iron, steel, automobile equipment and shop supplies. When William's grandfather, J. E. Haseltine, died in 1921, J. Ambrose Haseltine succeeded as president, with William A. serving as vice president. [Lockley, History of the Columbia River Valley, pp. 273-274; Oregonian, December 7, 1935, p. 9] The house remained in the Haseltine family until 1943, when William sold this house and the house next door at 1133 S. W. 20th to Ernest and Mary Farnand. Paul and L. C. Wall bought the house in 1947. [Ticor Title Company]

#129

**Historic Name:** Haseltine Residence #2  
**Address:** 1129 S.W. 20th  
Portland, OR 97205

**Original Owner:** J. A. Haseltine  
**Architect:** Unknown  
**Year Built:** c.1890  
**Style:** Queen Anne  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Jordan, Jan and  
Kara

**Use:** Residence  
**Tax No:** R-02440-1770  
**Plat:** Amos N. King's  
**Block:** 10  
**Lot:** Tax Lot 3

**Description:** This two story Queen Anne residence faces east on S.W. 20th. The house is set high above the street where a series of concrete steps lead from the street to the entrance porch placed off-center on the south side of the front elevation. The residence is situated amid mature plantings of Rhododendrons and Ivy. The house is rectangular in plan with intersecting clipped-gable roofs. The house is surfaced with wood shingles and the over-hanging eaves are supported by carved brackets. Paired, single pane double hung wood sash windows, with wood shutters, are located on the south and east elevations. The front door has a single transom and is housed beneath a clipped gable roof. A corbelled chimney projects from the roof.

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**Significance:** The Haseltine Residence is significant according to criteria b and c: for its associations with original owner, businessman J. Ambrose Haseltine (1865-1935); and for its architectural style. Maine-born J. A. Haseltine was president and manager of the J. E. Haseltine & Company lumber wholesale dealers. He was the son of J. E. Haseltine, who founded the company in 1883. A contemporary described the business as "one of the largest and most important business enterprises in its line in the northwest." [Lockley, History of the Columbia River Valley, p. 273.] The company also sold heavy hardware, iron, steel, automobile equipment and shop supplies. J. E. Haseltine brought his family to Oregon in 1882, and bought a third interest in the E. J. Northrup & Company blacksmith supply business the following year. J. Ambrose began work as a delivery boy for J. K. Gill & Company, then joined his father's business. In 1897 the business was incorporated with the elder Haseltine as president, and J. Ambrose as vice president and manager. Upon his father's death in 1921, Haseltine succeeded as president, with his son, William A. serving as vice president. [Lockley, History of the Columbia River Valley, pp. 273-274; Oregonian, December 7, 1935, p. 9] This house is the primary residence associated with J. A. Haseltine, who purchased the property in 1886. The house remained in the Haseltine family until 1943, when William sold both this house and the residence next door at 1129 S. W. 20th to Ernest and Mary Farnand. Paul and L. C. Wall bought the house in 1947. [Ticor Title Company]

The Haseltine Residence is a good example of the Queen Anne style. It has the typical narrow windows, irregular massing and varied roof line with corbelled chimney. The decorative brackets and fascia board, and curved detailing on the entrance porch give the building its characteristic individuality. The architect is unknown.

## #130

**Historic Name:** N/A  
**Address:** 2033 S.W. Madison

**Owner:** Chamberlain,  
John and Ann

**Original Owner:** N/A  
**Architect:** Unknown  
**Year Built:** 1967-68  
**Style:** Contemporary  
**Alteration:** N/A

**Use:** Residence  
**Tax No:** R-02440-1810  
**Plat:** Amos N. King's  
**Block:** 10 and 14  
**Lot:** Tax lot #8

**Classification:** Non-compatible, non-contributing

**Description:** This two story houses is sited at right angles to the street and faces east off of S.W. Madison. The shed roof is lightly sloped and the walls are surfaced with vertical wood board. A rock wall defines the drive which leads to the entrance.

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**Significance:** Due to its 1967-68 construction date and style, this building does not contribute to the district, and is listed as non-compatible and non-contributing.

## #131

**Historic Name:** Gauld-Yeon Residence  
**Address:** 1150 S.W. King Ave.  
Portland, OR 97205

**Original Owner:** James G. Gauld  
**Architect:** Unknown  
**Year Built:** c.1914  
**Style:** Colonial Revival  
**Alteration:** Minor  
**Classification:** Primary Contributing

**Owner:** Sweet, Peter and  
Patricia

**Use:** Residence  
**Tax No:** R-02440-2440  
**Plat:** Amos N. King's  
**Block:** 14  
**Lot:** Tax Lot #9

**Description:** This grand two and one half story Colonial Revival style residence faces north at the southern-most end of S.W. King Avenue. The house is rectangular in plan with a medium pitched side-facing gable roof. A central pediment and cornice with modillions are the dominant features of the front elevation. The house is symmetrical with a central entrance, consisting of a single, paneled door, flanked by multi-pane side lights, housed beneath a classical portico supported by paired, Tuscan columns. A balustrade and paired, boxed pedestals, are located on the roof above where a multi-paned door, flanked by sidelights, provides access to the porch above. Directly above this door, and in the center of the pediment, is a half-round fanlight. Gabled dormers, with arched windows and eave returns, flank the pediment. The house is surfaced with wood shingles. Windows are single pane, double-hung wood sash with elaborate architrave moldings. The doors have a similar molding. A low hedge surrounds the front of the house. A side drive leads to the rear of the house where there is an attached garage. The Gauld Residence has had minor interior alterations. A garden designed by John Yeon is associated with the property.

**Significance:** The Gauld-Yeon Residence is significant according to criteria b and c: for its owner James Green Gauld (1856-1919); for its landscaped garden as designed by John Yeon, Jr., and the building's architectural style. First owner Gauld was a Portland financier and business leader who immigrated from Scotland to San Francisco as an employee of the Bank of London in 1875. He became an assistant cashier of the London and San Francisco Bank, moving to Portland in 1890 as a branch manager. After establishing branches in Seattle and Tacoma, Washington from 1900 to 1902, Gauld resigned due to ill health and returned to Portland. Gauld hired an unknown architect to design his house in 1904 or 1905, replacing a smaller two-story residence. In 1906 Gauld and his brother opened the J. C. Gauld Company, dealers in machinery, mill, plumbing and steam supplies. Although his business prospered, Gauld spent much of his

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time in California due to continuing ill health. After his death, Gauld's property passed to his wife Alice and daughter Isabella. Alice Gauld continued to live in the house until 1936, when she sold it to Elizabeth M. Yeon, widow of John B. Yeon, Sr. and mother of John Yeon, Jr. [Gaston, Joseph Portland, Oregon, Its History and Builders..., III pp. 618-19; Oregonian, March 29, 1919;]

Portland architect John Yeon's career encompassed architecture, landscape design and conservation. Yeon was born in Oregon in 1910, the son of John B. Yeon Sr., who built the 1915 Columbia River Highway. Although he never trained formally in architecture, Yeon gained much of his design experience in the office of Portland architect A. E. Doyle, which he entered as an office boy in 1928. Also employed in the office at that time was Pietro Belluschi. Yeon is most noted for his residential designs which developed the Northwest Regional style, a combination of the International style with native construction materials, landscape and native plant forms. The Northwest Regional Style is credited to Yeon and Belluschi, and is embodied in Yeon's Watzek (1937) and Swan (1950) Houses. Yeon's talent in the International Style is displayed in the Visitor's Information Center, for which he won a design award in 1948. [ "John Yeon Buildings & Landscapes" Portland Art Museum Exhibit Sept. 15 - Oct. 23, 1977; Andrew H. Salkin, "John Yeon, The Influence of the Region," from Oregon Historical Society Vertical File: "Architects, Yeon, John" ]

The informal plan of the garden includes a brick garden wall, Roman brick grillework, a curved pool, rock outcroppings and pergola. According to Wallace Kay Huntington, a Portland landscape architect, the garden marked a new level of landscape design in the Northwest. "Unlike any previous Northwest garden, it can be evaluated as an independent art form; as such it would seem to be historically the first instance where the artist's major concern was in exploring original landscape forms."

The Gauld-Yeon Residence is a good example of the Colonial Revival Style which appeared in the neighborhood at the turn of the century. It has all of the elements typical of the style, including symmetrical plan, gabled dormers, wide eaves detailed with modillions, and pedimented entrance reminiscent of ancient Roman temples. Of special note are the classical columns supporting the second floor balcony and balustrade. Developed during the first decade of the 20th century during a period of growth, the Colonial Revival style is vastly different in plan and elevation from the eclectic Queen Anne and Italianate styles of the late 1800's, and illustrates the nation's renewed interest in classical architecture. While many of the larger residential buildings in the district have been converted into office/commercial use, the Gauld-Yeon Residence continues to serve as a single family residence.

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#132

**Historic Name:** Gaston-Strong Residence  
**Address:** 1130 S.W. King Ave.  
Portland, OR 97205  
**Original Owner:** Joseph Gaston  
**Architect:** A. E. Doyle, 1911 addition  
**Year Built:** c.1895  
**Style:** Queen Anne, Arts & Crafts addition  
**Alteration:** Moderate  
**Classification:** Primary Contributing

**Owner:** Mumford,  
Courtland and Janis

**Use:** Residence  
**Tax No:** R-02440-2350  
**Plat:** Amos N. King's  
**Block:** 13  
**Lot:** 2

**Description:** The Queen Anne style Gaston-Strong residence is a two story wood frame dwelling located at the southeast corner of S.W. King and Main Streets. The residence is irregular in plan and faces north on S.W. Main Street. A major alteration in 1911 includes an addition to the west of the residence, with a steeply pitched double gable roof and shed roof dormer. The major facade is asymmetrical and features a front-facing jerkinhead gable roof with elaborate carved brackets. An entrance below is covered by a shed roof porch. To the west is the 1911 addition and to the east is a porch with delicate tracery spanning simple wood posts. The porch has a slat rail balustrade. Above is an enclosed sleeping porch. The house is surfaced with horizontal beveled siding, with shingles in the gable end of the east facing gable. The residence is set above street level, beyond a rock wall. The site is planted with Oregon Grape, Rhododendrons, Azaleas, Magnolias, Gum and Japanese Maples.

**Significance:** The Gaston-Strong Residence is listed on the National Register of Historic Places, and is significant according to criteria a, b and c: for associations with the founding of the Oregon Peoples Party; for first owner, Joseph Gaston (1833-1913) and second owners the Frederick H. Strong family. It is also significant for its style, and for the architect of the 1911 addition, A. E. Doyle. Ohio-born Joseph Gaston was an attorney, railroad entrepreneur, writer and newspaper editor, and co-founder of Oregon's Populist Peoples Party. He and wife Narcissa moved to Jacksonville, Oregon in 1862, where he worked as a newspaper editor. He first became involved in the railroad and the Populist movement in that city, activities which occupied his time until the mid-1890s. Gaston bought property in the King's Hill area in 1867, but did not have his home built until 1882. From 1884 to 1896, the house was used as rental property, leasing to such notable Portland figures as Charles Erskine Wood and Judge William McCamant. Wood held meetings, readings and other public gatherings at the house. Gaston was also involved in the organization of the 1905 Lewis and Clark Exposition, but he is most notable as one of the co-founders of the Oregon Peoples Party. Formed in 1892, the party and addressed such issues as transportation monopolies and increased federal funding for a variety of interests. Following Gaston's move to this house, the party met several times in his home.



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Gaston sold his house in 1908 to Frederick H. Strong. Strong was born to a prominent Portland pioneer family, and attended Portland Academy before graduating from Yale in 1902. While in school, Strong began work with the Ladd & Tilton Bank, becoming president of the bank's Ladd Estate Company in 1928. He was a prominent real estate developer, and among other activities, assisted in the creation of Ladd's Addition, "Elm Street" development, and Laurelhurst. He was also active in developing the Portland Public Market company, and was a trustee of Reed College. This is the primary residence associated with Strong. [Scot McLean, Gaston-Strong House National Register Nomination, 1989.]

The Gaston-Strong house is in good condition, and is a good example of the Queen Anne style. Irregular massing, shingles, bulls eye medallions, stick style panel detailing and elaborate brackets, as well as a prominent corner tower combine to create the style's characteristic eclectic appearance.

Frederick Strong hired Portland architect A. E. Doyle to design an addition to his home. The Arts and Crafts addition continues some of the Queen Anne themes, including a varied surface texture, but the effect is much more restrained and symmetrical. Albert E. Doyle (1877-1928), was born in California and moved with his family to Portland in 1882. Doyle gained construction experience from his father, who was a carpenter and building contractor. At the age of 17, Doyle apprenticed with the firm of Whidden & Lewis, and remained with them until 1906. During this time, Doyle attended architecture school at Columbia University from 1902 to 1904. While studying in New York, he found employment with architect Henry Bacon, who designed the Lincoln Memorial. Doyle returned for a short time to Whidden & Lewis, but in 1906 left Portland for a year's travel in Europe. Doyle opened his own office in Portland in 1907 with partner W. B. Patterson, a construction supervisor. The partnership lasted until 1917. Doyle continued the office independently as one of the most prestigious firms in Portland. Among his employees were nationally known architects Pietro Belluschi and John Yeon. Doyle's many designs in Portland include the Selling Building (1910), the Benson Hotel (1911), the Central Library (1913), the American Bank Building (1913) the Morgan Building (1913) and the Pittock Block (1914). He also designed Reed College, the Broadway Theater and two Seattle bank buildings.

## #133

**Historic Name:** Rosa and Walter R. Reed  
Residence

**Owner:** Smith, Thomas  
2028 S.W. Main  
Portland, OR 97205

**Address:** 2036-2038 S.W. Main Street  
Portland, OR

**Original Owner:** Frank F. Haradon  
**Architect:** Otto Kleeman  
**Year Built:** 1882-1887

**Use:** Residence/multi  
**Tax No:** R02440-1930  
**Plat:** Amos N. King's

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Continuation SheetSection number 1 Page 178Style: Queen Anne  
Alteration: Minor  
Classification: Primary ContributingBlock: 10  
Lot: Tax Lot #7

**Description:** This two story Queen Anne style residence is square in plan, with a rear wing and faces north on S.W. Main. It is surfaced with beveled wood siding and has a steeply pitched intersecting roof, with two prominent gables on the front elevation. The house was constructed as a duplex. The two separate entrances are located in the center of the main facade, housed beneath a later shed roof porch addition, with Bungalow era porch posts. To the east of the porch, is a rounded bay with cornice supported by brackets. The frieze below the cornice is decorated with circular ornaments. Windows of the bay are vertical in orientation; a single pane with transom. Paired, single-pane double hung windows are located to the west of the entrance porch. This window grouping is ornamented with a pediment, with sunburst, supported on brackets. The frieze below the cornice of the pediment is embellished with circular milled ornaments. A broad panel, with narrow vertical slats, separates the first and second floors. Windows on the second floor are single-pane double hung, and are placed asymmetrically on the facade. A paired grouping is located directly above the pediment on the first floor, a single window is located below the pent roof between the two gables and two windows are located to the east. The pediments of the front-facing gables, are decorated with a sunburst pattern and the apex of the gable is shingled. A single window of 16 lights is located in the center of each gable. The residence is sited above grade, amid mature flowering shrubs.

**Significance:** The Rosa and Walter R. Reed Residence is listed on the National Register of Historic Places, and is significant according to criteria b and c: for its association with Portland musician and businesswoman Rosamond Coursen Reed (1867-1952); and for its Queen Anne style and architect, Otto Kleeman (1855-1936).

Construction of the house began in 1882 for builder/owner Frank F. Haradon, but remained unfinished until 1887. A center basement transverse beam bears the inscription "Otto Kleeman, Dekum Building, 1883." The building was used as rental flats for the next 10 years, but stood vacant following the 1893 recession. In 1898 Rosa and Walter Reed purchased the property from Haradon after one year as tenants. This is the primary residence associated with "Madame" Rosa Reed, who, operating out of her house, gave professional voice lessons to the children of influential Portland families for nearly 40 years. Four generations of Reeds lived in this house from 1896 until 1972. Reed came from a family of musicians, and her father was a local musical conductor. Rosa traveled extensively in the United States and Europe, where she was billed as "Beautiful Rosamonda, flower of the American West." Upon retirement from touring, she married Walter R. Reed in 1896 and settled permanently in Portland. Rosa Reed was also active in local musical activities, including church choirs, and founded the Treble Clef Singers. She and Walter owned the New Vista Theater, at 616 N.W. 21 Avenue.

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The Reed Residence is one of only two surviving residences in the King's Hill neighborhood, attributed to local architect Otto Kleeman. With the exception of the 1908 Bungalow Style front porch alteration, the exterior is in excellent condition, with the typical asymmetrical facade, eclectic and textured cladding, and Eastlake-inspired sunburst detailing in the window surrounds.

Kleeman's numerous Oregon buildings display his versatility in styles and building types, and include monasteries and churches now listed on the National Register.

The German-born Kleeman graduated from the Architectural Polytechnicum of Hijninden, Germany, with graduate level degrees in Architectural Design and Construction. He emigrated to San Francisco in 1871 and moved with his family to Portland in 1880. That year he began work as a draftsman with the Portland firm of Clark and Upton, then moved to Justus Krumbein's architectural firm in 1881. During the early 1880s, Kleeman was employed as projects manager and Staff Architect/Engineer with the Oregon Railway and Navigation Company before its bankruptcy. In 1882 Kleeman opened his own practice, although he continued to work with various railroad plans. During his 56 year career in Portland, Kleeman developed a reputation as designer of Catholic churches, including the monastery and school at Mt. Angel. His only extant church design within Portland is the 1891 St. Patrick's Catholic Church at 1639 N. W. 19th Avenue. The church is included in the National Register of Historic Places. Kleeman's surviving business building design in Portland is the Armenius Hotel, also listed on the National Register. [Northwest Heritage Associates, Armenius Hotel National Register Nomination; Scot W. McLean, Reed House National Register Nomination]

## #134

**Historic Name:** Francis R. Chown Residence  
**Address:** 2030-2032 S. W. Main Street

**Owner:** McLean, Scott  
and Allison

**Architect:** Otto Kleeman  
**Year Built:** 1882  
**Style:** Italianate  
**Alteration:** Moderate  
**Classification:** Primary Contributing

**Use:** Residence/Multi  
**Tax No:** R02440-1910  
**Plat:** Amos N. King's  
**Block:** 10  
**Lot:** Tax lot #6

**Description:** This two story Italianate style residence is irregular in plan and faces north on S.W. Main. It is sited above grade, amid mature shrubs and above a random coursed rock wall. The house, now a duplex, consists of a simple square volume, with a semi-polygonal bay window projection on the east end of the front elevation and a square projection of the side elevation. The large front porch, with low pitched pyramidal roof, and slat rail balustrade, is a later addition, although the porch columns and brackets appear to be original.

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The house is surfaced with beveled wood siding with corner boards, and is covered by a low pitched hipped roof with a bracketed cornice. The two separate front entrances, housed beneath the porch, consist of a single door with a single side light. The Italianate style porch columns are slender in proportion, with a molding encircling the column mid-way on the shaft, and slightly below the capital. The two story bay window has a bracketed cornice and slender pilasters between the single-pane double hung wood sash windows. Two single-pane windows with architrave moldings are located on the second floor above the porch roof.

**Significance:** The Frank R. Chown Residence is listed on the National Register of Historic places, and is significant according to criteria b and c: for its association with second owner Frank Chown (1849-1927) for its Italianate style, and for its architect, Otto Kleeman (1855-1936).

Although Amanda C. Bloomfield hired Kleeman to design the house in 1882, the most notable resident was second owner Francis (Frank) Robert Chown. Chown was well known in Portland as a successful hardware businessman, and his family had extensive financial holdings in Canada. Chown and wife Maggie emigrated from Canada to Portland in 1877. Drawing from his experience in hardware sales in Canada, Frank opened a hardware business at the intersection of First Avenue and S.W. Main Street. Chown's Hardware Company is credited with greatly assisting in the reconstruction of Portland following the 1877 fire. His business has moved locations four times in 60 years, and remains a successful venture today at 333 N.W. 16th Avenue. This is the primary residence associated with Chown, who purchased the house in 1884. It had stood vacant since its 1882 construction. The Chown family occupied the house from 1884 until 1946.

The Chown Residence is the only surviving example of the Italianate style in the King's Hill Neighborhood, and one of the few remaining examples in the city. Despite alterations to the porches in 1904 and 1919, the street facade remains intact, with its vertical orientation, characteristic bracketed cornice, shallow roof and polygonal front bay. The center basement transverse beam bears the inscription, "Otto K. Kleeman (Architect), Dekum Building, 1882."

Kleeman's numerous Oregon buildings display his versatility in styles and building types, and include monasteries and churches now listed on the National Register. The German-born Kleeman graduated from the Architectural Polytechnicum of Hlninden, Germany, with graduate level degrees in Architectural Design and Construction. He emigrated to San Francisco in 1871 and moved with his family to Portland in 1880. That year he began work as a draftsman with the Portland firm of Clark and Upton, then moved to Justus Krumbein's architectural firm in 1881. During the early 1880s, Kleeman was employed as projects manager and Staff Architect/Engineer with the Oregon Railway and Navigation Company before its bankruptcy. In 1882 Kleeman opened his own practice, although he continued to work with various railroad plans. During his 56 year career in

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Portland, Kleeman developed a reputation as designer of Catholic churches, including the monastery and school at Mt. Angel. His only extant church design within Portland is the 1891 St. Patrick's Catholic Church at 1639 N. W. 19th Avenue. The church is included in the National Register of Historic Places. Kleeman's surviving business building design in Portland is the Armenius Hotel, also listed on the National Register. [Northwest Heritage Associates, Armenius Hotel National Register Nomination; Scot W. McLean, Reed House National Register Nomination]

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1882-1914  
1915-1942  
\_\_\_\_\_

Significant Dates

N/A  
N/A  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

Multiple  
\_\_\_\_\_

Architect/Builder

See listing in Physical Description #7  
\_\_\_\_\_

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

**9. Major Bibliographical References**

Previous documentation on file (NPS):

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

\*See Physical Description #7

See continuation sheet

Primary location of additional data:

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

Specify repository:

King's Hill Historic Association  
1030 SW Ardmore Ave., Portland OR 97205

**10. Geographical Data**

Acreeage of property c. 42½ - 43 acres Portland, Oregon-Washington 1:24000

UTM References

A 

1	0	5	2	3	9	9	0	
Zone	Easting	5	0	4	0	9	4	0
C	1	0	5	2	3	4	6	0
Zone	Easting	5	0	4	0	4	4	0

B 

1	0	5	2	3	9	9	0	
Zone	Easting	5	0	4	0	4	4	0
D	1	0	5	2	3	4	6	0
Zone	Easting	5	0	4	0	9	4	0

See continuation sheet

Verbal Boundary Description

See continuation sheet

See continuation sheet

Boundary Justification

The criteria for the decisions on boundaries within the King's Hill Historic District were based on historical, visual, and physical factors. (See the Physical description #7 for additional information on specific boundary decisions.)

See continuation sheet

**11. Form Prepared By**

name/title Kimberly Demuth, Kimberly Lakin, Patricia Sackett, Dena Sanford  
 organization Demuth & Associates for King's Hill Historic date August 1990  
 street & number 1314 NW Irving, Sutie 510 Assoc. telephone (503) 224-0043  
 city or town Portland state Oregon zip code 97209

United States Department of the Interior  
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Continuation SheetSection number 8 Page 2**STATEMENT OF SIGNIFICANCE**

The King's Hill Historic District is locally significant under criterion b, for its association with significant persons; and under criterion c, for its large number of architect-designed high style residences and apartment buildings. Many of Portland's most prominent architects are represented within the district. The district provides a continuum of architectural styles; a visual link with Portland's past, enhanced by the magnificent trees which line the streets, and many original brick and stone retaining walls. Because of its irregular topography and steep terrain, the greatest amount of development within the King's Hill Historic District, took place following the late 1880s, when the development of streetcar lines and the improvement of transportation corridors along S.W. Jefferson and West Burnside made the area more readily accessible. The original claim-holders of the area, Amos and Melinda King, Arthur H. Johnson and Henry Green, engaged in real estate early in the history of the district, selling off parcels of land in the area and amassing their wealth from the sale. As the area became more accessible, other notable Portland figures began to move up the hill, building stately homes in the popular styles of the period which reflected of their prosperity.

**EARLIEST PHASE OF DEVELOPMENT: KING'S HILL TO 1882**

In 1844, when Asa Lovejoy and William Overton filed a claim for the site which was to become the city of Portland, it was little more than a clearing cut out of a dense forest on the west bank of the Willamette River.<sup>1</sup> The site had been cleared of brush by trappers employed by the Hudson's Bay Company, who used the clearing as a campsite when they traveled between Fort Vancouver and Oregon City.<sup>2</sup>

In 1844, Overton sold his half interest in the site to Francis Pettygrove, an Oregon City merchant.<sup>3</sup> Later that year, the first building was constructed in "the clearing" and in 1845, the name "Portland" was chosen for the townsite; the result of a celebrated coin toss between Lovejoy and Pettygrove.<sup>4</sup>

Pettygrove and Lovejoy, anxious to develop their claim, hired surveyor Thomas Brown to lay out a grid of 16 blocks. It was under the direction of Portland's early proprietors, that Portland's relatively small blocks, 200 feet square, and streets 60 feet wide, were established.<sup>5</sup> While Francis Pettygrove was active in the promotion of the small townsite, Lovejoy remained more involved with his interests in Oregon City. Late in 1845, Lovejoy sold his half interest in the Portland site to Benjamin Stark, a cargomaster on the ship "Toulon".<sup>6</sup> The small townsite began to develop around the location of Pettygrove's warehouse and wharf at the foot of Washington Street. Pettygrove's wharf was instrumental in establishing Portland as a convenient port.

The King's Hill neighborhood, located in the foothills at the base of the Tualatin Mountains (commonly referred to as the "West Hills"), about one mile west of the original Portland



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townsite, was at that time a dense forest of fir and Hemlock. A stream, which became known as "Tanner's Creek" (or "Tannery Creek"), flowed down from the crest of the hills, through a deep canyon (now Canyon Road), carving an irregular path through the foothills, and ending at the Willamette River. The steep terrain and the dense forest precluded much early development. The first white inhabitant to settle at the base of what came to be known as "King's Hill" was early Portland "proprietor", Daniel Lownsdale, who filed a claim in 1845. Seven years later, Amos Nahum King and his wife Melinda filed a Donation Land Claim for 513.01 acres. The southeastern portion of this claim, at the base of the West Hills, is the location of the King's Hill District.

By 1850, Portland had a steam sawmill, a flouring mill and a planing mill.<sup>7</sup> The small wood frame buildings clustered around the waterfront were described as "of good style and taste, with which their white coats of paint, contrasted with the brown and dingy appearance of towns generally on the Pacific Coast...".<sup>8</sup> A less generous individual characterized the town as

of the most shabby construction. There were at that time no brick buildings and only two or three frame houses which presented anything like and architectural appearance.<sup>9</sup>

By the 1870s, many of the wood frame structures were replaced with brick buildings, often with cast iron facades which allowed for large glazed areas for the display of goods. Portland was a thriving port. The shipment of lumber from its sawmills, and wheat from the Tualatin Plains, established Portland's reputation as a major shipping center on the Pacific Coast.

Throughout the 1850s, Amos King's claim remained undeveloped. For many years the residence and out-buildings of the King family were the only structures on the property. Transportation to this area was provided by a rough wagon route, located near present-day West Burnside street, which was opened by Francis Pettygrove in 1845-46.<sup>10</sup> This road was an extension of Washington Street, one of the first streets of the original townsite. During Portland's earliest years, this rough road was the main route west. Known as the "Tuality Road", it was surfaced with wood planks, and led through the hills of what is now Washington Park towards the "Tuality" (Tualatin) plains.<sup>11</sup> Because this route followed the well-drained crests of the hills, it was preferred over Canyon Road, a steep, muddy ravine, until the latter was improved with planks in 1851-52.<sup>12</sup>

The California "gold rush" of the 1850s stimulated further growth as Portland became a distribution center for farmer's goods which found ready markets in California. Oregon's entry into the Union in 1859 provided further stimulus for growth as people began to settle in the valleys along the Willamette River.

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In the 1860s Amos King began selling off his land which in the decades to follow, established the family fortune. In July of 1864, King sold a parcel of land to Arthur H. Johnson, which would later become known as "Johnson's Addition". The boundaries of Johnson's Addition were "B" Street (Burnside) on the north; King Street on the east; Ford Street (now Vista Avenue) on the west and the southern boundary extended to what is now King's Court.

Because "King's Hill" was a good distance from the boundaries of the city, Sanborn maps do not include this area until the 1890s, and then only the lower slope of the hill was included. Other early maps of Portland however, detail the development of this area as portions of the King claim were sub-divided. A map of 1866 illustrates increasing development from the original townsite of Portland west towards the King claim, and on the north side of West Burnside, in Couch's Addition. Several blocks had been laid out at the southeastern edge of King's Donation Land Claim--this was "King's Addition", platted in 1871. The area included: Chapman Street, named for early Portlander William Chapman (S.W. 18th); Nartilla, for Amos King's daughter Nautilla King Jefferey (the "r" was added to the street name) (S.W. 19th); and Stout Street, for Lansing Stout--a representative in Congress from Oregon 1859-61 (S.W. 20th).<sup>13</sup> These names were changed during a major street re-naming in 1933.

The Portland map of 1872 illustrates that the King's Hill area was beginning to be developed. Adjacent to King's Addition, the land where Amos N. King's home was located remained intact up to King Street. Johnson's Addition was laid out to include the area from Burnside, south to the narrow path which would become S.W. King's Court, and from King Street to Ford Street (later S.W. Vista Avenue). The area between King Street and Ford Street, where the Johnson farm was located, remained as one large parcel of land. Four blocks were platted from Park Avenue (so-named because it led directly to "City Park"), Main Street and King's Court, and from King Street, St. Clair and Ford Street. Two large parcels to the west of Ford Street were owned by the Green brothers. John Green owned the land to the south of Park, and Henry to the north of Park and extending to "B" Street.

**SIGNIFICANT PEOPLE**

The following individuals were the earliest landowners of in the King's Hill District.

**Daniel Lownsdale**

Daniel Lownsdale, a native of Kentucky and a tanner by trade, arrived in Portland in December of 1845 at the age of 42. He filed a claim for one square mile of land west of Pettygrove and Stark's claim--the Portland townsite.<sup>14</sup> The abundance of hemlock trees on

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his land, and the proximity of Tanner's Creek, provided the impetus for Lownsdale's tanning operation. On this site, Lownsdale started the first tannery business in Portland in 1846.<sup>15</sup>

The Lownsdale Donation Land Claim, for which Lownsdale had "squatter's rights", included 500 acres.<sup>16</sup> His tannery was located approximately where the Civic stadium is now located. An early map of the Portland townsite, extending to the boundaries of Lownsdale's claim, was drawn by Daniel Lownsdale in the 1850s and shows the initial grid of the Portland townsite. The "road to Tualatin Plains" extended west from Washington Street, far beyond the boundaries of the City past Lownsdale's tannery and first house which was located directly adjacent to the road. Also shown on the map is Lownsdale's "potato field". By 1848, Lownsdale had sold the rights to the tannery to two individuals named Apperson and Balance.<sup>17</sup> In 1849, rumors of gold in California lured Apperson and Balance from their new enterprise, leaving behind the land that would be named for Amos Nahum King. Lownsdale died in May of 1862 at the age of 59.<sup>18</sup>

#### Amos Nahum King<sup>19</sup>

Amos Nahum King, born April 22, 1822 in Madison County, Ohio, was the fifth of twelve children born to Nahum King and Serepta Norton King.<sup>20</sup> Nahum King, a farmer and tanner, was born in New Salem, Massachusetts and Serepta in Albany, New York. Sometime prior to 1816 the Kings moved to Madison County, Ohio where ten of their children were born. In 1841 the family left Ohio and moved to Carroll County, Missouri, where they farmed and young Amos King operated a ferry across the Missouri River.<sup>21</sup> When flood waters destroyed the family farm in the spring of 1845, Nahum King decided to move his family westward. The King family became one of thousands who travelled across the plains for the "Oregon Country" in 1845.<sup>22</sup>

The Kings were in a party of about 66 wagons and 293 emigrants that journeyed on the "Overland Trail" from St. Joseph, Missouri. Their party was under the command of Capt. William G. T'Vault.<sup>23</sup> After a trip of several months across the plains the wagon train arrived at Ft. Boise. Stephen Meek, a trapper who joined the wagon train at Ft. Boise, convinced approximately 200 families that by following him, he could save them many days worth of travel on their journey to the Willamette Valley.<sup>24</sup> The King party was in a company of wagons that decided to follow Meek on an old trapper's trail. Meek's trail, over rugged terrain, strayed into the arid regions of central Oregon. The party moved slowly along the tortuous "Meek Cutoff". There was a high incidence of sickness and fatalities as many in the party ran out of provisions and water. By the time the Kings reached The Dalles in October of 1845, 24 members of their party had lost their lives along the short-cut to the Willamette Valley.<sup>25</sup> After recuperating from this arduous experience at The Dalles, the party constructed rafts made of logs to haul the emigrants, as well as their

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wagons, down the Columbia to the Cascades. Here the party proceeded in smaller boats to the townsite of Linnton.<sup>26</sup> Tragedy struck the King family once again on the trip down river. John King, the eldest of the King children, his wife and two of their three children, were drowned in the Columbia River.<sup>27</sup>

The King clan arrived in Linnton on November 1, 1845.<sup>28</sup> From Linnton they made their way to Washington County, where they spent the winter of 1845-46. Amos King recounted that

Conditions of life were pretty hard then. I remember the first pair of shoes I ever had, after we got there. My father made them, and he tanned the hides by hand. I had gone barefoot from March till December of that year. Everybody then - in 1846 - wore buckskin-buckskin coat, buckskin jacket and buckskin breeches - all home-made.<sup>29</sup>

At the end of a letter to her family in April, 1846, Anna Maria King added "we have had two weddings in our family."<sup>30</sup> Both weddings occurred while the families were "wintering in" on the Tualatin Plains in Washington County. On March 8, 1846, Amos Nahum King and Melinda Fuller were married. Melinda and her family had travelled the same route as the Kings.

In April of 1846, the Kings and the families of Rowland Chambers and Lucius Norton left Washington County for Benton County, further south in the Willamette Valley.<sup>31</sup> Several members of the King family filed donation land claims in and around a valley in Benton County known today as Kings Valley. Nahum, the patriarch of the King family, lived in King's Valley until his death in 1856.<sup>32</sup> Amos, choosing not to settle near his family, filed a claim near present day Corvallis, adjacent to the Willamette River.<sup>33</sup> Continuing his earlier career as a boatman, he set up a business hauling freight and passengers on the Willamette River.

King quickly cornered the market and extended service to Yamhill. The trip took about two weeks. Because this was before the existence of the Oregon City locks, it was necessary for King and his crew to pack freight on their backs to avoid the Willamette Falls.<sup>34</sup> "I was so prosperous that I had a crew of two in my bateau. When we reached the rapids we poled and pulled...Usually we didn't stop long in Portland. There wasn't much in Portland in those days."<sup>35</sup> But in 1849 Amos did stop in Portland.

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Well, I stuck to that business for two years, and hard work it was, too. Then I came to Portland. I wanted to buy some blankets at Crosby's store at Washington and First streets and I had to hang around three days for a chance to get waited on...I bought the tannery from two partners who wanted to go to California...gold excitement was then at its height. I bought the whole outfit just as it stood - hides, leather in hand, tools - everything.<sup>36</sup>

The two partners were Apperson and Balance, who had purchased the tannery and adjacent land from Daniel Lownsdale the previous year.<sup>37</sup>

#### Amos King's Tannery

Amos N. King, who had learned the tanner's trade from his father, began operation of the tannery soon after purchasing the land. On March 11, 1852, in accordance with the Donation Land Claim Act of 1850, Amos and his wife filed for a Donation Land Claim of 513 acres, including portions of Lownsdale's original claim.<sup>38</sup> The boundaries of the King claim were roughly as follows: the northern boundary ran from a point between N.W. 21st and 22nd streets on N.W. Lovejoy, west to Macleay Park near Cumberland Road. The eastern boundary ran southeast from N.W. 21st and N.W. Lovejoy to West Burnside near Trinity Place and followed 18th to Jefferson. The southern boundary extended along Jefferson to Canyon Road and continued due west to a point where Fairview Boulevard enters the Arboretum. The western edge went from this corner due north to the Cumberland Road-Macleay Park junction.<sup>39</sup>

Like a majority of the earliest settlers in the Northwest, the Kings first residence was of log construction.<sup>40</sup> The King's "log cabin" was constructed "near what is now the corner of Yamhill and Stout streets."<sup>41</sup> [Stout Street was re-named S.W. 20th in 1933] It was in this log cabin that four of six children were born to Amos and Melinda. The first two children died in infancy.<sup>42</sup> The children raised to adulthood were Nautilla (who married E.J. Jefferey), Lucy Ann ( who married William White and later Alexander Lumsden), Nahum Amos and Edward.

Amos King operated his tannery for twelve years.<sup>43</sup> The process of tanning hides required that the hides be left to cure in large vats for a period from six months to a year. "I cut the tan vats myself with a broadaxe... We ran our tannery by horse power and used home-made tools. The first real curry knife I had I paid fifteen dollars for. It was worth \$2.50 in the states." <sup>44</sup> Amos' son Nahum reminisced that his father had a "machine that looked like

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a cider mill" in which he would grind up hemlock bark used in the tanning process.<sup>45</sup> Amos constructed enough vats "to cover an acre of land." (When the athletic field for the Multnomah Amateur Athletic Club was constructed, these vats were simply filled and covered over; they are still buried under Civic Stadium.<sup>46</sup>)

Amos King's talents extended beyond the art of tanning and curing. He was a successful gardener as well. The Oregon Spectator carried the following notice in 1850:

Messrs. King and Fuller of Portland, have left at our office a potato measuring 32 1/2 inches in circumference one way, and 12 1/2 the other; weighing 3 1/2 pounds. This was not the largest one raised by them, but was selected for its beauty and simetry of form. Messrs. K. & F. not only manufacture good leather but raise good potatoes.<sup>47</sup>

In 1900, a year before his death, Amos King was interviewed by the Oregonian, as he was the only living person in Portland whose name had appeared in the first issue of the newspaper. In this 50th anniversary issue of the paper, King related another potato story:

I had planted some potatoes out in the woods with surprising results...When Mr. Dryer came along and arranged to print his paper, I had something for him. It was a spud weighing 5 1/2 pounds...I gave it to Mr. Dryer and he caused glass to be put around it, and sent it to the states. It beat all the potatoes anybody had ever seen, until it went to England, where it struck a bigger potato, and that's the last I ever heard of it.<sup>48</sup>

In 1856, Amos King built a large house in which he would live for the next 45 years. At the time of its construction, the King house was surrounded by trees and was quite a distance from the boundaries of the city. An unidentified newspaper clipping, c.1915, includes a photo of the rear of the King house. It was a large, handsome house with Classical detailing; wide frieze board, eave returns at the gable ends and corner boards. The exterior was surfaced with narrow weatherboard siding. The accompanying text states that the sills were hand hewn. The shingles covering the roof were "split from cedar blocks"<sup>49</sup> and lasted for over forty years. It was likely a central hall type and composed of simple volumes.

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The "L"-shaped plan of the King house can be identified on Portland Sanborn maps. Some details of the house with its temple-like facade can be seen in a photo taken in 1904. It must have been a grand site on the wooded hill overlooking the small townsite of Portland. From Sanborn maps, it is apparent that the house was constructed long before the streets and neighboring buildings were constructed. The King house was oriented toward the points of the compass, with its front facade facing east (towards the city and Mt. Hood). Demolished in 1926, the Amos King House was located approximately where the U.S. Bank Building on S.W. 20th and Morrison is now located.

After operating his tannery for twelve years, Amos King began to amass a great deal of wealth by selling off lots from his claim. One of the most important purchases was made by the City of Portland. In 1871, the city purchased 40.78 acres at \$800 per acre, for "public use."<sup>50</sup> This land, a heavily wooded area in the foothills of the Tualatin Mountains was the core of what would become "City Park", known today as Washington Park, Portland's largest public park.

Amos turned his attention towards his property interests in his later years. City Directories of the period describe him alternately as a "speculator" and a "capitalist". He built a large number of houses, which he rented and leased in "King's Addition". He leased an area of land around S.W. Salmon and 18th streets, the present site of the Multnomah Athletic Club, to Chinese gardeners.<sup>51</sup> King was often seen by residents

spade in hand, correcting faults in a street improvement due to the carelessness of city workmen... during the heavy winter downpours he took good care that choked sewers did not cause damage by an overflow of water.<sup>52</sup>

Besides his lucrative real estate ventures, King also invested in the development of transportation in the area. He was a major stock holder in the Multnomah Street Railway, of which his son-in-law, E.J. Jefferey, was president.<sup>53</sup> The original line begun in 1882, was a horsecar line that travelled west up Washington Street to "B" Street, and then into the hills.<sup>54</sup>

Nahum Amos King described his mother, Melinda Fuller King, as "good hearted and jolly." Melinda weighed 336 pounds in adulthood. "She was one of the strongest women I ever saw...she could pick up a fifty-pound sack of flour by its ears and hold it out at arms length."<sup>55</sup> Following Melinda King's death in 1887, her portion of the claim (located to the north of Burnside) was deeded to her heirs.<sup>56</sup> The following year the King Real Estate Association was formed by Amos and Edward King and Nautilla's husband, E.J. Jefferey,

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for the purpose of selling lots and to "improve property".<sup>57</sup> They named this tract of land in the hills of northwest Portland "Melinda Heights", but the area was always referred to as "King's Heights" and still is today.

Amos King died November 11, 1901, surrounded by family members in the house he was so proud to have lived in for 45 years.<sup>58</sup> Today his name lives on in the additions he platted to the city; Amos N. King's Addition, King's Addition, King's Second Addition and King's Heights, and several street names --S.W. King Street, King's Court and Kingston Avenue. Other streets in the area were named for members of his family, however these names have all been lost as a result of street name changes. Ella Street (now N.W. and S.W. 20th Place) was named for his granddaughter Ella Jefferey. Lucretia Place, now N.W. 22nd Place, was in honor of his eldest sister. (She did not accompany the Kings across the plains in 1845. She arrived in Oregon in 1853 with her husband Herman Halleck and settled in Benton County<sup>59</sup>) S.W. 19th Street was originally named "Nartilla" Street for Amos King's daughter. It has been suggested that the addition of an "r" in Nautilla's name, may have reflected a New England accent.<sup>60</sup>

#### Nautilla King Jefferey

Amos King provided lots from his claim for his children and grandchildren. His eldest child, Nautilla, married E.J. Jefferey in 1867. Jefferey was a pioneer brick manufacturer in Portland. Edward James Jefferey was born in New York in 1835, of English descent.<sup>61</sup> He settled in Portland in 1863 and married Nautilla King in 1867.<sup>62</sup> His first brickyard was located between S.W. Yamhill and S.W. Morrison. Following his marriage, he moved the operation to 19th and "B" Streets, on the north side of "B", where he also constructed their Second Empire style residence of brick. He operated the brickyard at this location until 1876, when he moved the operation to 23rd and "J" streets (N.W. Johnson).<sup>63</sup>

#### Nahum Amos King

The eldest son of Amos and Melinda, Nahum Amos King, married Martha Tucker in 1876.<sup>64</sup> Nahum possessed the same pioneering spirit as his father. The morning after their wedding, Nahum and Martha left by wagon for Lake County, where Nahum purchased 1000 acres of land south of Silver Lake.<sup>65</sup> Nahum became a successful cattleman and eventually owned 9000 acres of prime grazing land.<sup>66</sup> He ranched in Lake County, Oregon for twenty years and then returned to Portland where he constructed a palatial residence on Salmon Street.<sup>67</sup> This magnificent structure was demolished in the early 1950's and is now the site of a high-rise apartment building.



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### Edward King

The only remaining King residence is that of the youngest child, Edward, who stayed in Portland, where he assisted his father with his "real estate and financial affairs." In 1880 he married Anna Brewer.<sup>68</sup> They evidently lived in the original King home with Amos for many years. Their Colonial Revival style house, located at 806 S.W. King Avenue, was constructed in 1910-11. It is currently undergoing restoration.

### Arthur H. Johnson

Arthur Harrison Johnson was born in 1820 in London, England to Richard and Mercy Johnson. Arthur learned his trade from the elder Johnson who was a butcher. The family arrived in America in 1843 and settled on a farm in Waukesha County, Wisconsin.<sup>69</sup> In the spring of 1852, Arthur Johnson arrived in Portland where he entered the butchering and retail meat business with Richard S. Perkins.<sup>70</sup> Johnson established a slaughterhouse near what is now N.W. 23rd and Flanders, along a small stream.<sup>71</sup> He operated out of two stalls in the New Market Building.<sup>72</sup> In 1853, Johnson married Cordelia St. Clair, (S.W. St. Clair is named for her) a pioneer of Washington County.<sup>73</sup> After acquiring land from Amos N. King, the Johnson's laid out a sub-division- Johnson's Addition, in 1871.

The Johnson residence, constructed c.1873, was located between S.W. Ford (now Vista) and S.W. St. Clair, the present-day site of the Vista Avenue Apartments designed by architect Pietro Belluschi. It was an elegant residence, with a mansard roof and cupola. The stable building had a cupola as well. The Johnson residence and out-buildings were demolished between 1926 and 1932. The Johnson estate is visible in a photographic panorama of Portland in 1903. Johnson died in 1894.<sup>74</sup> Large, old sequoia trees mark the entrance to the Vista Avenue Apartments and may have been planted by Johnson.

### Henry and John Green

Henry D. Green was born October 16, 1827, in Tompkins County, New York.<sup>75</sup> Along with younger brother John and his friend Washington Irving Leonard, Henry Green arrived in Portland in 1852.<sup>76</sup> When they first arrived, these entrepreneurs operated a wharf on the Willamette, adjacent Couch and Flander's wharf, and acted as agents for the Pacific Mail Steamship Company.<sup>77</sup> This was the beginning of several extremely successful ventures entered into by these two men.

In 1859, Washington Irving Leonard and Henry Green founded the Portland Gas Light Company. This operation was the third of its type on the west coast.<sup>78</sup> The men imported coal from Vancouver Island to produce gas. The two gentleman formed the Portland Water Company in 1862 and in 1865, along with John Green, they founded the Oregon Iron

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Company in Oswego, south of the Portland townsite.<sup>79</sup> John and Henry Green were among the founders of the prestigious men's club, the Arlington Club, chartered in 1881, and still in existence.<sup>80</sup>

In 1863, Henry Green (1827-1885) married Miss Charlotte Jones (1838-1926).<sup>81</sup> In 1879, the Greens constructed a magnificent residence "at the head of B street," (West Burnside) on land purchased from King and later platted as "Cedar Hill Addition" in November of 1890. The Green residence, complete with large hot-houses for growing exotic plants, was located on Cactus Drive where it joins Cedar street at the edge of Washington Park. S.W. Cedar Street, a narrow, winding road, was the original drive to the Green estate, and S.W. Green Avenue is named for the family. The Greens were known for throwing lavish parties. Their grandson, John Reed, was an early Northwest "radical".<sup>82</sup>

**PRIMARY PERIOD OF SIGNIFICANCE 1882-1914**

The city of Portland embarked into a period of optimism at the beginning of the 1880s. The introduction of rail lines into the city had a profound effect on growth as the population increased 70 percent between 1880 and 1883.<sup>83</sup> The year 1883 marked the arrival of the first transcontinental train, which arrived at the rail terminus in East Portland in September.<sup>84</sup> Soon after the arrival of Henry Villard's rail line, Portland was hit by a recession when Villard's empire collapsed.<sup>85</sup> The City recovered and commercial construction in the urban core boomed. Posh neighborhoods of Italianate mansions developed along the west Park Blocks and in Couch's Addition, north of Burnside and beginning at approximately 17th Street. These were the first "elite" neighborhoods of Portland. King's Hill was slower to develop because of the difficult topography, however the introduction of street car lines in the 1890s would soon spur the development of the King's Hill neighborhood.

The few families who did occupy the King's Hill prior to the 1890s were several of Portland's wealthiest inhabitants. To the south and east of King's Hill, was a working class neighborhood known as "Goose Hollow". The two areas contrast sharply in architectural character. The small wood frame dwellings of the Goose Hollow neighborhood are constructed close together on small lots. Most of these residences are in the vernacular Queen Anne Cottage style.

Prior to the 1890s, sub-dividing of the large parcels of land within King's Hill proceeded at a slow pace. The topography of the hill impeded much development. The block at the southeast corner of Johnson's Addition was divided into separate lots and a new road, "Johnson Street", (later Wayne Street and today S.W. Yamhill) extended to the east from Ford Street to King Street.

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In 1890, H.W. Scott published a History of Portland, Oregon, which included detailed descriptions of the city of Portland at the time. In this book he describes the King's Hill area.

B Street, running up from Couch's Addition is the natural boundary of North Portland on the south, following for the most part the depression of Tanner Creek, and further on over to King's Creek. Between this and Jefferson street, some ten blocks, the land has, owing to the irregularities of the ground and the little winding vale of the creek, been left lying in large, and often irregular blocks, some of which contain an area of as much as five acres. The lay of the tract is romantic and delightful in the extreme. The creek forms a sunken valley, with little meadows on either side, which have been, and to some extent are still occupied by the Chinese for garden purposes... Upon the west side the hill climbs rapidly, but not abruptly out of the cleft, growing steadily, and confidently toward the Heights...the big plats, grassy and set with small trees, lie wide, with but few houses but those present large and stately. That of Mrs. Gaston on the first swell and a cluster near form a handsome group. On the northern side of this hill front, a tract of some five acres is occupied by the residence and gardens of Mrs. H.D. Green, the house whose delightful architecture and adornment is almost submerged in a wealth of trees. Her large hot-house, filled with the finest of exotics, are a mark for the sun... 86

Scott goes on to describe the residences:

For ten blocks back - 16th to 26th streets - or even farther, and from about N Street southward to Jefferson or some twenty streets, the region is, by popular consent - and still more by prevailing prices - forever dedicated to dwellings of wealth and beauty. The streets here are, for the most part, well paved and delightfully ornamented, but not overshadowed by trees...The general spirit of this portion of town might be distinguished from the streets or avenues of other cities, in that the separate houses appear to be

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built independently and with reference only to their own needs and entirety...<sup>87</sup>

During the 1890s, Portland's increase in population continued as well as an expansion of its boundaries. The separate townships of "Albina" and "East Portland" were annexed by the city of Portland in 1891. In spite of a major depression in 1893, Portland's growth continued through the 1890s. Indeed, during the period from 1890 to 1900, Portland's "growth rate was the third fastest of major American cities."<sup>88</sup>

Sanborn maps from 1901 detail the development which had taken place in King's Hill up to this period. To the north of the Cedar Hill area, along Washington Street (now West Burnside, formerly "B" Street) streetcar shops and car "barns" were surrounded by small one and two story wood frame dwellings. Further east, the edges of Washington Street remained undeveloped. Heavy residential development had taken place on the block bounded by S.W. Park Place and Wayne (now S.W. Yamhill Street) and King Street and St. Clair Street. The area was full of large residences--of which only a few remain today.

On the lower slopes of the hill, the north side of S.W. Salmon was populated with "Chinese shacks" and vegetable gardens. The blocks of what is now "Ardmore Addition" (platted in 1903) were laid out and several new streets cut through, including "Macleay" (now S.W. Ardmore Avenue).

By 1900, the citizenry of Portland embarked into an era of boosterism, with its highlight--the 1905 Lewis and Clark Exposition and Oriental Fair. Over 400,000 visitors from all over the country attended the fair. The success of the Fair, both in profit and in achieving status for the city, contributed to record growth in the years 1905 to 1913, when the population of the city nearly tripled.<sup>89</sup>

This period was also one of major residential development in King's Hill. The "King's Court Addition" was platted in 1911. The biggest change in the district occurred along the northern edge, closest to the streetcar lines at West Burnside, below Cedar Hill where a series of apartment buildings were constructed along S.W. Vista Avenue. The small wood frame dwellings around the car barns on West Burnside were later replaced with commercial structures. By 1915, the block bounded by S.W. King and St. Clair Streets, Wayne (S.W. Yamhill) and West Burnside, was filled with apartment buildings and wood frame "flats". These multi-family buildings at the edge of the district, were designed for the middle-to-upper class.

### ARCHITECTURE

No buildings from the earliest phase of development of King's Hill survive. The oldest remaining building is the Frank R. Chown Residence (1882), which marks the beginning for the Primary Period of Significance in the District. The architectural styles of the King's

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Hill neighborhood follow general trends occurring across the nation and in other areas of the city. The large number of "high style", architect-designed buildings, sets this district apart from other Portland neighborhoods. The most popular style used in the King's Hill neighborhood during the primary period of significance was the Colonial Revival, with 22 remaining examples.

**The Italianate Style (1855-1890)**

The Italianate style, inspired by the elaborate villas and palaces of the Italian Renaissance, evolved during the Victorian era. Technological advances, such as machine-cut nails, standardized lumber and the development of the jig-saw, resulted in a proliferation of heavily ornamented buildings in the "Italian Style". Characteristic elements of the Italianate style include: low-pitched hipped or gable roofs, projecting eaves with decorative brackets, vertically proportioned windows, often with segmental or round arches, bay windows and wood ornamentation which simulates stone quoins and keystones.<sup>90</sup> The Frank R. Chown Residence, #134, at 2030-2032 S.W. Main is the earliest building in the district and the only surviving example of the Italianate style in the King's Hill Historic District. The intact Chown Residence is notable for its bracketed cornice and slender pilasters which frame the windows of the two projecting bays.

**Queen Anne Style (1880-1900)**

This late Victorian era style was introduced to America during the 1876 Philadelphia Centennial Exhibition, where the British Government buildings, became extremely popular as residential styles. The availability of pattern books helped to further popularize the style. Characteristic elements of the Queen Anne style are: varied roof shapes in combination, including hipped, gable and conical roofs on towers or turrets, corbelled chimneys with clustered flues, irregular plan and massing, varied window shapes, often incorporating "art glass", a variety of surface textures through the use of horizontal siding, patterned shingles and carved wood panels, and decorative Eastlake elements.<sup>91</sup> There are several examples of the Queen Anne style in the King's Hill neighborhood, including: the Levi Hexter Residence (1892-93), #35, located at 2326 S.W. Park Place, notable for its variety of surface textures and delicately carved ornament and irregular massing; the Percy Blyth Residence (1901), #85, located at 2176 S.W. Main Street, notable for its front-facing gambrel roof with elegant Palladian window, and engaged tower with conical roof; the Theodore Wilcox Residence (1893), #98, located at 931 S.W. King Avenue, notable for its massive first story of random coursed ashlar of red sandstone, off-center entrance spanned by massive sandstone lintel, and delicate, carved foliate designs in the gable ends; the Stratton-Cornelius Residence (c.1891), #102, located at 2182 S.W. Yamhill Street, notable for its undulating shingle surface, varied textures and carved pediment with scallop shell motif.

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Continuation SheetSection number 8 Page 16The Shingle Style (1895-1900)

The Shingle style, a later variation of the Queen Anne style, emerged in New England and fashionable East Coast resorts around 1895. This style was popularized by the pre-eminent New York architectural firm of McKim, Mead and White. The Shingle style often incorporates Queen Anne elements, but its dominant feature is a tight skin of wood shingles.<sup>92</sup> The only example of the Shingle style in the King's Hill neighborhood (and a late example of the style), is the residence of architect Emil Schacht (1902-03), #46, located at 733 S.W. Vista Avenue. The Schacht Residence is notable for its intersecting gable roof; the upper portion of the gable which projects over carved brackets and the graceful swan's neck pediment which adorns the second floor windows of the front facade.

The Colonial Revival (1890-1915)

The 1876 Philadelphia Centennial Exhibition engendered a fierce pride in the young nation. The exhibit included buildings replicating the Colonial period, including revolutionary era styles such as the Georgian and Federal styles. The "order, restraint and elegance of Colonial architecture" appealed to Americans anxious to establish their own "style". The pre-eminent New York architectural firm of McKim, Mead and White was inspired by the details and massing of Colonial American architecture, thus, the "Colonial Revival" was born. Whidden and Lewis, the Portland architectural firm with strong ties to McKim, Mead and White, have been credited with bringing the Colonial Revival style to Portland, however, the availability of architectural journals likely helped to spread the influence of this style in Portland as well. Architectural characteristics of the Colonial Revival style are: gambrel, low-pitched hipped and gable roofs, classical entablatures, rectangular form with symmetrical facade, central entrance or portico, one-over-one double hung sash windows, dormers, bays and Palladian windows, ovals with keystones, fanlights, transoms and side-lights, narrow weatherboard siding, and decorative elements inspired by classical architecture.<sup>93</sup> There are many fine examples of the Colonial Revival style in the King's Hill neighborhood, particularly on S.W. King Avenue. Examples include: the Mackenzie Residence, #81, at 1131 S.W. King Avenue. The style of the Mackenzie Residence reveals the influence of Federal style Colonial buildings of the northeast. It is notable for its modillioned cornice, wood quoins and entrance portico supported by Tuscan columns; the Dougherty Residence, #82, at 1115 S.W. King Avenue, notable for its double-story portico with colossal paired Ionic columns and central dormer window with broken pediment and carved urn; and the Gauld Residence, #131, at 1150 S.W. King Avenue, notable for its central pediment and modillioned cornice, architrave moldings of the windows and elegant entrance portico with modillioned cornice supported by paired Tuscan columns.

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### Arts and Crafts (1900-1920)

The Arts and Crafts movement, which originated in England with designer William Morris, was a movement which rejected classically derived design in favor of elements found in medieval design and architecture. This movement, a reaction to industrialism and mechanization, celebrated the crafts. English architects such as Philip Webb, C.F.A. Voysey and Sir Edwin Lutyens, were inspired by this philosophy which soon spread to the United States. Characteristic elements of the Arts and Crafts style include: steeply pitched gable roofs, often with intersecting or double gables, prominent chimneys, asymmetrical composition, casement and sash windows with multiple panes, stucco, shingle, brick or horizontal siding, and simplified English vernacular elements such as simulated half-timbering and simulated thatched roofs.<sup>94</sup> Examples of the Arts and Crafts style in the King's Hill neighborhood include: the Goldsmith Residence, #26, at 1025 S.W. Ardmore, notable for its steeply pitched double gable roof, stucco surface and recessed entrance flanked by flat pilasters and round arch; the Ransom Residence, #31, at 2331 S.W. Madison Street, a large residence with hipped roof and hipped roof dormers, with delicate ornaments at the pinnacle, carved brackets, quatrefoil patterns and use of geometric patterns of brick with stucco infill on the chimney and porch piers; the Lowenson Residence, #65, at 2220 S.W. Main Street, notable for the ornate bargeboards and half-timbering of the front-facing gable and porch gable roof, the oriel window supported on carved brackets; and the Dole Residence, #122, at 1151 S.W. King Avenue, notable for its shingled surface, steeply pitched double gable roof, ornate window hoods and the entrance, recessed behind a Tudor arch.

### Prairie School (1900-1925)

The originator of the "Prairie School", Frank Lloyd Wright, was influenced by the writings of English philosopher John Ruskin; his mentor, Chicago architect Louis Sullivan, and vernacular Japanese architecture. Wright's theory of "organic architecture", was that a building should be designed in sympathy to the environment, and with its interior and exterior "functional" in design. Characteristic elements of the Prairie style include: low pitched hipped roofs with wide overhanging eaves, rectangular composition with horizontal, low to the ground massing, casement windows often arranged in bands, brick or wood frame construction, balconies, terraces, extended walls and roof overhangs.<sup>95</sup> The only example of the Prairie style in the King's Hill neighborhood is the Edward Boyce Residence (1906-07), #61, located at 909 S.W. St. Clair. The Boyce Residence has the characteristic low pitched roof and horizontal emphasis of the Prairie Style. The buff-colored brick and cast stone ornament are of subtle earth tones.

### Craftsman Style (1900-1925)

The Craftsman style, which emphasized simplicity of design, honesty of materials and fine craftsmanship, was inspired and popularized by the journal The Craftsman, published by

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Gustav Stickley from 1901-1916. Stickley was influenced by the English Arts and Crafts movement. Characteristic elements of the Craftsman style include: low-pitched gable or hipped roofs with wide, overhanging eaves and exposed brackets, rectangular composition, double hung windows with multiple panes in the upper sash, dormer windows with gable, hipped or shed roofs, wood frame construction, often with shingle siding, and porches, verandas, sunrooms, often supported by tapered, boxed porch posts.<sup>96</sup> Examples of Craftsman style residences and apartment buildings include: the Kohn Residence, #45a, at 2324 S.W. Cactus Drive, notable for its simplicity of design, with massive steeply pitched side-facing gable roof and wide over-hanging eaves with large brackets; the Elizabeth Spencer Apartments, #108, at 731 S.W. King Avenue, also restrained in ornamentation, with low pitched hipped roofs with wide over-hanging eaves and exposed brackets.

The American Renaissance (1890-1915)

The American Renaissance style was begun as a reaction against the "picturesque" movement and called for a return to design based on the Orders and classical precedent. A major impetus for the style was the 1893 World's Columbian Exposition in Chicago. The great "White City" was a coordinated effort of the greatest American designers at the time, and including a series of imitations of Classical Architecture.

This style was particularly favored for large buildings, for example civic buildings. Characteristic elements of the American Renaissance style include: flat roof, often with decorative parapet; sculptural ornament and balustrade; bilateral symmetry; rectangular windows with keystones or lintels of a different material; the "Union Jack" or grillework to decorate windows; smooth, dressed stone or brick over concrete form.<sup>97</sup> The American Renaissance style was used for many apartment buildings in the King's Hill neighborhood, including: the Cedar Hill Apartments, #45b, at 839 S.W. Green Avenue, notable for its decorative cornice with modillions, pedimented entrance hood and elegant carved consoles which support two story bay windows; the Belvoir Apartments, #49, at 751 S.W. Vista Avenue, notable for its decorative parapet, modillioned cornice with dentil course and large brackets, stone keystones which contrast with the brick volume of the building and the rusticated base; the Marshall Apartments, #109, at 711-715 S.W. King Avenue, a seven story brick apartment building with classical modillions, cornice and rusticated base.

Over the years, several important buildings from the primary period of significance have been demolished. One of these was St. Helen's Hall, an elite school for girls. It was a large brick building constructed in the Queen Anne style in 1890. This was the second site for this school. The imposing brick building with multi-gabled roofline and cupolas, was located on a block of land between S.W. Vista and St. Clair, and S.W. Park Place and S.W. Main Street. This parcel of land had been donated for the construction of the school by Arthur Johnson. The cornerstone for the new school building was laid in June of 1890. The building, which was designed by architect Henry Hefty, burned in 1914.<sup>98</sup>



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## PROMINENT PEOPLE

General Charles Beebe (1848-1922): Beebe was born in New York in 1848. He was a Oregon National Guard leader and Portland businessman. Beebe graduated from Flushing Institute at Long Island in 1865, and entered into New York business first with Beebe and Brother (1865-1879) and then with the brokerage house of Henry M. Evans (1879-1883). Beebe moved to Portland in 1884 as the west coast agent of Sutton & Company Dispatch Line of Clipper Ships. He purchased the west coast interest of the firm in 1897 and incorporated under the name Charles F. Beebe Company, specializing in shipping, commissions, maritime hardware and insurance. Beebe's other business interests included insurance sales and ventures with the Ladd family which included production of lime and gypsum. Active in civic affairs, Beebe served as both vice president and president of the Portland Chamber of Commerce, president of the Commercial Club, and was a member of the Arlington and Multnomah Clubs. But of more significance is Beebe's participation in the Oregon National Guard. Beebe had served in the New York National Guard, and upon his arrival in Oregon, joined the Oregon Guard. He was promoted to the rank of colonel in 1887, and in 1895 appointed as brigadier general by Governor William P. Lord. General Beebe headed Oregon's mobilization during the Spanish-American War, with which he was attributed the creditable showing of the Oregon units in the Phillipines. In 1918 he was made Adjutant General of Oregon and served until 1919. [Oregonian, November 12, 1922, p. 8; Fred Lockley, History of the Columbia River Valley (Chicago, 1928) II pp. 540-544]

Percy Blyth (1866-1941): Blyth moved into his residence in the King's Hill neighborhood the same year as his marriage to Mary A. Wilder in 1901. Blyth was born in Edinburgh, Scotland, and attended Loretto School and later Oxford University. Following graduation, Blyth moved to Portland and established a real estate business in 1890. [Capitol's Who's Who, p. 70] Percy Blyth and Robert Livingstone (also a King's Hill resident) were the local representatives of the Scottish American Investment Company of Edinburgh. They were active in the development of the Willamette Heights, an area above the Guild's Lake site in northwest Portland. [Ticor Title Company; Oregonian, April 29, 1963, p. 17].

Isaac Lipman (1864-1927): Isaac Newton Lipman was the son of Solomon Lipman, co-founder of the oldest general merchandizing firm in the Northwest (1850-1979). Lipman & Wolfe was begun in Sacramento, California by the elder Lipman in 1850, prospering from the influx of gold miners to the area. With his nephew Adolphe Wolfe, Lipman opened two branch stores, the first in Nevada City in 1866, and the second in Portland in 1880. Isaac Newton and his brother Will later managed the family business, located at 5th and Washington, until 1925. While under their management, Lipman & Wolfe was credited with introducing many innovations in department store design. [Sunday Oregonian, May 4, 1930, p. 1; Oregon Journal, February 10, 1979, p.1; Oregonian, August 25, 1927, p. 6.]

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Robert Livingstone (1853-1927): Scotland-born Livingstone attended Edinburgh University and operated a law practice in Edinburgh from 1874 to 1885. He apparently traveled to Portland in 1885 for the Scottish American Investment Trust Company, Limited. He was sent by the Edinburgh based company to replace William Reid in the management of their Oregon Mortgage Company. The investment company owned over seven blocks of property on the lower Willamette Heights, which would become quite profitable following the creation of the 1905 Lewis and Clark Exposition. Livingstone, along with his neighbor, General Beebe and others, invested in mining-related activities following the discovery of Alaskan gold fields in 1897. Livingstone's daughter would marry Beebe's second son. Livingstone also served as vice-president of the Y. M. C. A., and president of the Chamber of Commerce from 1904 to 1905. At the time of his death in 1927, Livingstone's estate was valued at over \$200,000. [Who's Who in the Northwest, 1911; E. Kimbark MacColl, The Shaping of a City, pp. 53-4, 266; Oregonian, January 3, 1927, p. 20]

Charles J. Schnabel (1867-1921): Charles Schnabel, was a prominent attorney, financier, leader of the German Aid Society, and unsuccessful Republican candidate for the 1918 United States Senate. Pittsburg-born Schnabel moved to Oregon in 1889, and graduated from the University of Oregon's School of Law in 1891. From 1893 until 1896 Schnabel served as Assistant U.S. District Attorney, then formed a partnership with William W. Thayer, former Oregon governor (1878-1882) and former Chief Justice of the Oregon Supreme Court (1888-1890). Following Thayer's death, Schnabel went into partnership with his brother, Joseph Schnabel, and finally with W. P. LaRoche in 1907. Following Schnabel's 1921 murder by a former client, his widow, Elsa, remained in the residence until her death in 1961. The house remained in the Schnabel family until 1985.

Theodore Wilcox (1856-1918): Theodore Burney Wilcox was a prominent figure in Portland banking, flour production and numerous smaller enterprises. Wilcox was born in Agawam, Massachusetts, where he attended public schools. In 1877, while employed by the Hampden National Bank in Westfield, Massachusetts, he met and was offered a job by Asahel Bush of Portland's Ladd & Tilton and Salem's Ladd & Bush Banks. Wilcox worked as a teller in Portland's Ladd & Tilton Bank until 1884, when he was appointed W.S. Ladd's administrative assistant. Ladd also chose Wilcox as general manager of Ladd's Albina Flour Mills (precursor to the Portland Flouring Mills). Wilcox assumed presidency of the flour mills upon Ladd's death in 1893. [Joseph Gaston, Portland, Oregon, Its History and Builders, (Chicago: 1911) p. 416] As a member of the board of the Ladd & Tilton Bank, Wilcox used the bank to finance his fortunes, making the re-organized Portland Flouring Mills Company the largest flour-milling business on the Pacific Coast, and the largest single investment by the Ladd & Tilton Bank. The flour mill turned out over 10,000 barrels of flour per day. Wilcox was also president of the Equitable Savings & Loan Association (owned by the Ladd & Tilton Bank), and was active in efforts to promote Portland. Railroad magnate J. J. Hill singled out Wilcox as the primary individual responsible for Portland boosterism and commercial opportunities on the

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Columbia River. He was president of the Port of Portland Commission, served on the Oregon Development League, the Portland Commercial Club, the Portland Water Board, and sat on the executive committee for the Lewis & Clark Exposition. Wilcox also actively promoted the Rose City Park residential development in Northwest Portland. In 1917 he purchased 160 acres of the Peter Smith Donation Land Claim, which was subsequently developed as the Wilcox Estates. Upon his death in 1918, the Wilcox estate was estimated at over ten million dollars. [Gaston, p. 417; MacColl, E. Kimbark, The Shaping of a City (Portland: 1976), pp. 311, 359, 364; Portland, Oregon Historic Resource Inventory]

Erskine Wood (1879-1983): Erskine Wood was one of Portland's most notable figures, whose career as lawyer, poet and writer spanned over 80 years. Wood was born in Vancouver Barracks, Washington, the son of army lieutenant Charles Erskine Scott Wood. Erskine Wood's father was himself a prominent figure in Portland history, a lawyer, author, social critic and friend of Chief Joseph and Mark Twain. The elder Wood first met the Nez Pierce chief while aide-de-camp for General Howard. Wood transcribed Chief Joseph's famous "I will fight no more forever" surrender speech. As a child, Erskine Wood spent two consecutive summers in 1892 and 1893 living with Chief Joseph, about which he later wrote in the book, Days With Chief Joseph. Wood attended Portland Academy and graduated from Harvard University in 1901. After studying with his father's law firm, Wood graduated from the law school at the University of Oregon in 1912. He was admitted to the bar that year, and joined his father, specializing in maritime law. Wood became the senior member of the firm of Wood, Tatum, Mosser, Brooke & Holden, and continued to try cases well into his 90s. He practiced in Oregon's state courts, and various Federal courts, including the United States Supreme Court. Wood had been described by a senior judge on the 9th Circuit Court of Appeals as one of the greatest admiralty lawyers in the United States. [Oregonian, July 7, 1983, D3; Fred Lockley, History of the Columbia River Valley p. 245-6; Walter Curtis, "Charles Erskine Scott Wood," Multnomah Monthly, pp. 8-12]

Hardy C. Wortman (1859-1934): Hardy Christian Wortman, the son of Oregon pioneers, was born in Canemah, Clackamas County. Wortman's father, Jacob, was a businessman and mayor of McMinnville, and opened that city's First National Bank. Hardy Wortman enrolled at the University of Oregon in 1876, then worked for his father in Junction City the following year. In 1883 Wortman was employed by the Portland Savings Bank, and later by the Commercial National Bank. In 1891 Hardy followed his brother John and purchased an interest in the Olds & King business, which was subsequently became Olds & King, Inc, and in 1901, Olds, Wortman & King. Over the following 20 years, Olds, Wortman & King became the largest department store on the Pacific coast. In 1925, the business was sold to California interests, and Wortman officially retired. Built in 1896, this is the primary residence associated with Hardy Wortman, and his wife Mary E. (Test) Wortman. [Oregonian, September 24, 1934, p. 10; Fred Lockley, History of the Columbia River Valley, pp. 220-223]

ARCHITECTS

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The King's Hill neighborhood has a high concentration of architect-designed buildings, including the work of the most prominent architects in Portland.

### A.E. Doyle

Albert Ernest Doyle (1877-1928) was born in California and moved to Portland with his family in 1882. Doyle gained experience from his father, a carpenter and building contractor, and became one of Portland's most prominent architects under the tutelage of the eminent Portland firm of Whidden and Lewis. Doyle worked as an apprentice with the firm until 1906. He attended architecture school at Columbia University in New York from 1902 to 1904. While in New York, Doyle worked briefly with Henry Bacon, designer of the Lincoln Memorial. After a year long trip through Europe, Doyle opened his architectural office in Portland in 1907 with partner William B. Patterson, a supervisor of construction. This partnership lasted until 1917, when Doyle resumed practice on his own. Among Doyle's many designs in Portland are the Selling Building (1910), the Benson Hotel (1911), the Central Library (1913), the American Bank Building (1913), the Morgan Building (1913), and the Pittock Block (1914). Doyle also designed the buildings of Reed College. Several prominent Portland architects began their careers in Doyle's office including Pietro Belluschi and John Yeon.

### Henry J. Hefty

Henry J. Hefty was born in the Swiss canton of Glarus in 1858, the son of an architect. He attended a technical high school in Darmstadt, Germany where he graduated in 1879. Hefty emigrated to Portland in 1881 where he started a successful architectural practice. Hefty designed several prominent buildings in Portland including the First Congregational Church, the Washington Block and St. Helen's Hall, an elite school for girls which was located in King's Hill until it was destroyed by fire in 1914. Hefty and his wife Agatha had three children.

### Joseph Jaccoberger

Joseph Jaccoberger (1856-1930) was born in Alsace-Lorraine, and emigrated as a child to the United States. The Jaccobergers settled in the mid-west, where Joseph later graduated from Creighton University in Omaha, Nebraska. After several years in Minneapolis, Jaccoberger settled in Portland in 1889. Jaccoberger designed many churches and institutional buildings in Portland, including St. Mary's Cathedral, St. Clement's School of Nursing, the chapel of All Saints Catholic Church and a building at Marylhurst College.

### Otto Kleeman

Otto Kleeman was born in Astrow, Germany in 1855. He graduated from the Architectural Polytechnicum of Hljininden, with degrees in architecture and construction. He emigrated

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to San Francisco in 1871 and moved to Portland with his family in 1880. Kleeman worked in the firm of Clark and Upton briefly before joining Justus Krumbein's firm in 1881. During the early 1880s, Kleeman was employed as projects manager and staff architect/engineer with the Oregon Railway and Navigation Company. Kleeman developed a reputation for his designs of Catholic churches including the monastery and school at Mt. Angel and St. Patrick's Catholic church in Portland (1891). Kleeman also designed the Hotel Armenius in Portland (1904).<sup>99</sup>

William C. Knighton

William Christmas Knighton was born in 1864 in Indianapolis, Indiana. In 1893 he moved to Salem, Oregon where he worked for several years with C.S. McNally. In 1896, Knighton moved to Los Angeles where he remained for two years, when he returned briefly to Indiana where he married Elanor Waters of Salem, Oregon. The Knightons returned to Portland in 1902. From 1913 to 1917, Knighton held the post of State Architect, the first to hold this position. He also became the first president of the Oregon State board of Architectural Examiners in 1919, a position he held until 1924. He served as both secretary and President of the Oregon chapter of the American Institute of Architects. Knighton maintained his private practice throughout this period and in 1922 formed a partnership with Leslie Howell. Knighton designed numerous buildings in Portland in several popular styles including the Queen Anne, Jacobethan, Arts and Crafts, Beaux-Arts, Mediterranean and Chicago Style.<sup>100</sup> Among Knighton's designs are "Deepwood" in Salem, Oregon the Trinity Place Apartments and the Governor's Hotel in Portland.

David C. Lewis

David Lewis was educated in the United States and Europe, and began his professional career in Portland in 1899. He designed many of Portland's landmark structures, including Trinity Church (of which his father was parish leader), and the Board of Trade, the Railway Exchange, and Couch & Lewis buildings. The L. Allen Lewis Residence is the earliest residential design by David Lewis in the King's Hill Neighborhood, and perhaps in Portland. He also designed the 1903-04 Dole Residence (#122), and redesigned the Honeyman Residence (#95) in 1916. Lewis moved to California in 1917 due to ill health, where he died the following year. [Oregonian, April 5, 1918, p.7; Who's Who in the Northwest, 1911]

MacNaughton, Raymond and Lawrence

This architectural firm was in existence from 1906-1910. Ernest B. MacNaughton (1880-1960) was born in Cambridge, Mass., and graduated from the Massachusetts Institute of

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Technology in 1902. He arrived in Portland the following year and worked with architect Edgar Lazarus. In 1906 he formed a partnership with H.E. Raymond, his brother-in-law, and Ellis Fuller Lawrence, a former classmate at M.I.T. MacNaughton served as the business manager of the firm, with Raymond as engineer and Lawrence as lead designer. Ellis F. Lawrence (1879-1946) was born in Malden, Massachusetts, and later received bachelor's and Master's degrees in architecture from M.I.T. Following his graduation in 1902, Lawrence worked in the offices of John Calvin Stevens and Steven Codman. Lawrence travelled to Portland in 1906. He formed a partnership with former classmate E.B. MacNaughton. In 1910, Lawrence opened his own firm and in 1913 formed a partnership with William G. Holford, also an M.I.T. graduate. This firm designed several hundred buildings in Oregon including many of the buildings on the University of Oregon campus. Not only was Lawrence a significant Oregon architect, he was also active in civic affairs, the arts, and was a visionary in planning and education. In 1914 he founded the University of Oregon School of Architecture and Allied Arts. The firm of MacNaughton, Raymond and Lawrence designed several Portland residences and warehouses. They also designed the Alexandra Court Hotel ( now the Alexandra Court Apartments) and the Cumberland Apartments.<sup>101</sup>

### Emil Schacht

Emil Schacht (1854-1926) was born in Sommerland, Schleswig-Holstein, Germany to a prominent, well-educated family. He graduated from the Polytechnic School of Hannover where it is likely he received the typical Beaux-Arts-influenced education of the period. In 1874, Emil Schacht left his native country for New York, where he worked as a draftsman in an unknown architectural firm for six years. In 1880, Schacht returned to Germany where he married Auguste Trier. Schacht returned to America once again and applied for citizenship in Omaha, Nebraska before arriving in Portland, Oregon in 1883.

Schacht opened his office in 1885 and practiced in Portland until his death in 1926. Schacht's son Martin, an architect and engineer, practiced with his father in the firm of Emil Schacht and Son, Architects from 1910-1915. During Schacht's career of 41 years, he designed numerous buildings of varying types and styles in Oregon and Washington. At various times during his career, Schacht was the busiest architect in the state.

Schacht was a leader in the earliest architectural association of Portland: the Portland Association of Architects for which he served as president in 1907 and 1908. He was also involved in subsequent organizations including the Portland Architectural Club, the Architectural league of the Pacific Coast and the Oregon Chapter of the American Institute of Architects, for which he was a charter member. Among his many buildings, Schacht is best known for his design of the Astoria City hall (1904-5), the Portland Police Block (1912-13) and the S.E. 33rd and Francis Fire Station (1912).<sup>102</sup>

United States Department of the Interior  
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Continuation SheetSection number 8 Page 25Whidden and Lewis

This firm was responsible for the design of more residences in the King's Hill District than any other individual or firm. The firm introduced to Portland the Colonial Revival Style in domestic architecture, American Renaissance in public buildings, and the classically detailed Commercial Style in office buildings. Their designs included the Portland Public Library (1891), the Arlington Club (1891), Portland City Hall (1892) and Good Samaritan Hospital (1900). Both William M. Whidden and Ion Lewis were trained at M.I.T., where they first met. Lewis then worked in the Boston office of Peabody & Sterns, later forming a partnership with Henry P. Clark. Whidden went on to study at the Ecole des Beaux Arts in Paris for four years. He then joined the prestigious New York firm of McKim, Mead & White. While working in New York, Whidden traveled to Portland in 1882 to supervise work on the Portland Hotel. After owner and railway magnate Henry Villard's bankruptcy halted construction in 1883, Whidden resumed work on the east coast with new partner, William E. Chamberlin. The partnership would last until 1891. New ownership of the Portland Hotel and an invitation to resume work on the Portland Hotel prompted Whidden's return to Oregon in 1888. In 1890 Whidden formed a partnership with his visiting friend, Ion Lewis. Lewis continued to practice for a number of years following Whidden's retirement in 1920. During his career in Portland, Lewis would also served as Park Commissioner, and member of the Board of Appeals; and vice president of the Oregon Taxicab Company. [NHPA, Whidden/Kerr National Register Nomination, 1987; Who's Who in the Northwest, 1911]

**TRANSPORTATION**

The development and improvement of transportation routes in the 1880s and 1890s greatly influenced residential development of the King's Hill area. Streetcars and cable cars which travelled along West Burnside, 18th and S.W. Jefferson streets, made the area more accessible and resulted in an increase in land values. The magnificent view afforded from the hill encouraged development as well.

In 1882, the Multnomah Street Railway Company was established with E. J. Jefferey (son-in-law of Amos King) as its president. This horse-drawn streetcar line, which was carried on a 42" gauge line, began at the foot of Washington Street and extended west to its confluence with "B" Street and then continued to the junction of 23rd and Ford.<sup>103</sup>

In 1890, the line was electrified and extended to 23rd street, where the main shops and the powerhouse were located. On August 1, 1892, the Portland Consolidated Railway Company was formed to take over operations of the Multnomah Street Railway Company.<sup>104</sup> In 1905, a small "waiting station" was constructed for the Portland Consolidated Railway Company at the base of S.W. Vista, the site now occupied by the Benjamin Franklin Bank building (Burkhardt's Florist shop). This station was designed by King's Hill resident, architect Emil Schacht, and was located directly across from his own residence.

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In 1906, the entire city-wide system of streetcar lines (along with the interurban rail lines and the power companies) were consolidated into a single company-- the Portland Railway Light & Power Company. <sup>105</sup>

### **SECONDARY PERIOD OF SIGNIFICANCE 1915-1942**

The United States' entry into the World War I resulted in a recession in Portland. This was primarily because Portland was a shipping rather than manufacturing center. Total foreign exports from Portland dropped 77 percent from 1915 to 1916. Grain and lumber exports to foreign markets declined drastically as well.<sup>106</sup> The recession hit the housing market, although it did not collapse--in fact, while growth on the west side of the city slowed, it increased on the east side. From 1910 to 1920, the population of the east side of Portland increased from "58 to 71 percent of the city's total population", and this increase consisted predominantly in single family residences.<sup>107</sup>

A decline in residential construction in the King's Hill neighborhood during and just following World War I is particularly evident. From 1915 to 1922, only four new buildings were constructed in the area. Construction began to rise again in 1923 and continued until 1930. This period was the second major building phase in the district, with the years 1926 and 1929 the greatest in building activity.

The stock market crash of October 1929, and the Great Depression which followed, ended the rapid construction going on in King's Hill. From 1931 to 1942, only seven new buildings were constructed in the King's Hill neighborhood.

Development in the King's Hill neighborhood during the secondary period of significance followed two trends: an increase in density along the north edge of the district, where apartment buildings and flats remain characteristic of the area; and the further development of smaller lots throughout the district, particularly in the western portion along S.W. Madison Street, S.W. Ardmore Avenue, S.W. Douglas Place and along S.W. Park Place.

By 1926, the block between S.W. King Avenue and St. Clair and West Burnside and Wayne (S.W. Yamhill) was filled with multi-family buildings and a few commercial buildings along Burnside. The Amos King house was surrounded by encroaching development, and the Johnson's house was in use as "House Keeping Rooms." King's residence (beyond the boundaries of the district) and the Johnson House were demolished by the end of the decade. In 1941, the Vista Avenue Apartments were constructed on the Johnson House site. S.W. Vista Avenue, below its junction with S.W. Park Place, was eventually filled in with apartment buildings. The Envoy, the largest historic apartment building in the district (constructed in 1929), dominates the lower slope of Cedar Hill.



United States Department of the Interior  
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Continuation SheetSection number 8 Page 21**ARCHITECTURE**

Following World War I, the architectural styles of the previous period fell out of favor as the "Historic Period" styles became popular. The Secondary Period of Significance also saw the rise of the of "Early Modern" styles.

**Historic Period Styles (1910-1935)****English Cottage style**

This style continued the traditions of the English Arts and Crafts Movement, with more emphasis on the "picturesque". Characteristic elements of the English Cottage style include: medium or steeply pitched gable roof, frequently with rolled eaves or gable ends flush with the surface of the wall; prominent chimneys, frequently with compound flues; asymmetrical plan and massing; windows with multiple, small panes, dormer windows, round or arched window and door openings; brick construction, often with stucco facade; or wood frame construction with horizontal or shingle siding; picturesque ornamentation.<sup>108</sup> Examples of the English cottage style in King's Hill are: the Carman Residence, #6, at 2350 S.W. Madison, notable for its stucco surface, massive chimney with clay pots, diamond pane leaded glass casements and garage, enclosed within the volume of the house; the Aaron Frank Residence, #68, at 1125 S.W. St. Clair, notable for its multiple steeply pitched, intersecting gable roofs and stucco wall surface and round arched door with rounded hood.

**Tudor and Jacobethan style**

The Tudor style was influenced by English country manor houses of the 16th and early 17th centuries. The Jacobethan style, a composite of the words Elizabethan and Jacobean, had similar origins but was primarily used for larger masonry structures. Both styles were very popular in the United States following World War I. Characteristic elements of the Tudor and Jacobethan styles are: steeply pitched gable roofs, often with double gable dormers; ornamental parapets; prominent chimneys with clustered flues; rectangular form with vertical orientation, bay, oriel, dormer and multi-paned windows; brick construction or wood frame construction, often in combination with stucco surfacing; Tudor arch or round arch openings; medieval inspired ornamentation including quatrefoil designs and imitation half timbering.<sup>109</sup> Examples of the Tudor and Jacobethan styles in the King's Hill neighborhood are: the Tudor style Neate Residence, #1, at 2390 S.W. Madison Street, notable for the elaborate half-timbering of the front-facing steeply pitched gabled dormers and the second story, which contrasts with the white stucco surface of the residence; and the Jacobethan style Holtz Residence, #20, at 2370 S.W. Park Place, a large "manor house" surfaced with brick laid in a Flemish bond, notable for the parapeted gables, projecting bay windows with stone surrounds and quoins and the elaborate stone entrance.

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### Colonial (1910-1935)

This style is based on Colonial American building from the 17th and 18th centuries. It differs from the earlier "Colonial Revival" in that there is more emphasis on "correct" historic detailing. Characteristic elements of the Colonial style include: low pitched hipped, gable or gambrel roof; bilateral symmetry; small paned rectangular windows, often with shutters, dormer windows, fanlights and sidelights with transoms; wood frame construction with narrow weatherboard siding; ornamentation derived from classical precedent.<sup>110</sup> Good examples of the Colonial style in the King's Hill neighborhood include: the White Residence, #4, at 2368 S.W. Madison Street, notable for its symmetrical facade and ornate broken pediment over the main entrance; the Markewitz Residence, #90, at 2165 S.W. Main Street, notable for its massive interior chimneys, pedimented dormers, wood quoins and the entrance portico, consisting of a sunburst design above an architrave.

### Mediterranean

The Mediterranean style is derived from the vernacular stucco buildings along the Mediterranean. Characteristic elements include: low pitched hipped or gable roof, often surfaced with tiles; wrought iron railings, balconies and window grilles; round arched windows and door openings, casement windows, loggias and arcades; wood frame construction with smooth or textured stucco surface, and sometimes poured concrete.<sup>111</sup> Good examples of the Mediterranean style in the King's Hill neighborhood are: the Jacob Barde Residence, #11, at 2400 S.W. Park Place, notable for its tiled roof, triple arched entrance portico, decorative elements of wrought iron and cast stone, and porte cochere; the San Carlos Apartments, #52, at 831 S.W. Vista Avenue, notable for the entrance, consisting of three arches which spring from twisted columns, the decorative parapet and cast stone swag and medallion ornament below the central gabled portion of the parapet.

### French Renaissance

This style was inspired by the French chateaux of the 16th and 17th centuries. Characteristic elements include: steeply pitched hipped or gable roof, or mansard roof; conical roofs on towers; tall, prominent chimneys; asymmetry; casement windows with multiple panes; lintels and sills of stone or brick often in contrast with the color and texture of the building surface; brick or masonry cladding on a steel, concrete or wooden frame; classical ornamentation.<sup>112</sup> The sole example of the French Renaissance style in the King's Hill neighborhood is Burkhardt's Florist Shop (1929), # 54 (now Benjamin Franklin bank) located at 2280 West Burnside. The Burkhardt's Florist Shop is notable for its irregular massing, pyramidal roof and cast stone ornament, including the carved owl. This building has a prominent position at the northwest edge of the King's Hill District, where it serves as a gateway into the district.

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This was an extremely popular style in the period following World War I. It was inspired by the picturesque vernacular cottages of 10th century France, particularly in the area of Normandy. Characteristic elements of the Norman Farmhouse style include: steeply pitched gable roof; steeply pitched gable porch roof, asymmetrical massing, generally one and one half stories; round arched and segmental arched window and door openings, windows with small panes; various building materials used in combination; Tudor arches, half timbering and towers.<sup>113</sup> A good example of the Norman Farmhouse style in the King's Hill neighborhood is Dent Mowrey Residence, #17, at 1062 S.W. Douglas Place, notable for its massive exterior chimney and the engaged turret form with shingle-clad conical roof.

Half-Modern (1915-1940)

This style, which was influenced by early modern buildings of Europe beginning in 1900 and the earlier Arts and Crafts movement, generally employed a classical system of proportioning, but was stripped of detail. Characteristic elements of the Half Modern or Transitional style include: stepped or flat roof; classical proportion and balanced spatial composition; rectangular windows with metal or masonry frames and muntins; steel frame of concrete construction, clad with brick, stucco or marble veneer; traditional and classical forms without historical ornament.<sup>114</sup> The sole example of the Half Modern style in the King's Hill neighborhood are the Vista Avenue Apartments, designed by Pietro Belluschi in 1941, #57 located at 800-864 S.W. Vista Avenue. These Vista Avenue Apartments, an early example of the Half Modern style, are notable for the use of Roman brick as the wall surface, massive chimneys and the sensitive integration of the buildings into an existing landscape.

## PROMINENT PEOPLE

Dent Mowrey (1888-1959): Dent Mowrey was a noted composer and musician who toured the United States and Europe in 1920s and 1930s. Mowrey was born in India and studied in Leipzig, Germany and Paris, but lived most of his adult life in Portland. A musical prodigy, he wrote his first composition at age 12. His later works include "Bedouin Melody," "The Gargoyles of Notre Dame," "Danse Americains," "Prelude," and "Gavotte." Mowrey maintained a music studio in the Pacific building in Portland, and when not touring, played with the Portland Philharmonic Orchestra. He also was a composer/pianist for the Portland Symphony. [Oregonian, August 21, 1960, p. 46; Portraits, Mowrey, Dent., Oregon Historical Society files.]

Aaron Holtz (1879-1953): Aaron Holtz was associated with some of Portland's most prominent retail stores, and was the first administrator of the Oregon state liquor control commission. New York-born Holtz moved to Portland in 1900 and worked as the first advertising manager of the Meier & Frank company. In 1909 he left Meier & Frank to

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become a partner in the rival Olds, Wortman & King store. Holtz directed planning and erection of the present Olds & King (Now Galleria) building. In 1912 he opened his own Holtz Department Store at S.W. Fifth Avenue and Washington Street. Holtz moved to Pittsburg in 1914 to manage Boggs Boggs & Buhl, owned by the May Department Stores. The following year he was promoted to the position of merchandise manager for the parent store in Cleveland. Holtz returned to Portland in 1925 and purchased this property the same year. He had returned to serve as the first president of Lipman Wolfe & Company after its purchase by the National Department Stores Company, and retired in 1927. Holtz was also involved in the States Steamship company. In addition to his business ventures, he was appointed by Governor Julius Meier as the first administrator of the Oregon state liquor control commission following the passage of Oregon's Knox Liquor Law. Under Holtz, the statewide system of liquor stores was established. Holtz moved to Beverly Hills, California, in 1942. [Oregonian, 4/6/1953, p. 15; Capitol's Who's Who 1936-1937, p. 267]

Aaron Frank (1891-1968): Frank was born in Portland, the son of Sigmund Frank, one of the founders of the Meier and Frank department stores. He was educated in Portland public schools, and earned a law degree from the University of Oregon in 1913. Frank practiced law for two years before entering the family business first as a stock clerk and later as assistant manager. He became president of the firm in 1937, a position he maintained until his retirement in 1964. In 1965, while he sat on the board of directors, Meier and Frank merged with May Company, becoming the second largest department store in sales volume in the West. Frank was also well-known as a prize winning horse breeder, and his Aaron M. Frank Farm boasted one of the largest private covered rings in the United States. His country estate was in Washington County. Aaron Frank was active in many civic clubs, and sat on many boards of directors, including the Portland branch of the Federal Reserve. [Portland Historic Resource Inventory; Lockley, Fred, History of the Columbia River Valley, (Chicago, 1928) p. 768; Oregonian, Nov. 29, 1968, p. 1]

Thomas H. Banfield: Banfield is recognized for his development of the automatic coal stoker, and his service on the state highway commission. Banfield was born in Portland and attended public schools. According to the Portland Historic Resource Inventory, he formed a construction business with C. J. Parks and purchased the Portland Wire and Iron Works in 1923. Following their discovery of the automatic coal stoker, Banfield and Parks created the Iron Fireman Company to manufacture the device. Iron Fireman became the largest manufacturer of such products in the United States. In addition to his business enterprises, Banfield served on the dock commission from 1930 to 1947, and held the chairmanship of the state highway commission from 1943 to 1950. During the 1940s, Chairman Banfield pushed for the creation of a thoroughfare connecting Portland with the Columbia River Highway. Completed in 1957, the "T. H. Banfield Freeway" was lauded by a state highway engineer who had predicted in 1952 that "when complete, [would] be one of the finest expressways in America." [Oregon Journal, November 24, 1957]

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Julius Meier (1874-1937): Meier was one of Portland's leading businessmen, and governor of Oregon from 1931 to 1935. Born in Portland, Meier attended public schools and graduated with a law degree from the University of Oregon in 1895. Although admitted to the bar, he entered his father's 29-year-old Meier & Frank department store business in 1896. While under Meier's directorship, the present terra cotta, fourteen story building on 6th Street was completed. A contemporary described it as "Portland's own store...the largest and finest department store in the Pacific Northwest." [Lockley, History of the Columbia River Valley, pp. 709-710] Meier would eventually become president of the company. Meier's other activities included the promotion of and presidency for the Columbia River Highway Association during the road's creation. During World War II he was Northwest regional director of the Council of National Defense. [Who's Who For Oregon, p.381] But it was Meier's role as governor which is most significant. Meier was elected in 1931 following the sudden death of his friend, Republican gubernatorial candidate George W. Joseph. Originally intending to run as the New Republican nominee, Meier withdrew and was then nominated as an independent. His victory in 1930 carried the largest voting margin (nearly 80,000) in a gubernatorial election in Oregon history. he was also Oregon's first independent governor. Among his many reform initiatives passed into law include the creation of a hydro-electric commission with state-wide jurisdiction; the creation of a department of home rule public utilities in favor of a public service commission; non-partisan election of judges; and the repeal of the market road millage tax. Following his death, the Oregonian observed the under the Meier governorship, "no prior legislature...ever put upon the statute books so many laws of such far reaching scope." [July 14, 1937, p. 1 and 4.]

## ARCHITECTS

Pietro Belluschi

Pietro Belluschi was born in Italy in 1899, the son of an engineer. He attended schools in Rome, Bologna and Milan. In 1916 he volunteered in the Italian army and served for three years in the mountain artillery. Following the war, he enrolled in the University at Rome and graduated with a doctorate in architectural engineering in 1922. The following year he came to the United States on an exchange scholarship with Cornell University. After graduating in 1924 with a degree in electrical engineering, Belluschi travelled west where he was hired by the engineering firm of Bunker Hill and Sullivan Company in Kellogg, Idaho. In 1925, Belluschi moved to Portland, Oregon where he worked as a draftsman in the office of A.E. Doyle. He was named a partner in the A.E. Doyle & Associate firm in 1933, concurrent with his efforts on the Half Modern style Portland Art Museum (1932, 1938), for which he received national recognition. The museum and the 1937 Finely's Mortuary earned Belluschi honors from the A.I.A. in 1940. He is also well known for his design of the Equitable Building (1948), an early curtain wall structure. Belluschi, was the predominant force in the architecture of the Northwest from 1930 to 1950. He is credited

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with the creation of the Northwest Regional style (along with John Yeon) and the modern New Formalism style.

### Cash and Wolf

George Wolff (1898-1977) was born on July 4 in Portland, and gained early architectural experience working in the office of Portland architect Morris Whitehouse. Wolff later graduated from the University of Oregon in architecture. During the Depression, Wolff chartered sewer lines for the Federal Works Projects Administration, and at some point formed a partnership with Earle Cash. In the 1940s Wolff worked with builder Henry Kaiser, and designed several federal projects, including worker housing at the Bonneville Dam, some shipyards, and the World War II city of Vanport. He also designed projects in Hawaii and Australia. Later in his career, Wolff was a senior partner in the firm of Wolff, Zimmer, Gunsul and Frasca, a firm which is still practicing in Portland. Less is known about Earle G. Cash (1894-1956), who worked with the firm of H.L. Camp & Company in the early 1900s. Cash had his own firm by 1915 before joining Wolff. He moved to California with his wife, Harriet, in 1953.

### A.E. Doyle

A.E. Doyle's continued to design buildings in the King's Hill District through the Secondary Period of Significance.

### Johnson, Wallwork and Johnson

Folger Johnson was born in Georgia in 1862 and graduated with a B.S. from the Georgia Institute of Technology and a Bachelor of Architecture from Columbia University in New York. Johnson studied in Europe before settling in Portland in 1911. He formed a partnership with Jamieson Parker and later with Carl Wallwork in 1925. After Parker's death in 1940, Johnson was named State Director of the Federal Housing Administration. Carl Wallwork (1879-1940) was born in Kansas and studied architecture in Boston. He worked in offices in Kansas City, Colorado and Seattle before moving to Portland. Hollis Johnson was born in Idaho in 1894 and graduated from the University of Oregon in 1921. He was associated with the Wallwork Johnson firm from 1930-1931. He worked in the offices of Lawrence and Holford and Sutton and Whitney before opening his own firm in 1932.<sup>115</sup>

### Carl Linde

Carl Linde (1864-1945) was born in Germany and settled with his parents in Wisconsin in 1870. Following his graduation from Milwaukee's German-English Academy in 1877, Linde was apprenticed as an architect, and worked in several architectural offices in Milwaukee and Chicago before arriving in Portland in 1906. From 1906 to 1921, Linde

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worked in the offices of several notable Portland architects including Edgar Lazarus, Whidden and Lewis, D.C. Lewis, A.E. Doyle and Whitehouse and Fouilhoux. Linde maintained his own practice from 1921 to 1940 with offices in Portland and Seattle.

Jamieson Parker

Jamieson Parker (1895-1939), a native of Portland, graduated from the University of Pennsylvania in 1916. Following his graduation, he returned to Portland to begin what was to be a successful architectural career. He married Margaret Alden Biddle of Portland in 1923. During his career, he designed several significant buildings in Portland: The Georgian style First Unitarian Church (1924); the Romanesque style St. Mark's Episcopal Church (1925) and the Arts and Crafts style Waldeman Spliid House (1922). Parker was active in many organizations including the Portland Arts Commission and the Oregon Chapter of the American Institute of Architects, for which he served as President in 1928-29 and in 1934. Parker was director of the Oregon and Washington Historic American Buildings Survey in 1933-34, and a member of the State Planning Board from 1934-40. From 1935 until his death, Parker served as state director of the Federal Housing Administration. During World War II, Parker was a second lieutenant in the coast artillery.<sup>116</sup>

Whitehouse and Fouilhoux

Morris H. Whitehouse, a Portland native, was born in 1878 to Benjamin Gardner and Clara Houmons Whitehouse, Oregon pioneers of 1859. He graduated from the Bishop Scott Academy in 1896 and attended the Massachusetts Institute of Technology. Following a leave of absence, he graduated in 1906. Whitehouse was the first M.I.T. graduate to receive the Guy Lowell Fellowship. Whitehouse spent the following year studying at the American Academy in Rome. After his return to Portland, he formed a partnership with J. Andre Fouilhoux in 1908, which lasted until 1918. In later years, Whitehouse was in partnership with A. Glenn Stanton and Walter Church, and designed many significant buildings in Portland and in the state of Oregon, including: The United States Courthouse, the Multnomah Athletic Club, the Waverly Country Club, Multnomah Golf Club, Oswego Country Club and Eastmoreland Country Club. He also designed the Sixth Church of Christ Scientist, the United States Federal building, the Oregon State library and the Oregon State Capitol.<sup>117</sup>

J. Andre Fouilhoux (1879-1945) was born in Paris and attended the Lycee Janson de Sailly before receiving a degree from the Sorbonne. He also graduated as a civil and mechanical engineer from the Ecole Centrale des Arts et Manufacturers. He came to the United States in 1904 and moved to Oregon in 1907. In 1918, Fouilhoux joined the United States Army during World War I. Following his discharge, he established a firm in New York with Raymond M. Hood, which lasted from 1920 to 1934. From 1935 to 1941, Fouilhoux was in partnership with W.K. Harrison. He was president of the New York Building Congress

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and the American Relief for France, vice-president of the French Hospital and treasurer of the Beaux-Arts Institute of Design. Foulhoux designed the Chicago Tribune Building in Chicago and in New York, the McGraw-Hill Building, the Daily News building, the Rockefeller City Apartments, and the Tryon and Perisphere at the New York World's Fair.<sup>118</sup>

**TRANSPORTATION**

Transportation in the city of Portland went through tremendous changes following World War I, particularly as a result of the introduction of the automobile in the decade prior, and the development of Inter-urban rail lines which allowed easy transportation to and from the suburbs of Portland. In December of 1926, the old Ford Street streetcar bridge, which spanned the changing at Jefferson street, was replaced with the Vista Avenue viaduct--commonly referred to as the Vista Avenue Bridge. The bridge provided a link for the automobile from the upper Burnside area to the Portland Heights, across the canyon from King's Hill neighborhood.<sup>119</sup> The streetcar system remained an important form of transportation. Although it reached its peak in ridership in 1919, this system remained important until the years just following World War II, when the automobile became affordable for all.<sup>120</sup> The Council Crest Streetcar, which ran up Vista Avenue, over the bridge to the Heights, made its last trip in 1950.<sup>121</sup>

**MODERN PERIOD 1943-1990**

Following World War II, increasing land values in the King's Hill District resulted in changes in occupancy and also in the intrusion of tall apartment buildings of steel frame and reinforced concrete construction. Many residences were converted from single to multi-family occupancy and office space. In spite of these changes, the remaining historic buildings in the district have been well-maintained and the retention of historic street trees has maintained a visual link throughout the district. Although there have been intrusions, the district is remarkably intact considering its close proximity to the urban center of Portland.



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Notes

<sup>1</sup>Eugene E. Snyder, Early Portland: Stumptown Triumphant (Portland, Oregon: Binford & Mort, Publishers, 1979),31.

2ibid.

3ibid.

4ibid.,32.

Lovejoy was from Massachusetts and wanted to name the townsite "Boston"; Pettygrove, the winner of the toss, was from Maine, hence the name "Portland".

5ibid.,33.

6ibid.,34.

7The Oregon Spectator, (Oregon City), 22 February 1850.

8ibid.

9H.W.Scott,ed., History of Portland, Oregon (Syracuse: D. Mason and Company, Publishers, 1890),139.

10Snyder, Early Portland, 36.

11Eugene E. Snyder, Portland Names and Neighborhoods: Their Historic Origins (Portland, Oregon: Binford & Mort Publishers,1979),225.

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15 Joseph Gaston, The Centennial History of Oregon vol. I (Chicago: The S.J. Clarke Publishing company, 1912),359.

16Eugene E. Snyder, We Claimed This Land (Portland, Oregon: Binford & Mort Publishers, 1989),148.

17 The Oregon Spectator (Oregon City), 22 February 1850

The advertisement is dated Dec.11 1848.

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32 *ibid.*

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33 Fred Lockley, History of the Columbia River Valley from The Dalles to the Sea vol.II (Chicago: The S. J. Clarke Publishing Company, 1928),383.

34 Fred Lockley, History of the Columbia River Valley from The Dalles to the Sea vol.II (Chicago: The S.J. Clarke Publishing Company, 1928),384.

35 ibid.

36 ibid.

37 The Oregon Daily Journal (Portland),5 June 1928

38 Jane R. Hofman, et al., "The Neighborhood in the Park - A History of Arlington Heights", unpublished paper (photocopy), Portland, Oregon, 1978,1.

39ibid.

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41 Fred Lockley, History of the Columbia River Valley from The Dalles to the Sea vol.I (Chicago: The S.J. Clarke Publishing Company, 1928),513.

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44 ibid.

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46 ibid.,514.

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Evans, Gail, Levi Hexter House

Heritage Investment Corporation, Envoy Apartment Building  
N.W. 13th Avenue Historic  
District

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John Eben Young House

McMath, George and Eileen G. Fitzsimons, The Town Club

Northwest Heritage Property Assoc., Hotel Arminius  
Chinatown Historic  
District  
Marshall-Wells Warehouse  
Henry Miller Residence  
Whidden-Kerr Residence  
and Gardens

Tess, John, W.R. Mackenzie Residence

**Interviews**

Butler, Marjorie

Fager, Ellen

Huntington, Wallace K.

McMath, George

Perron, Robert, A.S.L.A.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 10 Page 1**METES AND BOUNDS DESCRIPTION**

Beginning at the southwest corner of Lot 7, Block 3, of the Ardmore Addition to the City of Portland, Book 176, Page 68, as recorded in the Multnomah County Deeds and Records, Multnomah County, Oregon; thence north 165' on a line parallel to S.W. Ardmore Avenue to the southwest corner of Lot 8, Block 2, of the Ardmore Addition; thence north 8' along the west edge of Ardmore Addition to the northerly edge of S.W. Madison Street; thence east 345.7' along the northerly edge of S.W. Madison Street; thence north 109' along the westerly edge of S.W. Ardmore Avenue; thence west 200' on a line parallel to S.W. Madison Street; thence along an arc to the right constituting the boundary between S.W. Douglas Avenue and Lot 10, Block 2, Ardmore Addition (said arc having a radius of approximately 31', and the chord of which runs west 45.7' on a line parallel to S.W. Madison Street); thence west 100' on a line parallel to S.W. Madison Street to the west edge of Ardmore Addition; thence north 420' to the beginning of Cedar Hill Addition to the City of Portland, Book 152, Page 45, as recorded in the Multnomah County Deeds and Records, Multnomah County, Oregon; thence east 200' along the north side of S.W. Park Place; thence north 100' along the south side of Lot 47, on a line parallel to S.W. Vista Avenue; thence west 16' along the south edge of S.W. Cedar Street; thence north 25' along the west edge of S.W. Cedar Street; thence east 25' across S.W. Cedar Street; thence 223.39' to the west side of S.W. Greene Avenue; thence northwest 115' to the southeast corner of Lot 26, Block 9; thence 79.8' along the south edge of Lot 26, Block 9; thence west 25' across S.W. Cactus Drive on a line parallel to the south side of Lot 26, Block 9; thence north 86.85' along the west side of S.W. Cactus Drive to the southeast corner of Lot 66, Block 9; thence west 90.70' to the west corner of Lot 66, Block 9; thence north to the northwest corner of Lot 66, Block 9; thence east to the Northeast corner of Lot 66, Block 9; thence northwest 230' along the south side of S.W. Cactus Drive; thence northwest 25' across S.W. Cactus Drive to the southwest corner of Lot 18, Block 9; thence north along the west side of Lot 18, Block 9, to the northwest corner of Lot 18, Block 9; thence north 32' across S.W. Osage Street, on a line parallel to S.W. Vista Avenue to the Southwest corner of Lot 3, Block 9; thence east 500' along the north side of S.W. Osage Street; thence north 50' along the west side of S.W. Vista to the south side of W. Burnside Street; thence east 105' along the south side of W. Burnside Street to the beginning of Johnson's Addition to the City of Portland; as recorded in Book 1, Page 81, Multnomah

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 2

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County Deeds and Records, Multnomah County, Oregon; thence Southwest 60.02' to a point on the east side of S.W. Vista Avenue; thence south 83.22' along the south side of S.W. Vista Avenue; thence east 100.5' on a line parallel to S.W. Park Place; thence south 107.2' on a line parallel to S.W. Vista Avenue to the north side of S.W. Yamhill street; thence east 200' along the north side of S.W. Yamhill Street; thence north 171.2' along the north side of S.W. St. Clair Avenue; thence east 58' across S.W. St. Clair Avenue, to the northwest corner of Lot 64, Block 6; thence east 100' to the northeast corner of Lot 64, Block 6; thence north 104.43' on a line parallel to S.W. St. Clair Avenue; thence east 260' along the south side of W. Burnside Street to a point on the east side of S.W. King Avenue; thence south 228' along the east side of S.W. King Avenue to the beginning of Amos King's Donation Land Claim; as recorded in Book 1, Page 62, Multnomah County Deeds and Records, Multnomah County, Oregon; thence east 127.7' on a line parallel to W. Burnside Street; thence south 237.25' on a line parallel to S.W. King Street; thence east 163.62' along the north side of S.W. Taylor Street; thence south 357.07' along the east side of S.W. 21st Avenue; thence south 60' across S.W. Salmon Avenue, on a line parallel to S.W. 21st Avenue; thence west 25' to the northwest corner of Lot 2, Block 13; thence west 203.7' to the northwest corner of Lot 1, Block 13; thence 100' south to the southeast corner of Lot 4, Block 13; thence east to the northeast corner of Lot 3, Block 13, Amos N. King's Addition to the City of Portland as recorded in Book 1, Page 86, Multnomah County Deeds and Records, Multnomah County, Oregon; thence southwest 108.69' to the southeast corner of Lot 5, Block 13; thence east 268.7' along the north side of S.W. Main Street; thence south 60' across S.W. Main Street, on a line parallel to S.W. 20th Avenue to the northeast corner of Lot 6, Block 10; thence south to the southeast corner of Lot 6, Block 10; thence southeast 104.35' to the northeast corner of Lot 3, Block 10; thence southeast 60' across S.W. 20th Avenue, to the northwest corner of Lot 7, Block 7; thence southwest 104.35' along the east side of S.W. 20th Avenue, to the southwest corner of Lot 7, Block 7; thence southwest 112.175' along the east side of S.W. 20th Avenue; thence northwest 60' across S.W. 20th Avenue, on a line parallel to S.W. Madison Street to the southeast corner of Lot 1, Block 9; thence west 208.7' to the northwest corner of Lot 6, Block 9; thence south 5' on a line parallel to S.W. 20th Avenue; thence west 208.7' on a line parallel to S.W. Madison Street; thence northeast 80' to the northeast corner of Lot 9, Block 16; thence west 89.90' to the northwest corner of Lot 9, Block 16; thence south 110' to the

United States Department of the Interior  
National Park Service

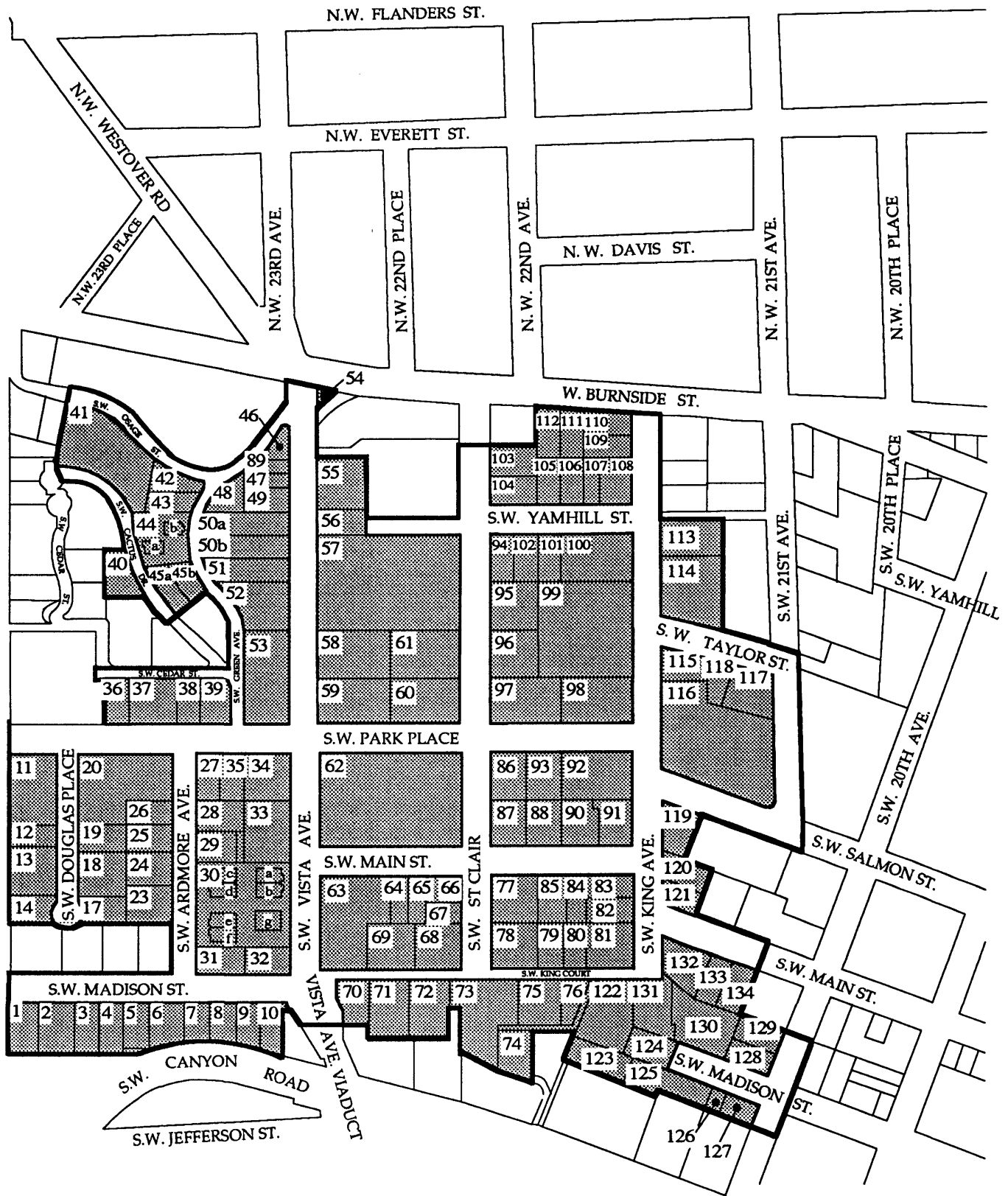
**National Register of Historic Places  
Continuation Sheet**


Section number 10 Page 3

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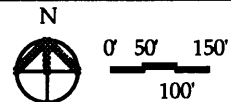
southeast corner of Lot 6, Block 16; thence northwest 77.62' to the southwest corner of Lot 6, Block 16; thence northwest 83.80' to the southeast corner of Tax Lot 4, Block 16; thence northwest 83.80' to the southeast corner of Tax Lot 4, Block 16 of Ardmore Addition to the City of Portland as recorded in Book 308, Page 68, Multnomah County Deeds and Records, Multnomah County, Oregon; thence north 100' on a line parallel to an extension of S.W. St. Clair Avenue; thence west 25' on a line parallel to S.W. King's Court; thence south 70' to the northeast corner of Lot 12, Block 6; thence west 75' to the northwest corner of Lot 11, Block 6; thence west 56' to the southwest corner of Tax Lot 6, Block 6; thence west 50' to the southwest corner of Tax Lot 1, Block 6; thence west 80' across the Vista Avenue Viaduct to the east side of Lot 1, Block 4; thence 50' northwest to the northeast corner of Lot 1, Block 3; thence west 10' on a line parallel to S.W. Madison Street to the northwest corner of Lot 1, Block 4; thence south 80' to the southeast corner of Lot 2, Block 3; thence west to the point of beginning at the southwest corner of Lot 7, Block 3.

# WASHINGTON PARK



 Lot Number

 Proposed Historic District Boundary



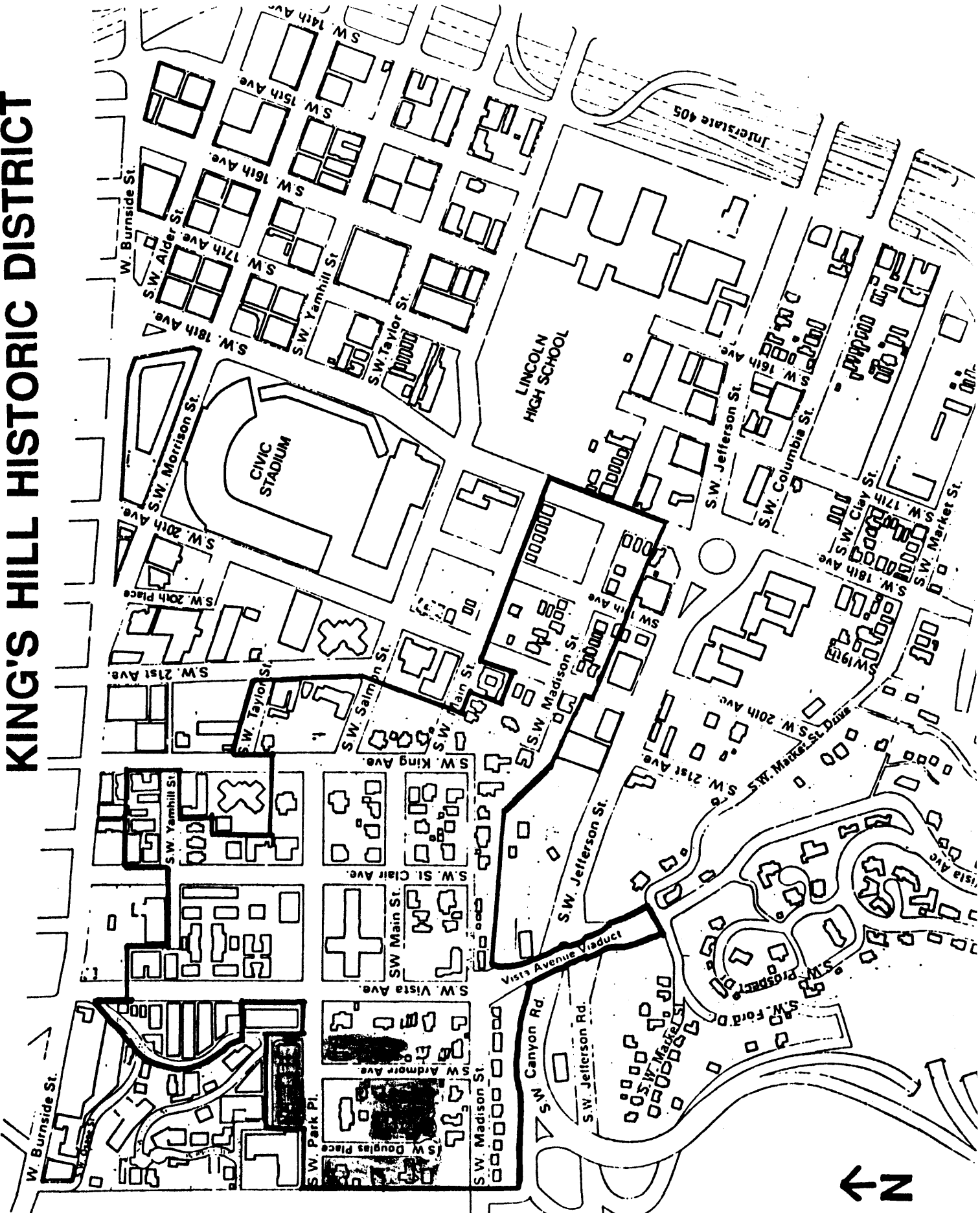
## KING'S HILL HISTORICAL DISTRICT

KING'S HILL HISTORIC ASSOCIATION • DEMUTH & ASSOCIATES



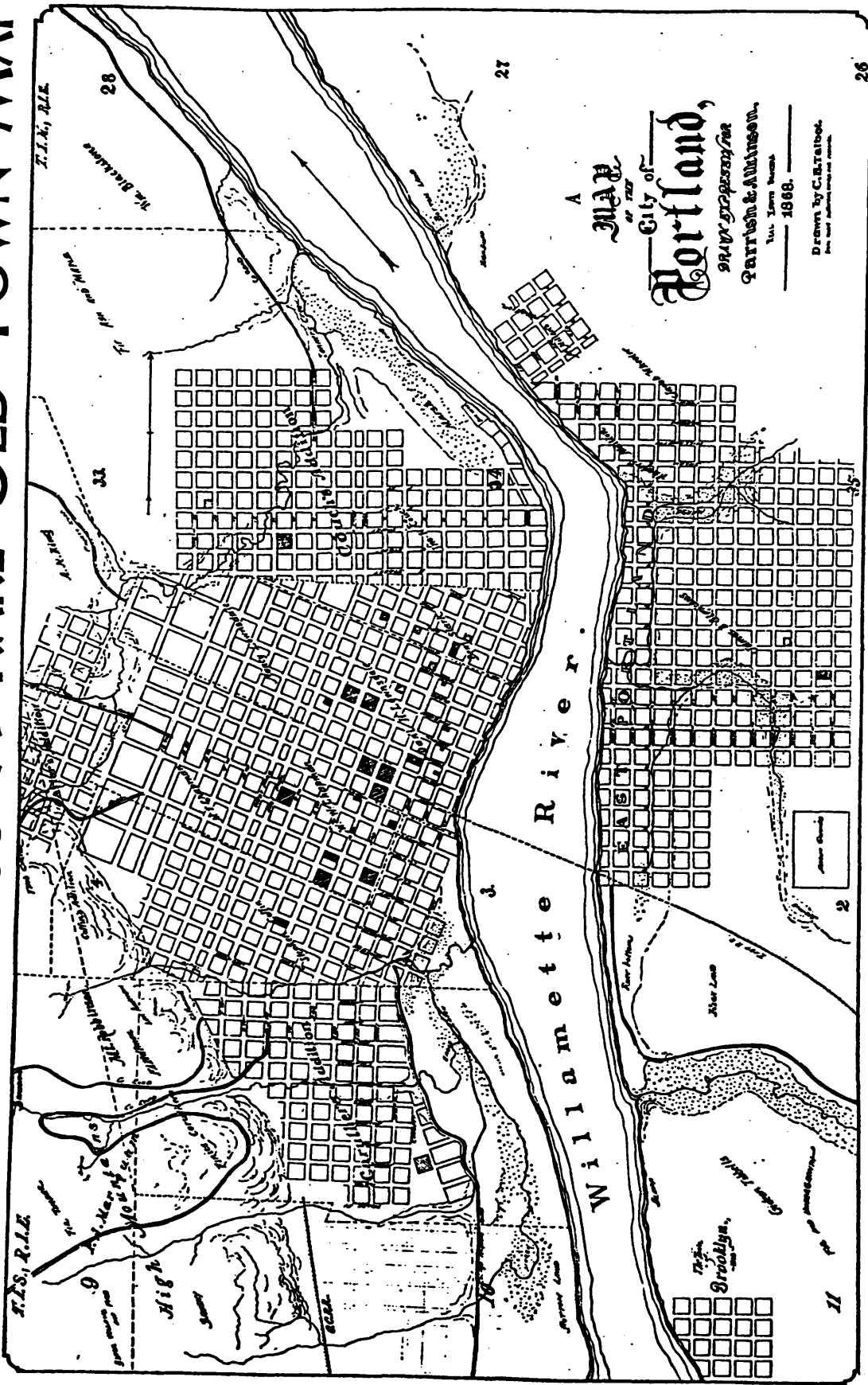


# KING'S HILL HISTORIC DISTRICT



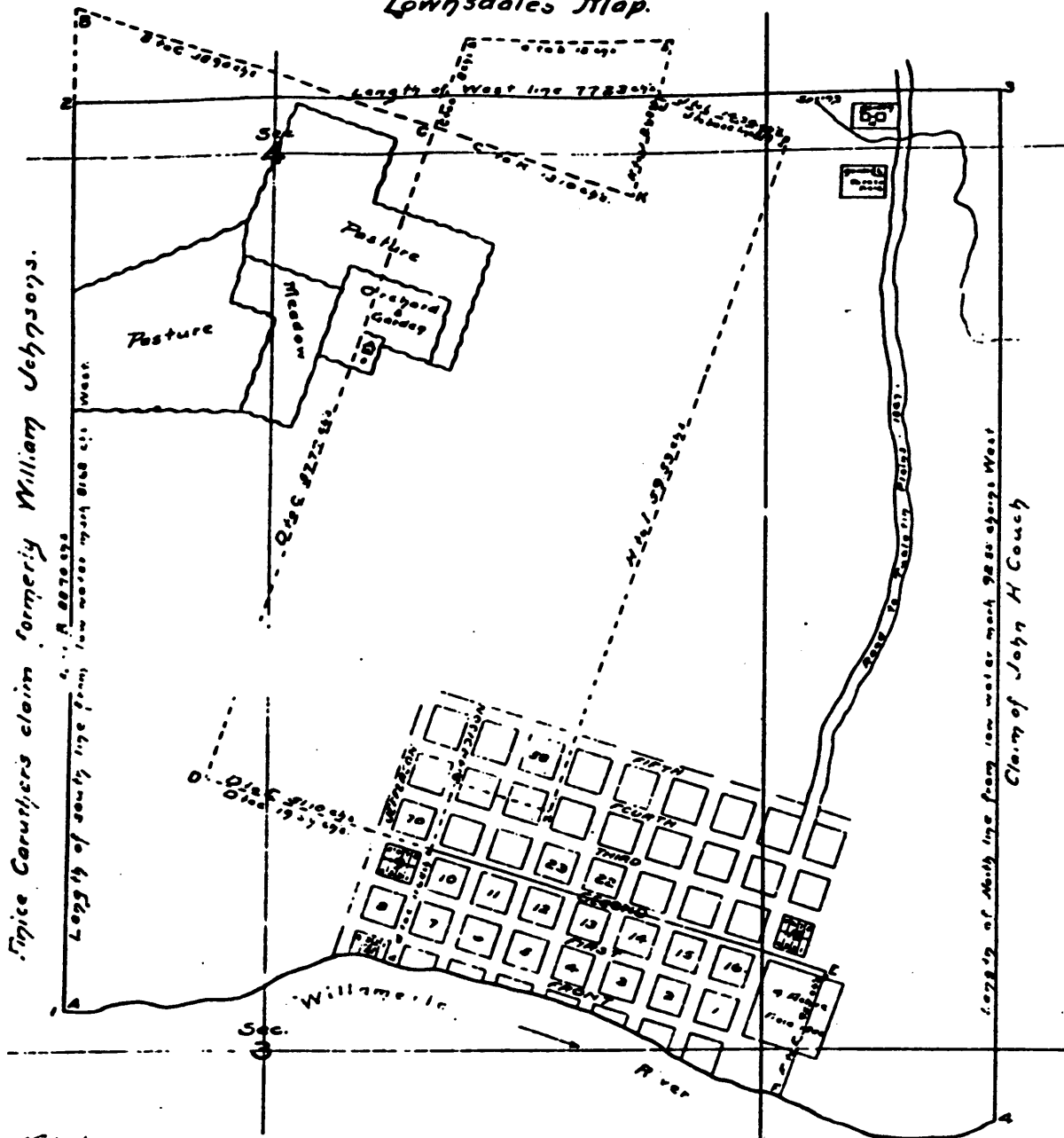
*Mapfield  
to  
Zoning*

# PORTLAND IN 1868—A RARE OLD TOWN MAP



This is a rare old map of Portland in 1868. The map, drawn by C. B. Talbot for Parris & Allinson, pioneer realty brokers and now owned by Wakefield, Fries & Co., realtors. Study of the features show the extent of Portland at that time.

Lownsdale's Map.



Notations:

- 1,2,3,4. Corners of Lownsdale original survey.
- L. House built by Lownsdale in 1845.
- M. Houses built by Lownsdale in 1846 and 1847.
- O. Lownsdale's residence 1854.
- Areas colored red on map (being Blocks bet Washington St. & Jefferson St. & 2<sup>nd</sup> St. & River) laid out by Pettigrove in 1845
- Blocks colored yellow on map (being Blocks bet. Stark St. & Madison St. & 2<sup>nd</sup> St. & 3<sup>rd</sup> St.) laid out by Pettigrove in 1846
- Blocks colored green on map (being Block 70 & Blocks bet Jefferson St. & Stark St. & bet 3<sup>rd</sup> & 5<sup>th</sup> Sts.) laid out Feb. 1850
- 18. Residence of Coffin from Aug 20, 1850 to Feb 1851.
- 22. Coffin's residence from 4<sup>th</sup> of March to 16 April 1852
- Block 9. lot 3. Residence of Coffin from April 1852 to May 1856
- 38. Chapman's residence from fall of 1850 to Sept 1853.
- A B C D E F. Boundary of Coffin's Claim as filed by him, Aug 19, 1852. Coffin's other claim filed same day, the same as above except line from river up Madison St to 2<sup>nd</sup> St
- J O B U I H G C. Corners of Chapman's Claim, filed Aug 20, 1852

TITLE and TRUST COMPANY



Book 1 page 84.  
 Survey of Land conveyed by Amos N. King  
 to A. H. Johnson.

Notes of survey of part of Amos N. King's Land  
 claim T. 1. N. R. 16 to be conveyed to G. S. Johnson, commenced at  
 a post, which is 2 chains 48 links North and 10 chains 14 links  
 West of the E. Post inside South Boundary of Section 33, thence  
 West 10 chains 88 links to post. Thence North 18 chains 77 links  
 to post in south line of proposed Mountain Road. Thence S. 86° E  
 along the South line of the proposed <sup>road</sup> Road. Thence 10 chains  
 91 links to post. Thence South 18 chains to the place of beginning  
 containing 20 Acres. Var. 20° 15' to 21° 15' East.

G. J. Post and Es. S. Watkins, Raisin co.  
 Survey of June 16<sup>th</sup> 1864 by  
 Chas. W. Pomeroy  
 B. Sawyer.

Received for Record July 16<sup>th</sup> 1864.

A. H. Johnson.

PLAT

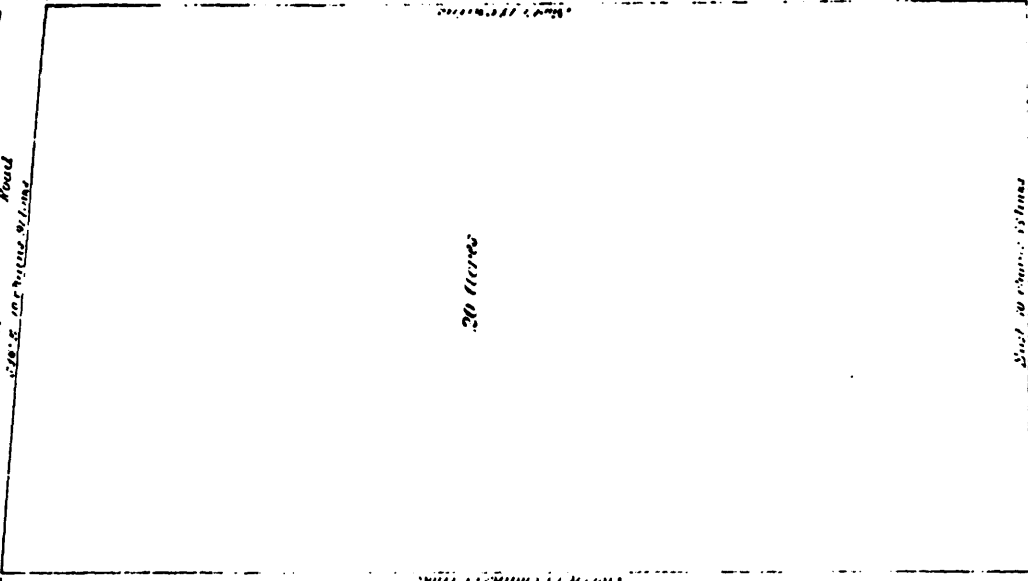
of view of an actual survey of the above land by  
 G. S. Johnson

scale one inch to one acre

Proposed

road

20.5 ac. more or less



20 acres

20.5 ac. more or less

Proposed

RECORDED JULY 16<sup>th</sup> 1864.

MAP OF  
JOHNSON'S ADDITION  
TO THE  
CITY OF PORTLAND

*Good suggestion*

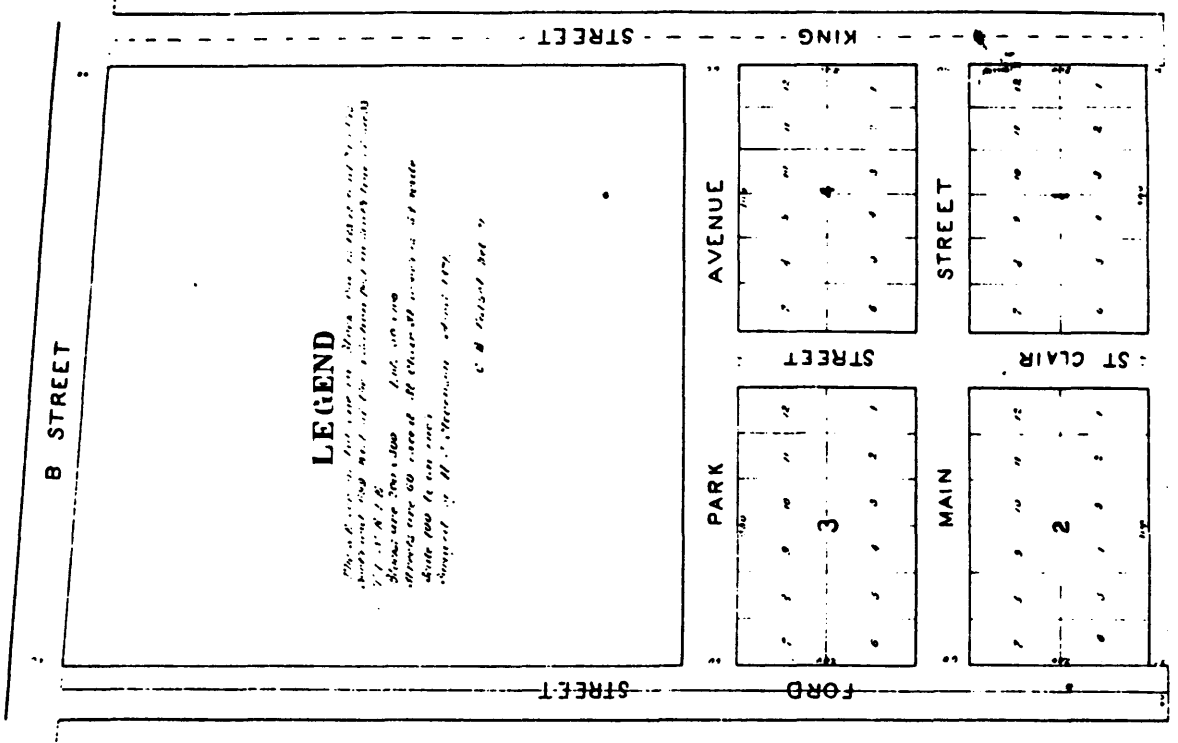
*Johnson's Addition to the City of Portland*

*There will be some in the district that  
the addition is not well planned. The streets shown are  
the only ones that will be needed in the district. The  
streets in the district are  
Main Street  
Park Street  
St. Clair Street  
Avenue Street  
B Street  
C Street*

*Remains to be done*

*Henry Parker, Architect*

*1897*

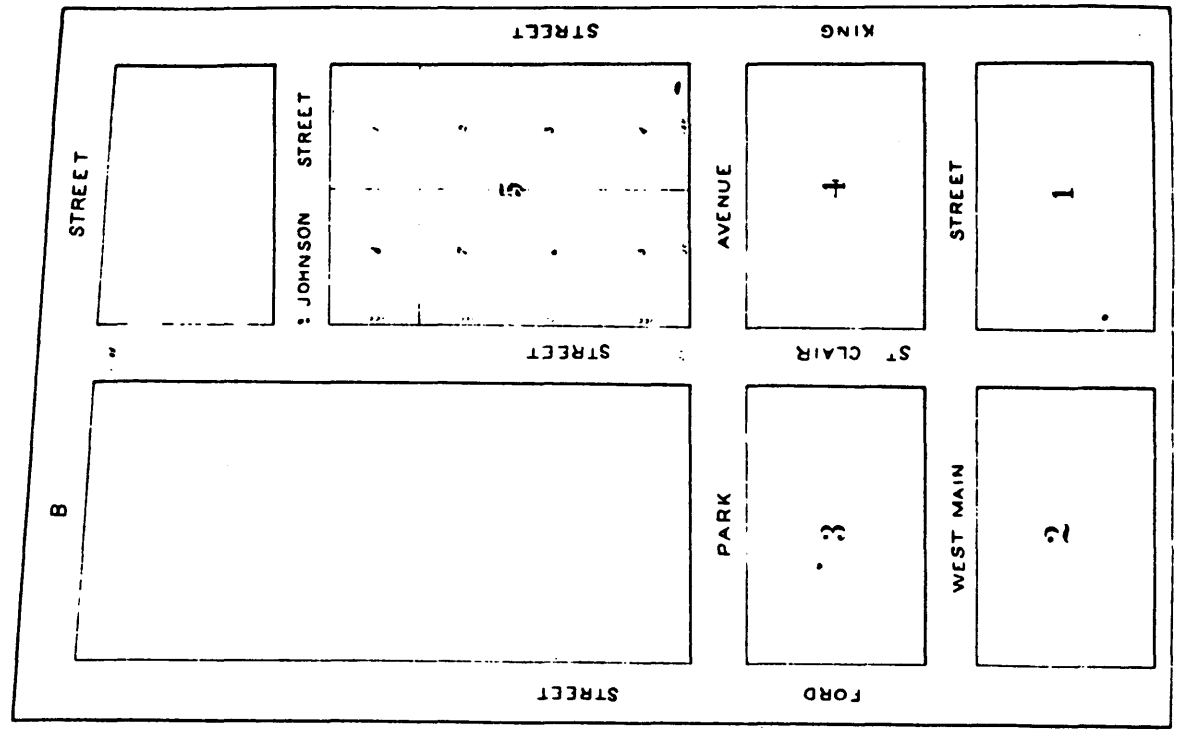


X

supplementarily maps

# JOHNSON'S ADDITION TOTHE CITY OF PORTLAND

Scale 1 inch = 100 feet



Book page 81

## Johnson's Addition to the City of Portland.

That all members of these Associations have  
 A. B. Johnson and Sarah Johnson his wife hereby donate to the  
 City and People of Portland, P.M. a certain tract of land  
 lying and being situated in the City of Portland, to-wit: the  
 Map for the City of Portland, which map shows the following  
 divisions:  
 Y. B. Johnson  
 Y. B. Johnson  
 Y. B. Johnson

Received in Payment March 23 1883

Notary Public for the State of Oregon

L. H. S.

4

Received March 23 1883

Book 2, page 16.  
Plan of a part of B Street.

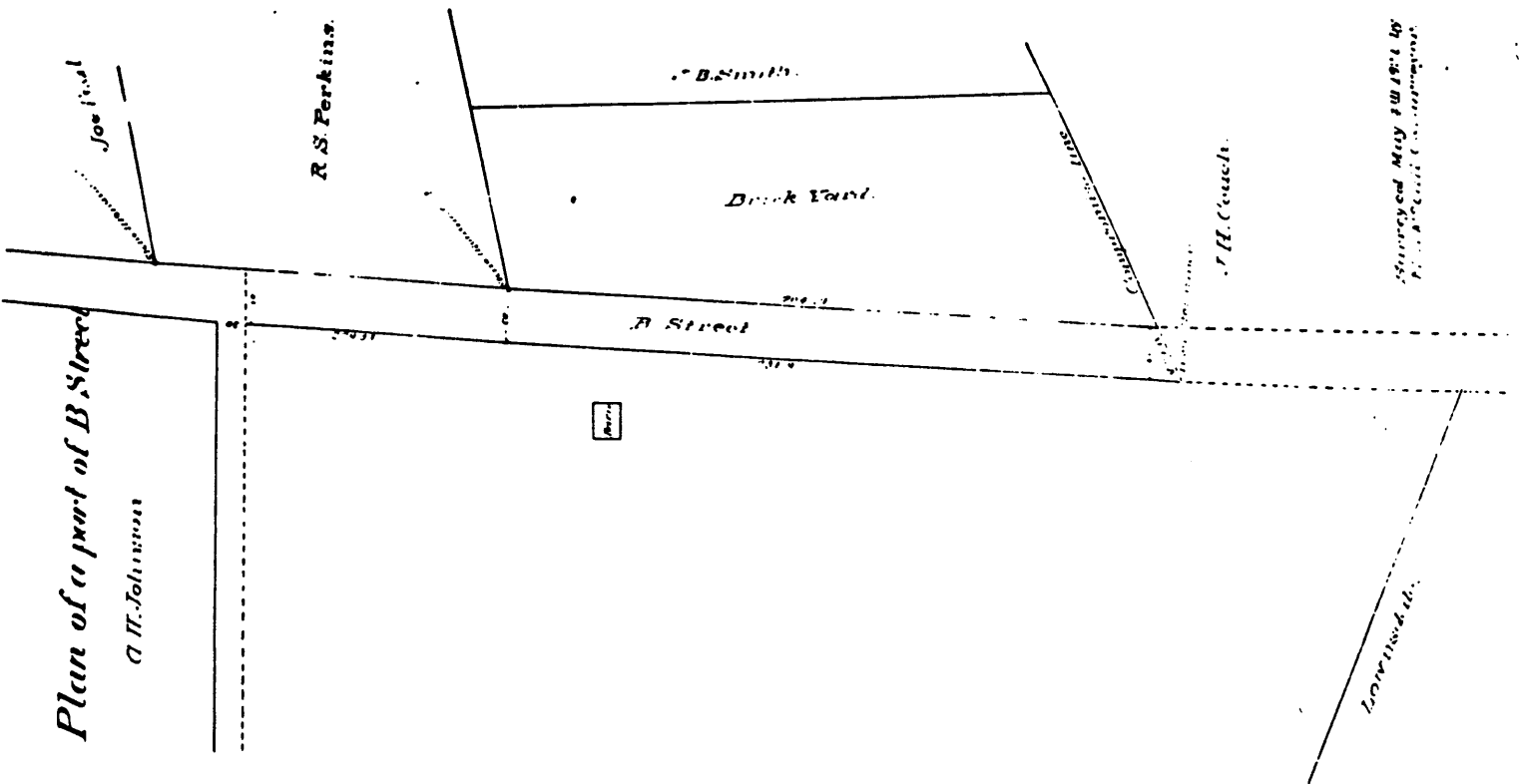
Known all men by their presents, that no A. N. King  
and Melinda King his wife being deceased, that part of B Street known  
as follows; commencing at the corner corner between Coulson and King  
then in a line about 781.9 feet to a point opposite to a stone monument  
in the S. E. corner of the A. N. King's tract, thence in a line parallel with  
south line of said tract about 279.53 feet to a point 50 feet south  
from the N. E. corner of the A. N. King's tract, being a lot planned to be  
used, being hereby of this line, for the use of the public for a street  
and a street may be shown on this plan.

In presence of  
Melinda J. Joffe.  
J. C. Walker  
A. N. King  
Melinda King

Witness for Record May 6<sup>th</sup> 1871.

(Notary Public in Office in the morning.)

R. M. S.



Recorded May 6<sup>th</sup> 1871.

16

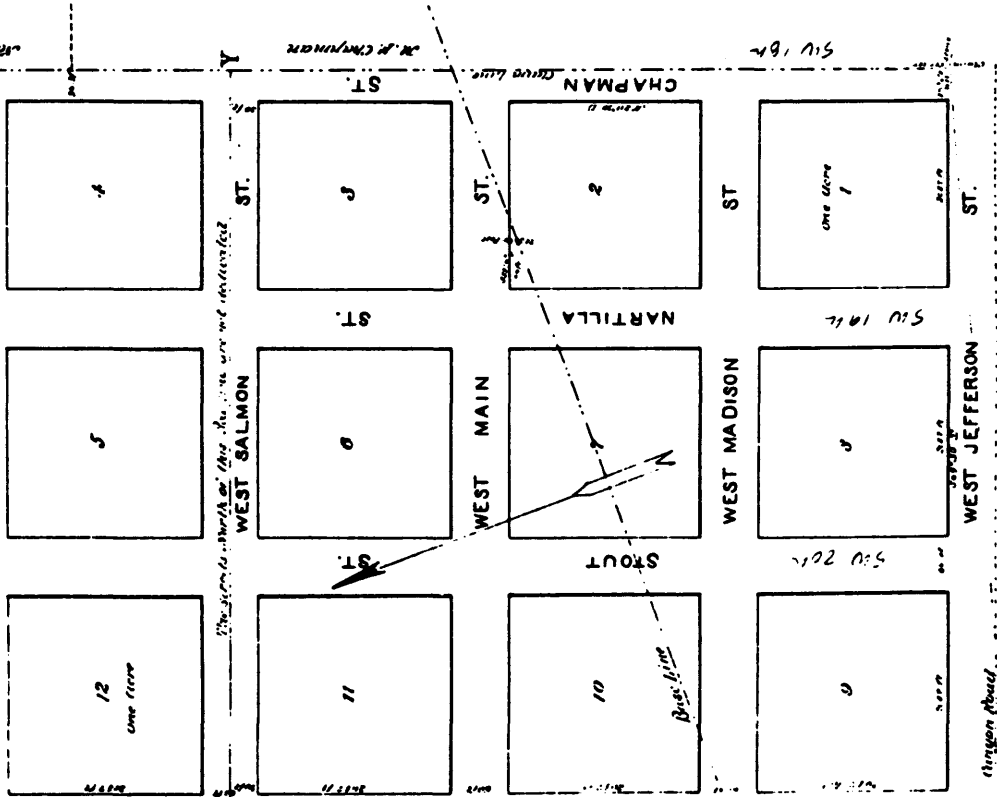


MAP  
OF THE  
South Eastern portion  
OF

AMOS N. KING'S  
LAND CLAIM

T. 11 S. Sec. 30 & 31 S. Sec. 4 R. 1 E.

Surveyed and signed, 1867, by  
Chas. B. Burroughs, Surveyor Oregon



THOMAS CARTER

RECORDED APRIL 8<sup>th</sup> 1871.

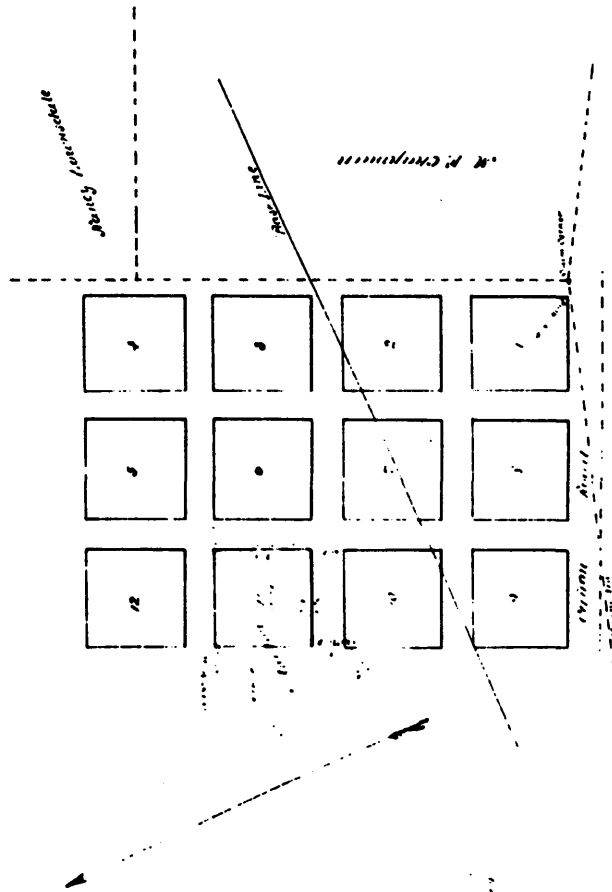
Book 1, page 86  
South Eastern portion of Amos N. King's  
Land Claim T. 11 N. Sec. 30 & 31 S. Sec. 4 R. 1 E.

State of Oregon }  
County of Multnomah } s. s. Now all, more by other Parties, that  
O. Amos N. King of Portland, Oregon, do hereby admit as the following  
named streets on this Map and, more, other to the use of the public  
to wit: West Jefferson St.; West Madison St.; West Main St.; and  
Tractinal West Salmon St.; it being 30 feet in width. Also named  
Martilla St. and Stout Street. The Streets hereby dedicated to the  
use of the Public, being shown on a fractional Survey as  
shown on this Map, lying South of the real line marked T. 11 S.  
and more other. Witness my hand, and seal this 8<sup>th</sup> day of  
April A. D. 1871.

A. N. King  
W. B. Carter  
Chas. B. Burroughs  
A. N. King  
Chas. B. Burroughs

Received for Record April 8<sup>th</sup> 1871.  
Noted: Public Confirmed: E. meaning.

SURVEY OF BLOCK II  
and adjoining tract.



Book 1, pages 85.  
Survey of Block II and adjoining Tract.

Field Notes.

Commenced at a point which bears from the Quarter Post  
between Sec. 33, T. 1 N. R. 1 E. and Sec. 4 in T. 1 S. R. 1 E. N. 58° 44'  
distance 572 Ch. run, thence, as follows:

N. 20° 30' E.	208.7 Feet	To Stake for N. E. Corner.
N. 69° 30' W.	429.47	N. W.
South	350.5	S. W.
East	99.0	
N. 20° 30' E.	65.0	
S. 69° 30' E.	208.7	Place of beginning

Containing 2 1/2 100 Acres

W. J. Moore, County Surveyor  
Or. A. J. Chapman, Dye.

Surveyed July 10<sup>th</sup> 1869.

W. J. Moore  
S. A. M. S.

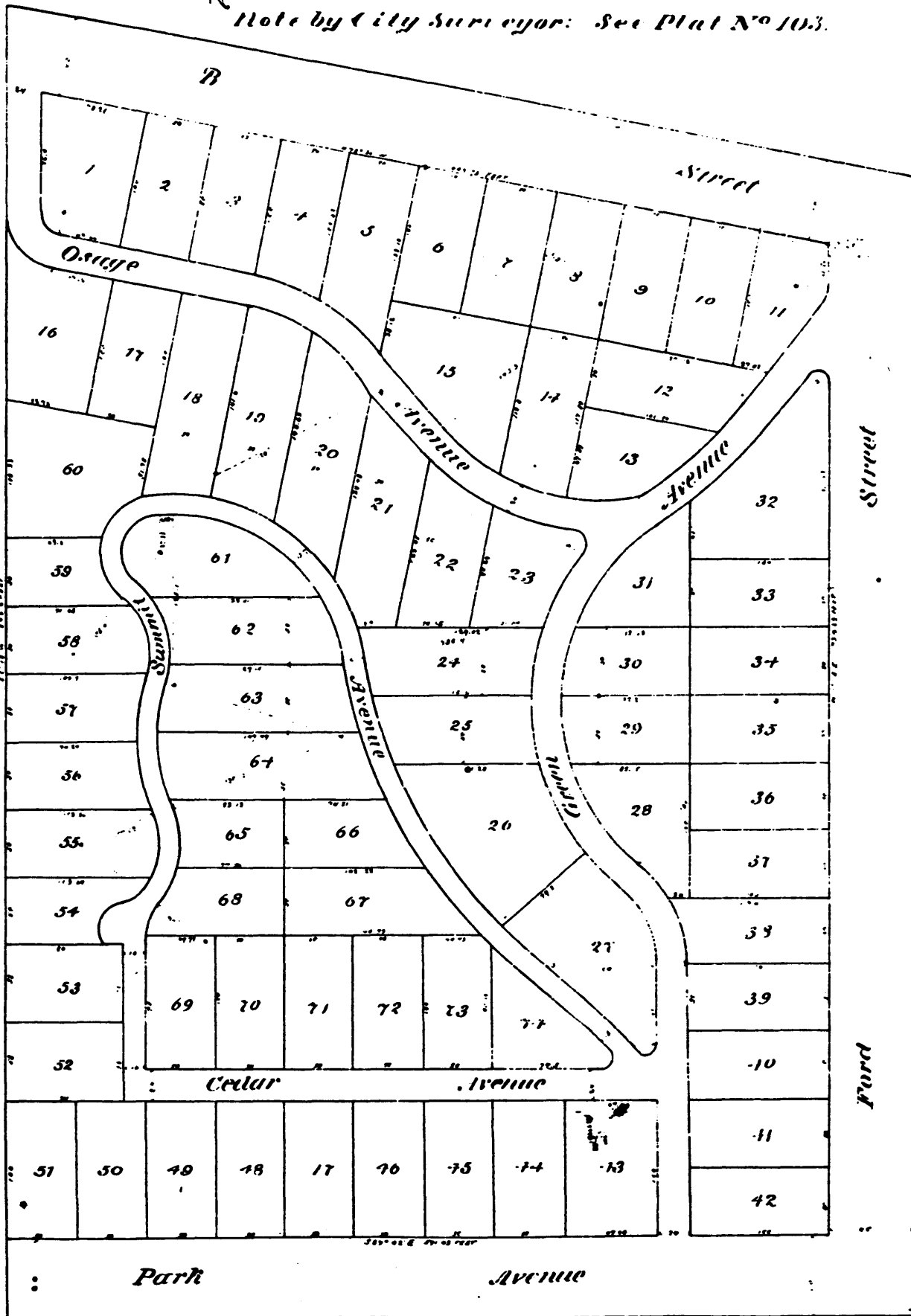
# Map of CEDAR HILL

Scale 60 Ft 1 Inch

McQuinn & Girardov

152-45

Note by City Surveyor: See Plat No 103.

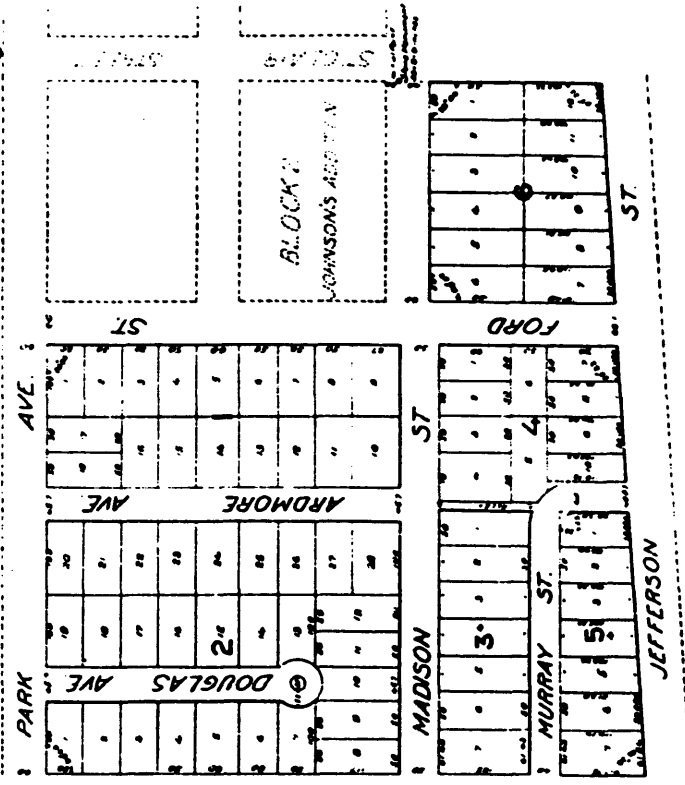


Recorded Nov 20<sup>th</sup> 1890.

Book 308 Page 11

Ardmore Amended Plat

**Ardmore**  
 Plat of  
**Portland**  
 Multnomah County Oregon  
 Made by  
 McClary Estate Co  
 of  
 Astoria  
 and  
 J. Huber & Maxwell  
 Engineers



Whereas the original plat of Ardmore, Multnomah County, Oregon, was recorded in book 308, page 11, of the record of deeds of Multnomah County, State of Oregon, and whereas the same is now being amended as to certain streets by the annexation of the same to the same plat, as appears by the plat in the third copy of the same recorded in book 308, page 11, of the record of deeds of Multnomah County, State of Oregon;

Know all men by these presents that the McClary Estate Company, a corporation organized and existing under and by virtue of the laws of the State of Oregon, with its principal office of business in the City of Portland, in the said State, hereby declares the amended map to be the amended plat of Ardmore, as laid out and marked thereon being identified by the numbers and the streets by the names marked thereon, the dimensions of the lots and blocks, and the width of the streets, as shown on the map to be attached to this map.

The said McClary Estate Company hereby dedicates to the use of the people the streets and lots shown on the said map.

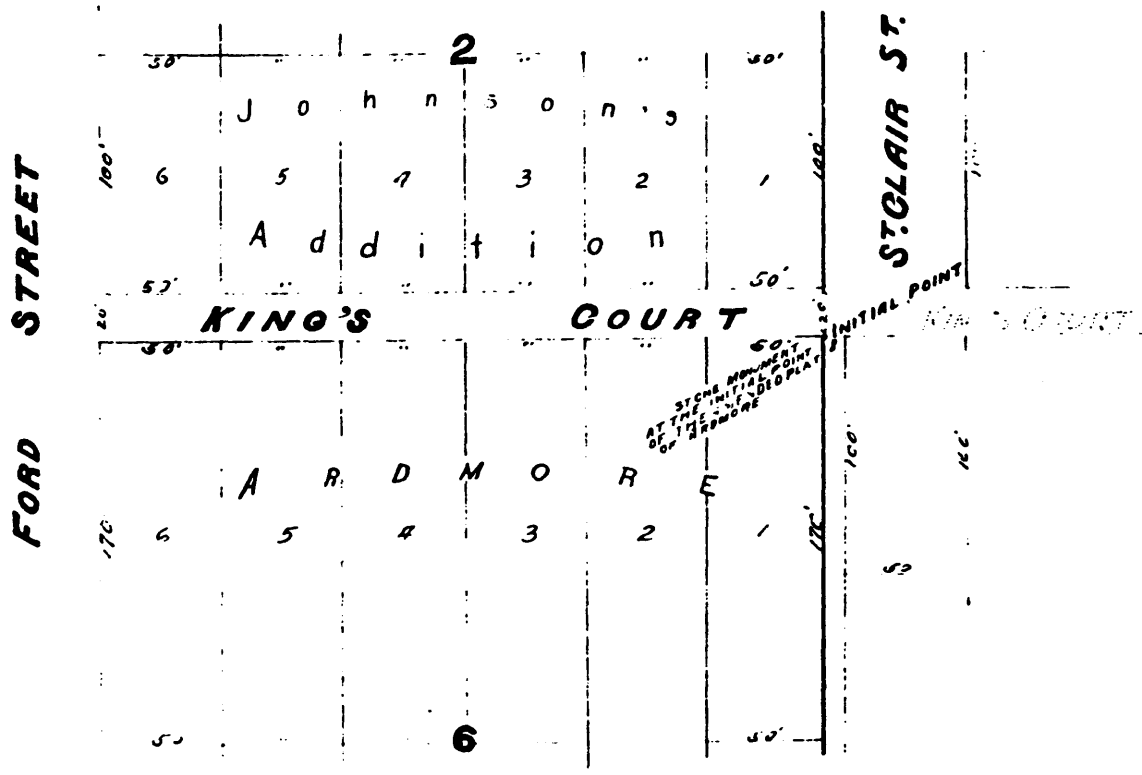
In witness whereof the McClary Estate Company, its officers and directors, have caused this instrument to be executed in accordance with a resolution of its Board of Directors, made on the 10th day of April, 1908.

Executed in presence of  
 us as witnesses,  
 C. B. Bell, by Frederick L. McClary,  
 Secretary of the McClary Estate Company,  
 and  
 J. Huber & Maxwell, by Albert Livingston,  
 Secretary.

State of Oregon }  
 County of Multnomah }  
 This certifies that on this 10th day of April, 1908, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named McClary Estate Company and the within named Albert Livingston, who are personally known to me to be the authorized officers of the McClary Estate Company, the within named Secretary, that the said Frederick L. McClary, was the authorized Secretary thereupon acknowledged to me that they signed and executed the foregoing dedication, for and in behalf of the

Continued

**KING'S COURT**  
**AS**  
**DEDICATED**  
 By the *Macleay Estate Company*  
 And others  
 scale 1"=50'



Approved Apr 18 1911

*J. H. Morris*  
 City Engineer

Taxes from 1901 to 1910 are paid

*W. H. Stearns*  
 Sheriff of Multnomah County  
*J. P. Boyer*  
 Deputy

Approved March 30 1911

*W. H. High*  
 County Judge of Multnomah County  
*W. H. High*  
 County Commissioner  
*D. V. Hunt*  
 County Commissioner

Approved April 11<sup>th</sup> 1911

*A. D. Sigler*  
 County Assessor  
*L. H. Maxwell*  
 Deputy

Attest  
*J. J. ...*  
 County Clerk