

United States Department of the Interior  
National Park Service

JAN 18 1989

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 Gaston, Joseph, House  
other names/site number Gaston-Holman House

2. Location

street & number 1960 SW Sixteenth Avenue  not for publication  
city, town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97201

3. Classification

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

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register N/A

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.

[Signature] January 10, 1989  
Date

Signature of certifying official  
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.  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:)

[Signature] Entered in the National Register 2/21/89

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 dwelling

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Current Functions (enter categories from instructions)

Domestic/Single dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman (Arts and Crafts)

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Materials (enter categories from instructions)

foundation concrete/sandstone facingwalls shingle

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roof asphalt (composition shingle)other 

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Describe present and historic physical appearance.

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The Joseph Gaston-William Holman house, located at 1960 S.W. Sixteenth, is a Bungalow/Craftsman (Arts and Crafts) style residence erected in 1908. Designed by well-known Portland architect William C. Knighton, the house is in excellent condition.

**SITING AND NEIGHBORHOOD:** The Gaston-Holman house, with its eminent northern exposure, is located on one of the choice outcroppings of the Portland Heights neighborhood. Sited along Sixteenth Avenue at its western (side) elevation and fronting the narrow and winding pathway of College Street, the residence is visible from many points below Portland's Southwest Hills. It occupies a small terrace that contrasts to the steeply angled incline of the hill below and the sharply curved Upper Hall Street that becomes Sixteenth Street at its conjunction with College. At the Gaston-Holman house the road becomes straight and lapses to a more gentle rise that continues to the crowning plateau of the heights, seven or eight blocks south.

The neighborhood is composed of homes erected during a variety of building periods. In the immediate area, three residences across Sixteenth were constructed during the same time period as the nominated residence; one of these properties, at 1987 S.W. Sixteenth, is an American Basic style building erected in 1907. It is also listed in the Portland Historic Resources Inventory.

Like other buildings in the vicinity, these homes were the result of efforts by Portland real estate developers, who began promoting the area and its cable car transportation in the 1890s. Pennsylvanian George B. Markle, Jr., a founder of the cable car company, was the first investor to attract Portlanders to the area. The "wonderful and unrivaled view" afforded from the

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heights was only a 15-minute ride from the old residential and urban core below. An improvement over existing stage coach service to the area, the new transit service--running up the hills parallel to Eighteenth Street two blocks to the west--quickly enhanced property values and brought an increase in settlement. By 1899 developers boasted of "Bull Run Water, a fine sewerage system, electric lights, and the cable car system." They confidently pronounced the heights would "ultimately become the most desirable and one of the most beautiful portions of Portland."

Following the rise and fall of local fortunes, and influenced by transportation networks that arose from the 1905 Lewis and Clark Exposition, the streetcar supplanted the cable car in Portland Heights. The same momentous year, realtor Dorr Keasey successfully promoted lots and a building plan that created order in the haphazard development of the area. Running up Vista Avenue from a line originating at West Burnside, the streetcar was also a primary factor in luring settlers to property in the hills. In the surge of construction that soon occurred, the Gaston-Holman house emerged.

**LANDSCAPE AND SITE:** On the western side of the property, along Sixteenth Street, is a recently installed uncoursed stone gray Camas sandstone fence featuring nine piers set with wrought iron. At the northern and eastern property lines is a new 5' cedar fence. There is a private circular driveway that leads to a small parking area in front of the house and a non-historic garage at the extreme southwest corner of the lot. The driveway seems to have been an early, if not original feature, of the property, though it has presently been resurfaced in exposed aggregate.

Landscaping is primarily new, due to severe drainage problems that have developed over time. In the western lawn, however, are three mature trees--two Douglas firs and a redwood. Near the stone fence are five young flowering cherry trees and beside the circular drive traversing the western exposure of the house is an azalea garden. A new arborvitae hedge has been planted along the length of the cedar fence on the north and partially on the east.

A bank of roughcut basalt rises adjacent to the driveway at the southern edge of the property. The rock retaining wall is approximately 10' high; above it is an ivy ground cover that has been placed for erosion control.

At its eastern exposure the Gaston-Holman house sits approximately 10' from the edge of a ravine. Once the site of an extended lawn and, according to oral tradition, an outdoor tennis

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area, the level lot was destroyed by a landslide that occurred by 1914. Very soon afterward, possibly in 1915, a stone wall was erected just below the house. Over time the continuing shifting soils created an instability in the structural qualities of the house, causing settlement to varying degrees in all elevations of the house. This is particularly noticeable in the basement and at the east side ground elevation (sunroom). Recent preservation efforts have focused on stabilization of basement midpoint columns, which had settled as much as four inches.

**EXTERIOR:** The residence is a 2 1/2 story Bungalow/Craftsman (Arts and Crafts) style building containing approximately 6000 square feet of living space. On the exterior it measures 59' on the main facade and 58' on the west elevation. The roof form is a voluminous, steeply pitched bellcast gable with a minor hipped roof bellcast projection at the rear and a smaller bellcast gabled dormer on the primary facade. Roof covering, once shingle, is now composition. Situated on a concrete foundation faced with coursed and uncoursed gray Camas sandstone, the house has a full, partially finished basement. Three interior chimneys protrude from the roofline. Major exterior details in the Bungalow/Craftsman mode include stonework, ribbon windows, and prominent brackets and knee braces.

The main elevation is a layered composition of varied architectural treatments. At the base of the side gable elevation is coursed and uncoursed sandstone facing, a treatment that is continued at the asymmetrically placed main entrance where there is a flight of stone stairs connecting with the driveway. Four bays are apparent; each has a gray Camas sandstone pier and at each of these conjunctions there are knee braces and exposed rafters that support the overhanging bellcast gable. Atop the foundation is a 6" concrete-formed belt course succeeded by wood shingles 5" to the weather. The western end of the front exposure features an open front porch that has been recently restored, although a turned post railing has been added. The recessed entrance door is flanked by sidelights and transom, and at the far western end is a double hung window. At the opposite end are a fixed sash picture window and a ribbon panel of four transomed windows. The second and third stories are symmetrical. Tucked under the extended dormer above, the second level is visible only as a continuous band of wood sash. The top tier in the composition is a bracketed and knee braced gable end dormer that repeats the bellcast theme; it is finished in heavy, though modestly detailed, vergeboard. A pair of double hung, eight over one wood sash, centered in the gable, complete the main facade.

The west side elevation, though it contains no entrance, is the

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most prominent from Sixteenth Avenue. Here the massive vergeboard forms the greatest architectural element. Detailed in a modest historic treatment, it is supported with knee braces. At the attic story there are a pair of twelve over one wood sash windows. The second level contains a variety of openings--one that is twelve lights over one; another that is eight lights over one; and a projecting bay window with three multi-light wood sash covered by a small pent roof. The ground elevation has more symmetrical fenestration with two large one over one openings at either end and two similar, but smaller windows at the center.

The rear elevation, with its intersecting hipped and flared gable, is the service area. The foundation here is unfaced concrete. There is a service entrance recessed in a small, raised and screened porch; another entry on the ground elevation leads to the basement and to the servants quarters on the third floor. East of the porch at the lower level are three pairs of one over one kitchen windows. At the second story, under bracketed eaves of the projection, are five six over one wood sash openings.

On the east the bellcast vergeboard is repeated. Near the top the attic level has a 10-light french door with sidelights and there is a small, knee braced, shingled balcony. The second level contains two pair of one over one wood sash windows and a small six over one opening. Below, at the ground elevation, is a flat roofed bracketed projection surrounded along the west by a ribbon of mullioned windows. A door, which opens to the south from this feature, is paneled glass with sidelights and transom. An uncoursed sandstone stair leads to the lawn below. Under a shallow pent roof near the center is a bowed window with a single one over one opening and a large fixed sash window, in addition to two one over one openings at the south end.

A single car garage, entered by the driveway along the rear elevation, rests at the extreme southeast corner of the lot. The structure is on a concrete foundation; it has a hipped roof and a pair of hinged, swinging doors, each containing a six-paned window. The exterior finish of the garage is 5" beveled siding; the roof is composition. Mrs. Iris Lutz, a former owner of the property, constructed the intact garage in 1932. Because of its location at the edge of the ravine, the garage foundation was once severely decayed, but it was structurally stabilized in 1988. It post-dates the historic period of significance of the property and, therefore, is not counted as a separately contributing feature.

INTERIOR: The main entrance, at the north, is reached by crossing a 9' x 26' sunporch, recently restored to its original condition with removal of glass windows and glass paneled front door. The porch flooring is grey 8" square tile newly installed

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over painted fir and there are basaltic rock piers at each bay. Overhead are two original three-armed light fixtures mounted into the 3 1/4" double beveled fir ceiling. A double hung window to the interior is set into the east wall to the left of the front door.

Beyond the sunporch is the principal entrance to the Gaston-Holman house. It is the first in a series of modified Tudor arches that distinguish the reception area of the residence. In this instance there is a lightly stained oak door with glass panel surrounded by sidelights with a Tudor arched fanlight. The fanlight is of clear glass, beveled and leaded, in a sunburst design.

Inside is a small 9' x 4' vestibule, divided from the larger reception area by a Tudor arch. Another hall space adjoins; this one is similar in width and is 9'6" long. It is separated by a Tudor arch from the larger and adjoining hall space. Ceilings here, as in all the larger rooms, are 11' 6"; coved; and finished with cap molding at 8'2". Floors (with the exception of kitchen, baths, servants quarters and marbled vestibule) are original 2 1/4" oak. They were refinished in 1987 and are in excellent condition, although presently obscured by carpeting (except in the kitchen). Walls are predominantly paper over lath and plaster.

The main entry hall is approximately 30' long but varies in width, the widest portion being at the main staircase. Doors leading to other interior spaces represent a variety of styles although they are unified by a unique finish molding bearing the modified Tudor arch. Nearest the vestibule on both the right (west) and left (east) are double sliding glass pocket doors, each with ten panes. To the west is the 16' x 15' study.

The study has two one over one wood sash windows, a fireplace, and two side bookcases. The fireplace is white painted brick with wood mantle supported by heavy consoles at each end. Flanking it are two clear, leaded and beveled glass bookcases that reach a height of 5'. Above is an opalescent pendant light fixture that originally hung in the entrance.

Across the hall from the study is the living room, irregularly shaped, but approximately 20' x 23'. It is entered through a pair of doors identical to those of the study. On the south wall is a brick faced fireplace. It has been refaced several times, most recently in 1988 when it was fashioned to match the study fireplace, which is thought to be original to the house. To the right of the fireplace, in a corner alcove, is a small woodbox, topped by an original oak counter. At the north (overlooking the

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front yard) is a 5' x 20' portion of the living room that was originally part of a sunporch; it was remodeled in 1936 to reflect its present appearance. This area has matching base molding; oak floors; lath and plaster walls; and a 4' x 6' fixed sash window. Recessed into the 8'1" ceiling are four indirect lights installed in 1987. Along the east wall are two sets of multipaned french doors leading to the sunroom. The north opening contains double doors, each with ten lights; the southern opening contains four door panels (only the two at the center open) identical to the doors at the opposite end.

The east sunroom, originally a sunporch, is approximately 8' x 28'. It is believed to have been incorporated into the house the same year as the north porch was enclosed. Floors are similar oak and baseboards are also 8". The ceiling here is lower, however; it is 8'6". There is cap molding and ceilings are coved. Gray Camas sandstone piers (once from the outdoor porch) are visible at the corners. At the south end is an exterior door leading to the side yard. Angled to the west at the south end of the sunroom is another opening, this one a 10-paned french door leading to the dining room.

The dining room is approximately 16' x 20'. It has a large fixed sash window and a one over one wood sash window in the east wall. Along the south wall there is a small alcove flanked by original bracket lamps and a door leading to the kitchen. A set of glass paned french doors leading to the reception hall are in the west wall. To the rear of the dining room is the kitchen, remodeled in 1942 and in 1987, and a laundry room.

Also on the main floor at the southwest corner is a small 14' x 12' bedroom that connects to the hall and to a remodeled bathroom. The bedroom has 7" baseboard, and is finished with cap molding and coved ceiling. The bathroom, remodeled in 1987, connects with a recessed hall off the main reception hall.

At the southwest end of the reception hall is an open well, three-flight grand staircase. There are three newel posts, two at the lower level and one at the landing. The posts are octagonally-shaped white painted oak with turned balusters. A curved, stained handrail complements this feature. According to building records, the stair rail and trim were refashioned by Mrs. Edward (Julia) Holman in 1923.

On the second floor are four bedrooms and three bathrooms (remodeled 1987). Except for a rear bedroom and a bathroom off a smaller hall, all rooms are accessible from a massive central hall that has a coved ceiling, cap molding, and indirect lighting (installed 1987). Along the north exposure are two bedrooms divided by a connecting bathroom. The master bedroom has ribbon



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windows on the north and a fireplace on its interior south wall. The fireplace is faced with a wood surround, thought to be original to the house, with new blue and white tiles. The wood surround is unusual with its delicately carved festoons and is reminiscent of William Morris' Kelmscott Manor drawing room fireplace.

There are two other bedrooms at this level. A 1943 element of the small bedroom along the east elevation has been reversed recently with removal of 18" paneled knotty pine. Another bedroom, at the rear or south, was originally a sleeping porch; it was enclosed in 1943 and remains so today.

The third floor, formerly the servants quarters, contains a central hall, two bedrooms, a sitting room, and a bathroom. Floors are 3 1/4" painted and stained fir (covered by carpeting) and walls are generally lath and plaster. An interior stairwell connects the third floor to the first and second floors, as well as to the basement.

In addition to details already mentioned, a number of original elements remain. All closets and hardware are intact; many push button light switches are visible; and 1923 tube radiators are present in all rooms, except for a period replacement in the dining room.

**ALTERATIONS:** Except for modifications already mentioned, the major interior spatial alteration to the residence has been the conversion of four sun porches to interior space. As mentioned, a rear sleeping porch on the second floor was enclosed in 1943. The second floor sunporch, running along the entire length of the north elevation, was enclosed in glass in c. 1936. In 1987, the area was incorporated into three adjacent rooms, while the exterior glass facade was retained intact. Two other sunporches on the primary elevation were enclosed in 1936: the east sun porch was joined to the living room and has become a sunroom; and the east half of the front porch on the primary facade was incorporated into the living room and a fixed sash window was added. In all cases floor and cap moldings, coved ceilings, floor finish, and door and door trim details were sensitively matched to the existing materials. With porches on three exposures and at both the ground and second story elevation, the original structure provided space for expansion without compromising the integrity of the building.



**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 continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Portland Bureau of Planning  
1120 SW Fifth, Portland, OR 97204

**10. Geographical Data**

Acreeage of property less than one Portland, Washington-Oregon 1.62500

UTM References

A 

1	1	5	2	4	1	2	5
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5	0	3	9	6	2	5
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Zone Easting Northing

C 

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B 

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Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

The nominated area is comprised of the northerly 30 feet of Lot 6, all of Lots 7 and 8, the westerly 40 feet of Lots 1 and 2, and the westerly 40 feet of the northerly 30 feet of Lot 3 of Block 301 in the City of Portland, Multnomah County, Oregon, the whole amounting to 20,800 square feet, or 0.47 acres.

See continuation sheet

Boundary Justification

The nominated area, measuring 160 x 130 feet, encompasses that parcel which was developed and occupied by Joseph Gaston from 1908 to 1913. It contains the large Bungalow/Craftsman residence and a small garage of 1932 which is not counted as a contributing feature.

See continuation sheet

**11. Form Prepared By**

name/title Linda S. Dodds (Proprietor), with Gordon B. Dodds

organization History Resources date March 15, 1988

street & number 1665 NW 131st Avenue telephone (503) 644-8921

city or town Portland state Oregon zip code 97229

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spreading gable roof with broadly overhanging bell-cast eaves supported by knee braces, Tudor verge boards, dark stained shingle siding, and a recessed balcony in a massive front dormer. The house conveys its historic character substantially today. The veranda base and railing with its square posts and pedestals of uncoursed sandstone inspired construction of a recent stepped, stone-faced fence on the west edge of the property.

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JOSEPH GASTON (1833-1913) was one of Oregon's most important businessmen and writers. Born in Lloydsville, Ohio of Huguenot ancestry, Gaston worked on the family farm until the age of sixteen when he began reading law with an attorney at St. Clairsville, Ohio. In 1862 he came to Jacksonville, Oregon to edit the Jacksonville Sentinel. While in Jacksonville, Gaston was caught up in the railroad fever that was sweeping the Pacific Coast in anticipation of the completion of the Union Pacific-Central Pacific railroad line. Extending from the Middle West to Sacramento, California, the project was chartered by Congress in 1862. Gaston was one of many Oregonians and Californians who hoped to connect the transcontinental line with a railroad to be built from Sacramento to Portland. Gaston spent most of his time in the years 1863 to 1880 on railroad business in which he became one of the significant founders of the state's transportation network.

In October 1863 a group of about seventy California and Oregon businessmen, lawyers, and politicians led by Simon G. Elliott of California incorporated the California and Columbia River Railroad Company. Elliott soon fell into disagreement with some

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of his supporters who broke away under Gaston's leadership to form a rival railroad corporation, the California and Oregon Railroad Company.

By November 1864 Gaston had completed a survey of his line from Jacksonville through the Umpqua and Calapooya Mountains along the west side of the Willamette Valley through the Tualatin Plains to Portland. In the same year Gaston moved from Jacksonville to Salem, presumably to be better located to persuade the Oregon legislature to subsidize his corporation.

In contrast, Elliott's line was planned from Sacramento over the Siskiyou Mountains and along the east side of the Willamette River to Portland. It hoped to gain its financing from Congress. In 1866 Congress gave a land grant to the Elliott line for its California section, but left up to the Oregon legislature which corporation would receive the Oregon portion of the land grant. Gaston's company--now renamed the Oregon Central Railroad Company--was able to secure the Oregon land from the state legislature. But dissention soon arose within Gaston's group. A splinter faction broke away to join Elliott and the east side company while Gaston and his remaining followers held to the west side of the Willamette as the desirable route. Each claimed to be the legitimate successor of the Oregon Central Railroad Company.

In April 1868 both companies began construction south from Portland, although both suffered from lack of capital. Gaston's line forged to the front, but the "East Siders" were saved by transportation magnate Ben Holladay who was a national figure in stage coach and steamship enterprises. Holladay formed a partnership with Elliott and was able to persuade the Oregon legislature in October 1868 to designate the East Side Company as the recipient of the federal land grant. In August 1870 Gaston's group merged with the Holladay interests, but his fascination with railroads did not end. In 1877-78 he built a narrow gauge railroad between Dayton and Sheridan.

In addition to his railroad ventures, Gaston was active in journalism and politics in the last quarter of the nineteenth century. He was editor of the Portland Daily and Weekly Bulletin--competitors of the Portland Oregonian--from 1874 to 1875. He edited the Oregon Agriculturist at Salem; the Willamette Farmer (in 1872); and the Pacific Farmer (in 1888). In the political realm Gaston was one the founders of Oregon most important third parties, the Peoples (or Populist) Party. This influential group arose in protest against transportation monopolies on the rivers of Oregon and among the railroad

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corporations. By the late 1880s there was a steamboat monopoly on the Willamette--the Peoples Transportation Company--and on the Columbia--the Oregon Steam Navigation Company--rivers. The Southern Pacific Railroad controlled the railroad system of the Willamette Valley, the Northern Pacific that of the Columbia. Farmers were frustrated in attempts to gain lower rates from the corporations and from grain elevator companies. In alliance with other disaffected groups, farmers founded the Peoples Party in 1892.

Its platform included state liquor stores, a government railroad along the north bank of the Columbia River, free textbooks for school children, prohibition of strikebreakers, and an increase in the money supply. Gaston was one of the founders of this party. He ran for justice of the state supreme court in 1884 as a Populist. In working for Populism Gaston helped lay the basis for the most important political developments in Oregon history. For the Populist Party later in the 1890s evolved into the Oregon progressive movement that contributed the initiative, referendum, direct primary, and recall of elected officials to the state constitution.

After leaving the railroad business in 1880, Gaston lived in Washington County, Oregon, laying out the town of Gaston (extant). He established himself as a successful farmer through reclamation of 1,000 acres of arable land by draining Wapatoo Lake. Other business ventures included managing a fruit farm across the Columbia River from Portland and developing successful borax mines in Lake County, Oregon. In 1896 he moved to Portland. Two years later his wife, Narcissa Dodridge Jones Gaston, died.

In 1908, on property owned by his daughter Mary, he acquired a home in Portland Heights. The creator of Gaston's distinctive residence was locally prominent architect, William C. Knighton. Gaston lived here until a month before his death in 1913. He died in Pasadena, California.

The last years of Gaston's life were marked by an endeavor that granted him distinction in another realm besides business and politics. This venture was the writing of history, an avocation that culminated over the space of one year in two useful additions to state historiography. In 1911 appeared Portland, Oregon: Its History and Builders, a three volume work published by the S.J. Clarke Publishing Company of Chicago.

Clark published in the next year Gaston's three volume Centennial History of Oregon, 1811-1911. The format of the two works was

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similar. The first volume contained the historical text while the last two were a series of biographical portraits of prominent citizens. The Clarke Company was a national firm specializing in this type of "mug" book that was sold by subscription. Gaston's work in the biographical sections partook of the strengths and weaknesses of this type of literary biography: its laudatory portraits were counterbalanced by factual details that are very useful to later historians. It is in the historical narrative, however, that Gaston excels. Rather than concentrating exclusively on political history, as was the custom of his era, Gaston broadened the focus to include topics of cultural life such as medicine, education, literature, and religion.

EDWARD HOLMAN (1854-1920) and Julia Holman (1864-1926) acquired the home in 1914 from Mary Gaston's estate. The house was retained by members of Holman's family until 1960. As a co-owner of Holman's Mortuary, Edward Holman helped to establish the second oldest (extant) business in the state. Established in 1854 by his father-in-law, Andrew P. DeLin, the mortuary business is surpassed in longevity only by the Portland Oregonian newspaper founded in 1850.

Edward Holman was born in Brooklyn, New York. An industrious child, he sold newspapers, assisted a fruit and vegetable peddler, packed hardtack in boxes for the Union Army, and made cartridge boxes for the Army. He came to Portland as a wood cutter, then became an office boy, worked in a fish market, and then as butcher's boy. With his savings he bought a two-wheeled dray. He organized Holman Transfer Company, but abandoned the business when he and his dray, in a misdirected effort to board a Willamette River ferryboat, plunged into the river on a February day.

In 1884 he went into the undertaking business with DeLin, Holman's first wife's father. DeLin, his partner in the transfer business since 1877, was one of the prominent undertakers of Portland. The Holman Mortuary became one of the largest in the city. As the enterprise flourished, Holman and his son-in-law, Edward H. Barber, built the National Register listed Barber Block. Constructed in 1890 along S.E. Grand, the Barber Block occupies the former site of the firm's mortuary.

Mortician Holman maintained a visible presence in Portland until his death in 1920. In one example of his numerous acts of private charity he helped to finance, with Levi Samuels, the Portland public baths, an antecedent of the municipal swimming pool system. Holman was also active in a number of local organizations including the Multnomah Athletic Club; Old Lang



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Syne; Knights Templar; Shriners; Odd Fellows; Knights of Pythias; and the Portland Ad Club.

IRIS WHITNEY LUTZ (1890-1959), a descendant of Edward Holman's family, acquired the Gaston-Holman house in 1927 following Julia Holman's death. Married to businessman Oliver Lutz, Mrs. Lutz was a partner with Edward Holman's grandson, Walter E. Holman, in the formation of Holman and Lutz Funeral Home. Their business, now called Caldwell's Colonial Mortuary, was founded about 1925. Mrs. Lutz took the lead as an early Portland businesswoman and was active in various women's groups and other clubs. She served as president of the Soroptomists Club and was a member of the Women's Convalescent Hospital board and Business and Professional Women's Club. She occupied her home on S.W. Sixteenth for several years, then briefly rented it out as headquarters of the Japanese consulate from 1934 to 1938. Two of the diplomats who resided there, Toyochi Nakamura and Ken Tsurumi, went on to higher posts in Finland and in Harbin, China respectively.

Janice P. and WALTER E. HOLMAN (1901-1958) succeeded as owners of the property from 1939 to 1960. Walter Holman, Iris Lutz's cousin and business associate in the Holman and Lutz Funeral Home, acquired the property exactly a quarter of a century after his grandfather took up residence there. Holman was one of the city's distinguished civic leaders. He served as national president of the Junior Chamber of Commerce in 1936 and in 1940, he received Portland's First Junior Citizen award. In the following year he acquired the first of three Portland restaurants that he eventually owned. Two years after Walter Holman died, his widow, Janice, sold the property.

Later owners of the Gaston-Holman house have been Richard C. and Mabel Gearhart (from 1960 to 1986); David and Susan Georgeson (in 1987); and David J. Davies (1987 to the present).

WILLIAM C. KNIGHTON (1864-1938), designer of the Gaston-Holman house was a pioneering Oregon architect both in his architectural conceptions and in his public service. Born in Indianapolis, Knighton was formally educated and received his architectural training in Indianapolis, Chicago, and Birmingham, Alabama. He moved to Salem in 1893 where he became an apprentice draftsman and then went into practice for himself. From 1896 to 1898 he worked in Los Angeles and from 1898 to 1902 he lived in Birmingham. In 1902 he moved to Portland where he remained for the balance of his lifetime, except for his later years of public service in Salem.

Knighton was Oregon's first architect to use the Viennese Moderne

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or Zig Zag Moderne style when he designed Portland's National Register listed Seward (Governor) Hotel in 1909. He was among the first to use glazed terra cotta for ornamental effects (with A.E. Doyle, William B. Patterson and Benjamin Wistar III). Between 1905 and 1910 Knighton also integrated a synthesis of English Arts and Crafts and Craftsman designs into his residential work in many areas of Portland. He pioneered also in the introduction of the Bauhaus Modern school of architecture to Portland with the design of the Greyhound Bus Depot which was completed in 1939 after his death.

In his design of the 1908 Bungalow/Craftsman (Arts and Crafts) style Gaston-Holman house, the architect has used a variety of elements to create a residence that is distinct from his other work. According to Knighton biographer Robert Clay, the voluminous, bellcast roof and vergeboard of the Sixteenth Street property represent an unusual departure in his study of some forty Portland residences designed, or thought to have been designed, by Knighton.

Versatile as well as pioneering, Knighton's public and private buildings included designs in the following modes besides Viennese Early Modern and International (Bauhaus Modern school) style: Queen Anne, Chicago style, English Tudor, and Mediterranean. His versatility was also displayed in the range of buildings that he created: residences, state offices, high schools, university lecture buildings and dormitories, armories, fraternal lodges, Masonic temples, hospitals, hotels, commercial buildings, automotive garages, bus terminals, and warehouses.

In the area of public service Knighton accomplished much. Governor Oswald West appointed him as Oregon's first State Architect in 1913. He held the position until 1917. During his tenure he supervised the construction or remodeling of more than 90 buildings. In 1919 Governor Ben Olcott appointed Knighton as the first president of the newly-formed Board of Architectural Examiners. He remained in this position until 1924. Knighton's prestige among his peers was reflected not simply in his numerous commissions and government appointments, but in his election as secretary (1917) and president (1920) of the Oregon chapter of the American Institute of Architects.

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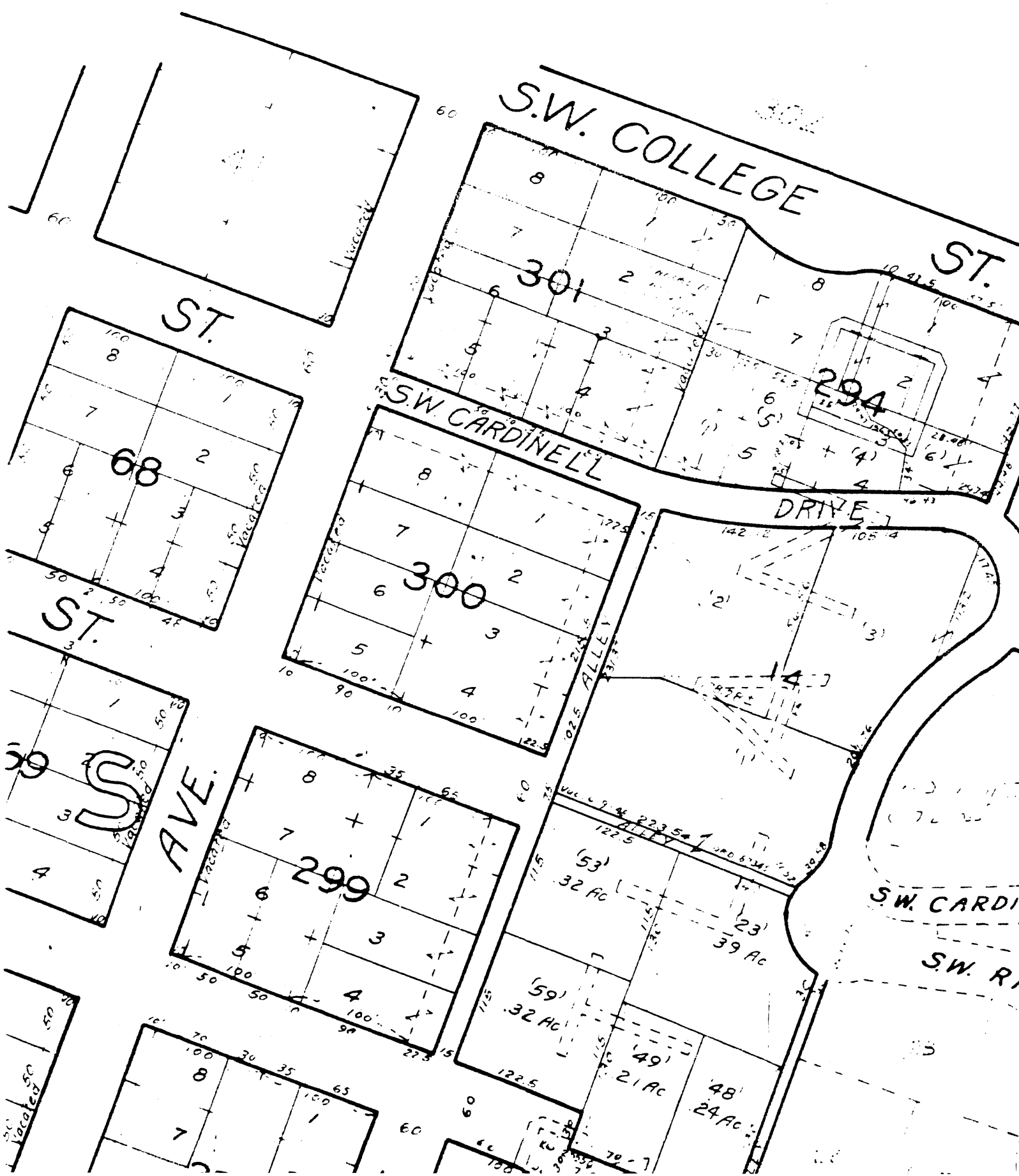
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- Holman, Walter E. 9 November 1987; 24 November 1987; 5 December 1987.

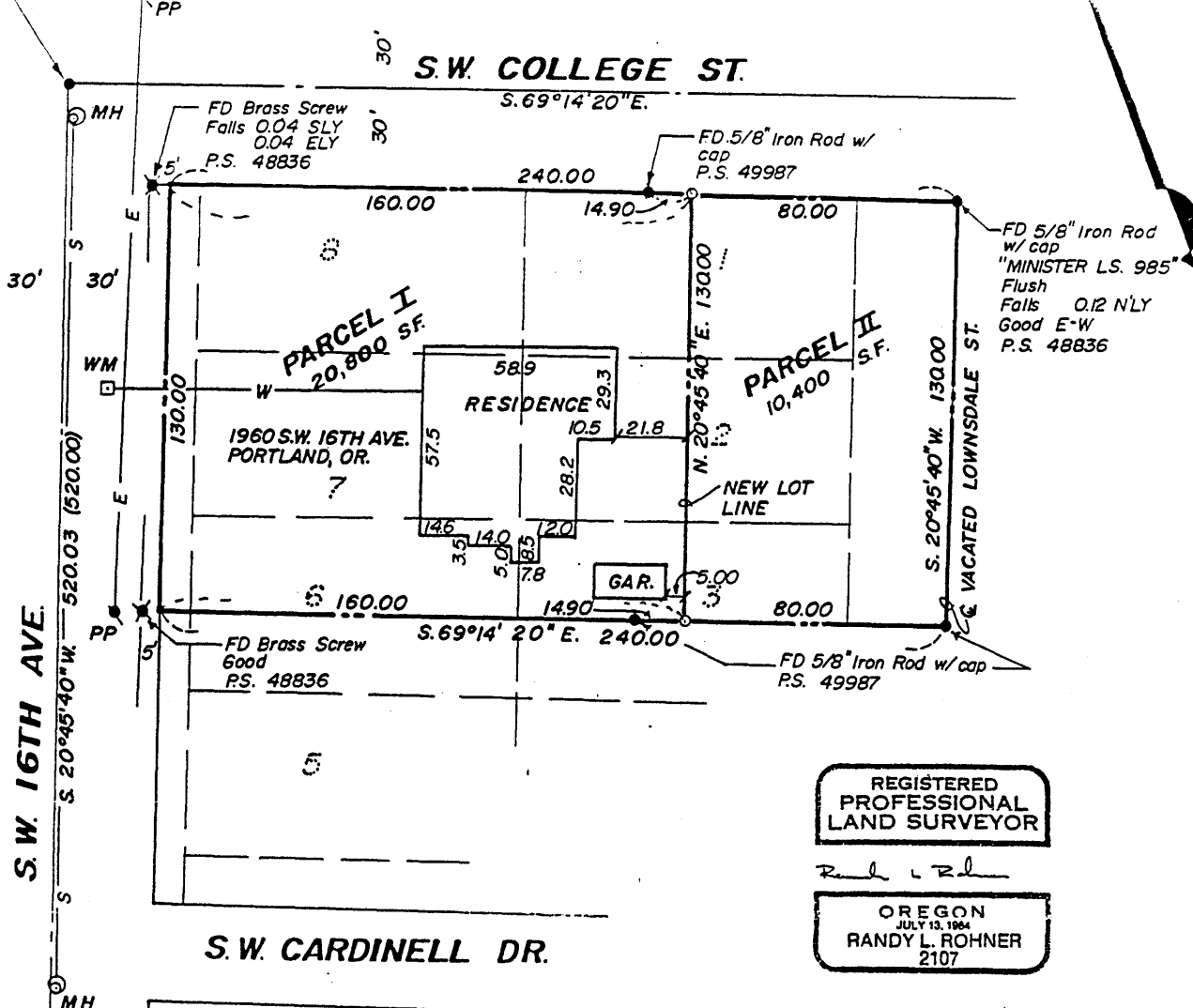
PERIODICALS:

- Oregon Journal. 22 July 1913; 28 July 1913; 5 December 1920; 14 June 1937; 17 June 1937; 15 March 1938; 28 April 1943; 29 April 1943; 3 January 1959.
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MISCELLANEOUS:

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Randy L. Rohner  
OREGON  
JULY 13, 1964  
RANDY L. ROHNER  
2107

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS FOR A LOT LINE ADJUSTMENT OF LOTS 1, 2, 7, 8, AND THE NORTHERLY 30' OF LOTS 3 & 6, BLK. 301, "CITY OF PORTLAND" AND VACATED PORTION OF S.W. 16TH & S.W. LOWNSDALE.

MONUMENTS SHOWN AS FOUND WERE TIED FROM A RANDOM TRAVERSE ON 9-9-87.

THE BOUNDARY WAS RESOLVED BY HOLDING CENTER-LINE MONUMENTS AT THE INTERSECTION OF S.W. COLLEGE ST. AND S.W. 16TH AVE., AND AT S.W. CLIFTON ST. AND S.W. 16TH AVE., TOGETHER WITH RECORD BEARINGS & DISTANCE PER 48836 & DEED, BK 1365, PG. 1965

THE NEW LOT LINE LOCATION PER CLIENT. MONUMENTS CALLED GOOD ARE ±0.02 OF RECORD.

THIS SUPERSEDES OUR PREVIOUS SURVEY P.S. 49987.

- LEGEND: + FOUND BRASS SCREW PREVIOUSLY TIED P.S. NOT TIED THIS SURVEY  
 ○ SET 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "W.B. WELLS & ASSOC., INC."  
 ● FOUND MONUMENT AS NOTED, PREVIOUSLY TIED OR SET BY P.S. 49987 NOT TIED THIS SURVEY.

**LOT LINE ADJUSTMENT OF A PORTION OF LOTS 1, 2, 3, 6, 7 & 8, BLOCK 301, "CITY OF PORTLAND"**

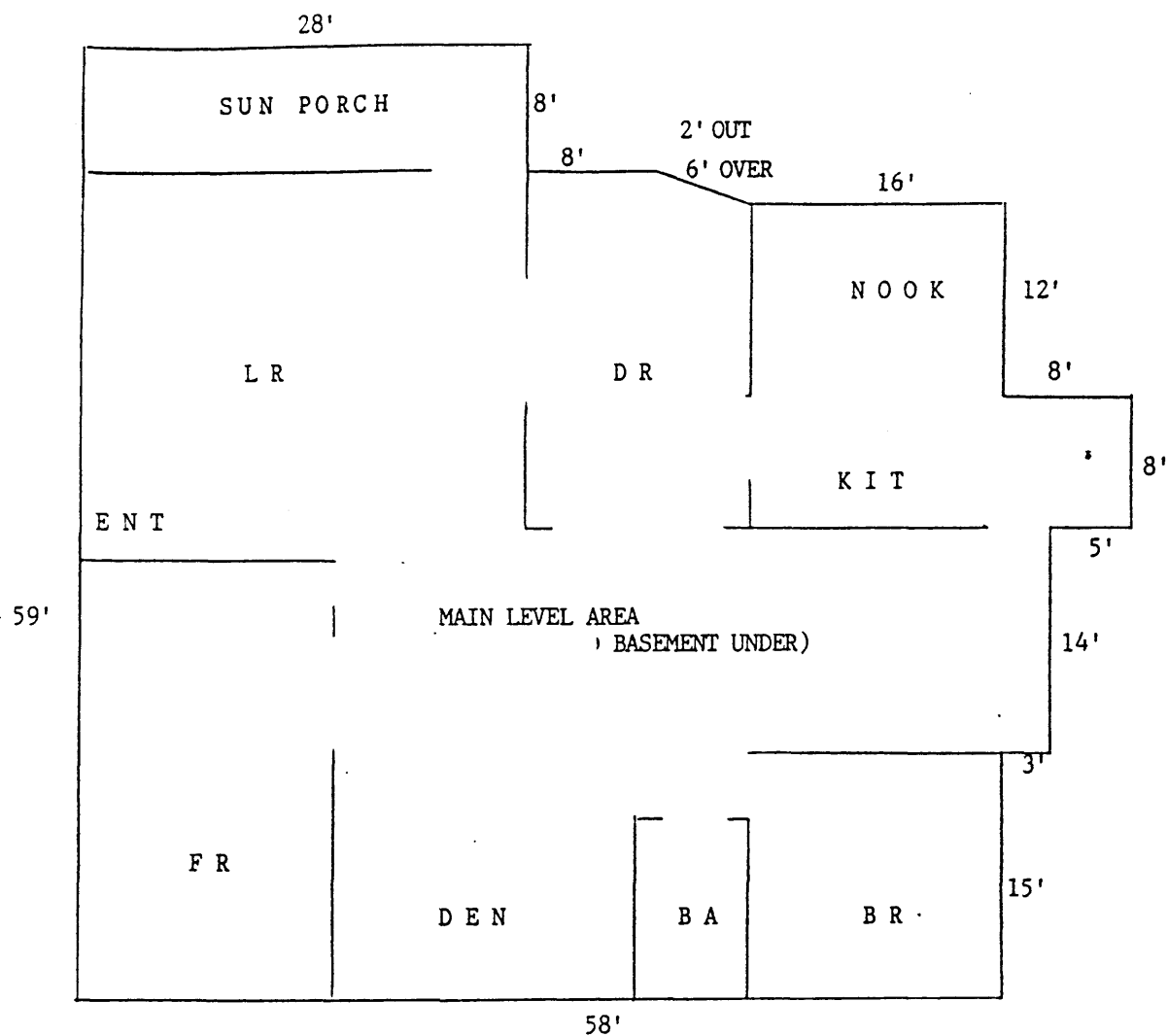
IN THE SW 1/4 OF SECTION 4, T. 15 S., R. 1 E., W.M. COUNTY OF MULTNOMAH, STATE OF OREGON



4230 N.E. FREMONT STREET  
PORTLAND, OREGON 97213

# Building Sketch

(NOT TO SCALE: INTERIOR WALLS PROVIDED TO ASSIST IN APPROXIMATE ROOM LOCATION ONLY)



<u>MAIN LEVEL AREA</u>	
8' x 28' =	224
2' x 36' =	72
(½) 2' x 6' =	6
12' x 58' =	696
8' x 66' =	528
14' x 61' =	854
15' x 58' =	870
<b>TOTAL:</b>	<b>3250 S/F</b>

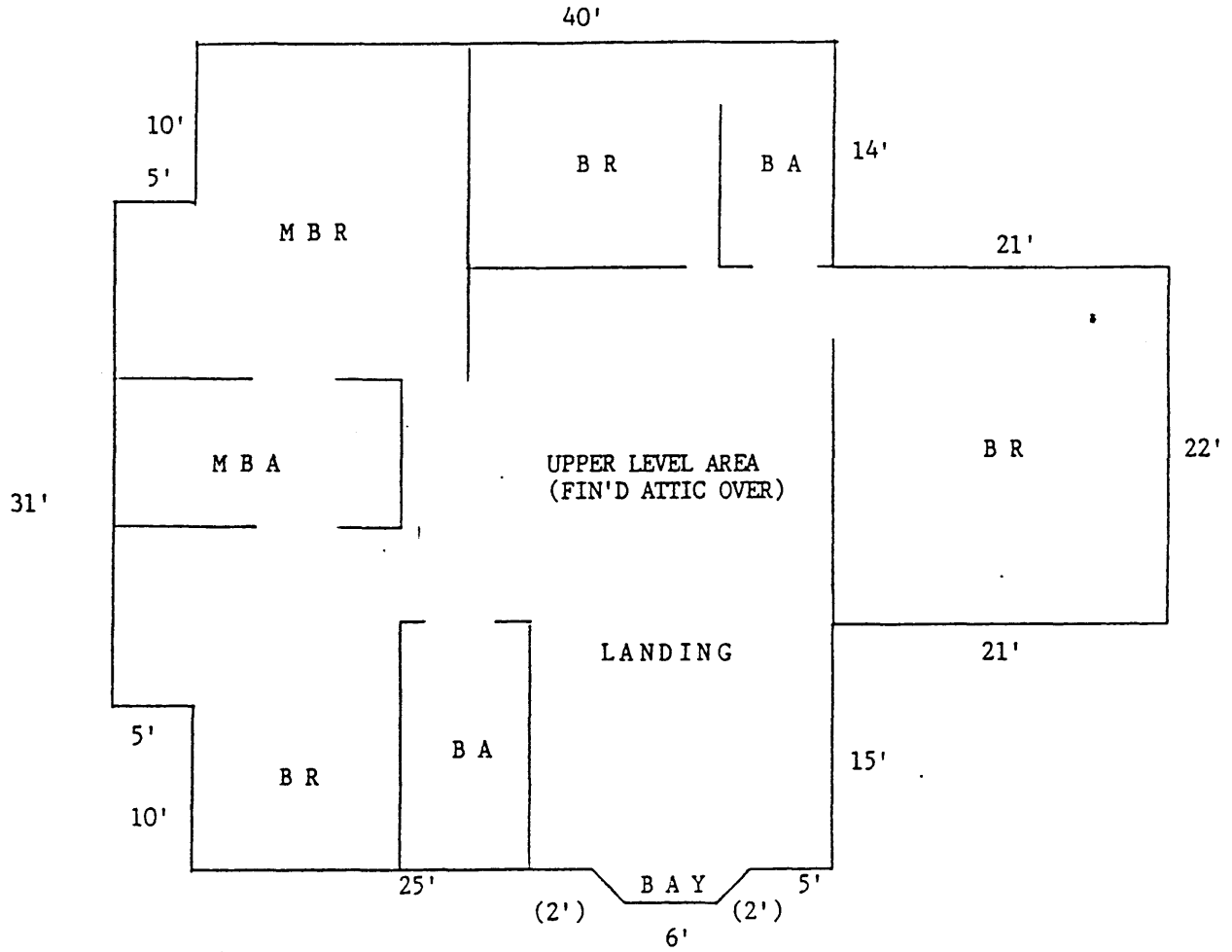
<u>UPPER LEVEL AREA</u>	
5' x 31' =	155
40' x 51' =	2040
21' x 22' =	462
BAY WINDOW =	16
<b>TOTAL:</b>	<b>2673 S/F</b>

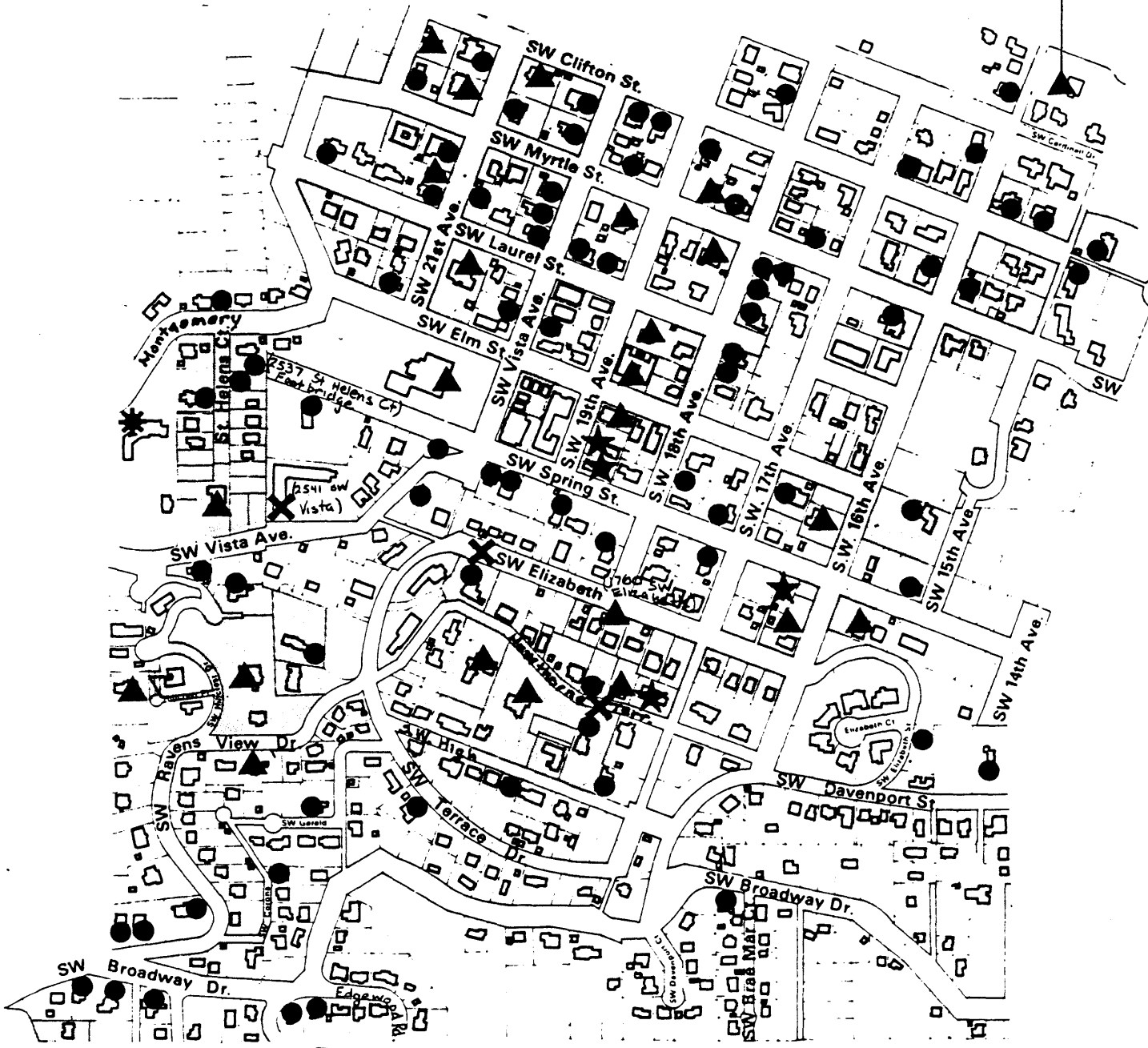
<u>BASEMENT AREA</u>	
8' x 28' =	224
2' x 36' =	72
(½) 2' x 6' =	6
12' x 58' =	696
8' x 66' =	528
14' x 61' =	854
15' x 58' =	870
<b>TOTAL:</b>	<b>3250 S/F</b>

**TOTAL GLA: 5923 S/F**

# Building Sketch

(NOT TO SCALE: INTERIOR WALLS PROVIDED TO ASSIST IN APPROXIMATE ROOM LOCATION ONLY)





1"=400'



3227

# Historic Resource Inventory

CITY OF PORTLAND, OREGON.

- \* RANK I UNDESIGNATED PROPERTY (Potential Landmark—Prime Importance)
- ▲ RANK II UNDESIGNATED PROPERTY (Potential Landmark)
- RANK III UNDESIGNATED PROPERTY (Cultural Resource)
- ✕ UNDESIGNATED SITE
- ★ DESIGNATED LANDMARK AND/OR LISTED ON NATIONAL REGISTER
- ★★★★★ DESIGNATED HISTORIC DISTRICT
- DESIGNATED CONSERVATION DISTRICT
- POTENTIAL CONSERVATION DISTRICT (from 1978 Planning Bureau Report)
- UNDESIGNATED ENSEMBLE

MAY, 1984