

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000586

Date Listed: 6/27/97

Annand--Loomis House
Property Name

Multnomah OR
County State

N/A
Multiple Name

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.

Ralph H. Pagan

Signature of the Keeper

6/27/97

Date of Action

Amended Items in Nomination:

Significance:

The current documentation fails to support the National Register eligibility of the property under Criterion B with respect to the residence's association to Lee B. Loomis. As a result, Loomis is removed as a "Significant Person," Commerce and Invention are removed as "Areas of Significance," the "Period of Significance" is revised to read 1908-1911 only, and Criterion Consideration G is dropped.

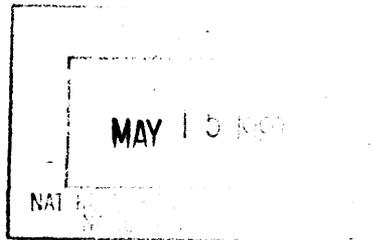
This information was confirmed with Elisabeth Potter of the OR SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Annand-Loomis House

other names/site number Annand, John, House; Loomis, Lee B., House

2. Location

street & number 1825 SW Vista Avenue N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Harvath May 1, 1997
Signature of certifying official/Title Deputy SHPO Date

Oregon State Historic Preservation Office
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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 of the Keeper Paul R. Lujan Date of Action 6/27/97

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

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 1

ANNAND - LOOMIS HOUSE (1907-1908)

1825 SW Vista Avenue

Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The commodious two and a half story Georgian Colonial house completed for Portland businessman and City Commissioner John Annand and his family in 1908 occupies a hillside lot of about a third of an acre on Vista Avenue. It commands an unimpeded view of peaks in the Cascade Range and the city spreading out on the plain to the north and east. Together with its neighbors, the James W. Cook House and the M. C. Banfield House to the east and west, the nominated building stands prominently on a knoll above a section of heavy street grade curving to make its ascent to Council Crest. This stately row of houses on the south side of a steep canyon bridged by the Vista Avenue viaduct forms, in effect, the visual gateway to Portland Heights. Design of the house was attributed in contemporary reportage to local house builder Clifton R. Lewthwaite. The design has the air of inspiration from the body of work of Whidden and Lewis, the preeminent architects of the city whose fashionable houses in the Colonial idiom for leading members of the community included a very similar house of 1900 for James D. Honeyman on St. Clair Avenue on the opposite side of the canyon. The latter, before its radical remodeling by D. C. Lewis on the eve of the First World War, had a similar formal three-part organization, a wide central pedimented dormer, and a portico (albeit of one story) with double columns.

The Annand House is composed as a two and a half story cube with high hip roof, pedimented dormers, a symmetrical three-bay facade, and assorted projecting bays and porches, of which the dominant is a central, two-story portico with paired colossal square columns of the Tuscan order supporting a full classical entablature. (Original capitals of the Ionic order were comprehensively replaced about 1950.) The house of wood frame construction rises on a basement and brick foundation which is 45 x 50 feet in plan. As is characteristic of houses in this mode, the flared, modillioned cornice overhang caps exterior walls, which are clad entirely with horizontal cedar lap siding painted white. Hallmarks of the Georgian Colonial type are tall brick chimneys, stately proportions, and craft details of quality. The Annand House incorporates fine art glass windows and decorative wrought iron veranda and balcony railings, and brackets. Security grillework is understood to be a later addition.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 3 Page 2

In addition to the attenuated portico, noteworthy features of the facade are the major central dormer, with its Palladian fanlight window, and a bowed second story balcony over a three-sided projecting entrance bay with plate glass panels having protective grillework. Second story windows in the outer bays have wide proportions with shutters and eight divided lights in upper sash. Corners of the building are finished not with quoins but with butted pilasters having inset panels and cap molding. The veranda, most of which is an unroofed terrace, extends across the front elevation, wraps the northeast corner, and extends south along the east face of the house where it terminates in a columned side porch.

The house is a virtual palimpsest of interior design reflecting the taste of successive owners through episodes of minor modification in 1916, 1924, and 1950. The current owners are undertaking a restoration that extends to the landscape, with its historic rose hedges outlining the front lawn, and reconstruction of interior finish work as documented by paint line profiles, structural evidence, and specimens of original trim, including the stair railing, that have been found on the premises. Owners are inspecting another house on NW Irving that is attributed to Lewthwaite for like-kind interior finish work. Historic alterations include addition of a fireplace chimney on the west wall of the livingroom in 1916. On the south elevation is a narrowly detached garage of the 1920s which is accessible from a private rear alleyway. The garage is of frame construction with hip roof, narrow horizontal weatherboard cladding, and dentil molding beneath the cornice. The garage clearly was finished to be compatible with the house even though it was not contemporary with initial development of the lot. For purposes of this nomination, and though its future is uncertain, the garage is counted a separately contributing feature of the property. In the 1950s, the west garden was converted to a patio area, and minor changes were to window openings in secondary elevations.

The interior has an essentially formal organization with varied subdivisions and outer wall projections that are characteristic of the Colonial Revival. The basic pattern is a central stairhall plan with livingroom and parlor as front rooms, a diningroom to the east of the circulation core, and a library alcove to the west which originally connected with the livingroom. The butler's pantry, kitchen and breakfast room with wrap-around bay make up the tier of spaces behind the stairhall. The primary rooms originally were separated by double pocket doors and were finished with first quality paneled wainscots, beamed ceilings, coved cornices, and classically-detailed livingroom and bedroom chimney pieces which were removed by later owners. There is a solid wall of built-in cabinetry in the diningroom. The livingroom and diningroom contain murals on the original plaster layer that are thought to have been painted by Clara Annand, the owner's wife. The attic ballroom is noteworthy for additional paintings, panels of repeating ornament

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

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 3

based on Northwest Coast Indian motifs from Tlingit decorative arts, which the Annands collected.

This application provides excellent background detail even to the landscape plantings and missing period accessories, such as window awnings and plant boxes. It also provides insight to the forces contributing to development of Portland Heights, which commenced in 1887 when the Portland Cable Railway Company made choice view lots in the heights accessible. The main stem of access from a viaduct spanning the canyon was the route later to be known as Vista Avenue. The cable railway was converted to an electric street car line in 1896. Vista Avenue (Ford Street) remained unpaved to 1906. John Annand, as City Commissioner and influential member of the street committee, was in a position to advocate franchise grants which were the impetus to development of the city's outlying areas. He had a direct role in drafting ordinances for the structural reinforcement and grading of the main arterial which passed beneath his select home site.

Criterion C

The Annand-Loomis House meets National Register Criterion C as an outstanding, well-preserved example of high style Georgian Colonial Revival architecture by a local builder emulating the leading exponents of the Colonial idiom in Portland at the turn of the century. The Colonial Revival style, fashionable in Oregon between 1890 and 1915, emanated from the East Coast, as the result of renewed interest in the architectural forms of colonial America. William Whidden and Ion Lewis were responsible for introducing the style locally. The firm designed Portland's City Hall and the old Public Library in addition to an array of commercial buildings and much fine residential work. Both men were educated at MIT. Whidden launched his career with the prestigious New York firm of McKim, Mead and White, and Lewis began his with Peabody and Stearns in Boston. The principals formed their partnership in Portland in 1889, and they maintained supremacy in their field in Oregon's metropolis to about 1910. Of 29 documented residences by Whidden and Lewis in the Colonial Revival style, slightly less than half remain in a good state of preservation. Little is known about the builder, Clifton R. Lewthwaite, to whom design of the Annand House is attributed by contemporary report. Lewthwaite's grandly-porticoed, foursquare design with high hip roof and dormers; varied, yet formally-placed window bays, and fully-developed classical detailing is very close to the work of Whidden and Lewis in this vein.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 3 Page 4

Criterion B and Criteria Consideration A G

The house is eligible also under Criterion B. Although the ownership chain includes such notables as the lumberman David Eccles, it is primarily significant for its first and last owners in the historic period, John Annand and Lee Loomis. Although John Annand and his wife changed their places of residence a number of times before 1908 and financial reverses forced the exchange of their house for the less-costly property of a neighbor in 1911, the applicant makes a convincing argument that the house on Vista Avenue is the primary place of association with the influential commissioner.

John Annand (1864-1946), a native of Ontario, Canada, began his working career with telegraph companies and railroads and was recruited by the Northern Pacific Railroad Company to be a telegrapher and dispatcher in Montana and Washington. He arrived in Portland in 1888 and by 1890 was married and assuming management roles in his field for varied employers. From 1902 to 1912, he was general manager of the Postal Telegraph and Cable Company, which served railroad and telegraph lines in the western United States and Canada. He continued as manager of the Portland office until his retirement in 1936. Annand made his mark in local politics at the same time he was reaching the summit of his career and building a house accordingly. He was a member of the Portland City Council from 1905 to 1911 and its presiding officer until he stepped down from the leadership role in 1907. In his capacity as member of the committee on streets, he advanced ordinances enabling improvement of the street system, including Vista Avenue. Annand also held positions on the committees on licensing, sanitation, health and police. In 1907, the year plans for his residence were put underway, Annand was elected to the board of governors of the Portland Commercial Club, forerunner of the Chamber of Commerce. After he and his wife left the Vista Avenue property, in 1912, he became general manager of the Club. Clara Annand died in 1937, the year following Annand's retirement from business life. Annand lived at Seaside from 1941 to the time of his death in 1946.

The last occupant in the historic period was Lee B. Loomis (1870-1949), pioneer of the armored car industry on the Pacific slope, who came to the house in the last years of his life, 1947-1949. Loomis, a native of Michigan who early relocated to South Dakota, eventually settled his family in Seattle, from which point he joined the Klondike gold rush in the Yukon territory of Alaska in 1897. It was there he instituted a lucrative supply service in which he operated as a banker and carrier for miners' gold. In 1908, Loomis returned to Seattle and entered the livery business, revisiting Alaska ventures in the 1920s. In 1925, however, he permanently settled in Portland, where he founded Loomis Armored Car Service. Although the armored car had an eastern prototype, Loomis's car of heavy steel with bullet proof compartments and gun ports was the first of its kind on the West Coast. His service caught on with rising crime rates during Prohibition

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

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 5

and the Great Depression. He expanded the business up and down the coast from Vancouver, British Columbia to San Francisco Bay. Even after company headquarters was relocated to Seattle to be managed by his son, Walter, the elder Loomis remained president of the company he founded. After the war, in 1947, he and his wife, Grace, moved into the house on Vista Avenue. While his period of occupation ended with his death two years later, the association between Loomis and his ultimate residence is strengthened by the fact that he received his highest recognition in the last year of his life, while living in the house, when he was elected president emeritus of the National Armored Car Association. Because the historic period of significance encompassing the important Loomis association overlaps the most recent 50 years by only two years, it is considered that Criteria Exception G is met.

Annand-Loomis House
Name of Property

Multnomah, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic-single dwelling

Current Functions
(Enter categories from instructions)

Domestic-single dwelling

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals

Colonial Revival

Georgian Revival

Materials
(Enter categories from instructions)

foundation concrete

walls wood-weatherboard

roof asphalt; composition shingle

other roof/metal-steel

chimneys/brick

wrought iron railings, grille work

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2

The Annand/Loomis residence stands upon a rectangular shaped site with a downward slope to the north and a somewhat level grade to the east and west. The south end features an alleyway easement and a slightly uphill grade terminating in a five foot retaining wall. The property is one of three high profile lots on a knoll in Portland Heights possessing an ample view of downtown Portland. Portland Heights is located on a crest of the southwestern bluffs near the downtown area. One may behold a spectacular panorama including Mount St. Helens and Mount Hood from various standpoints inside and around the residence. Today all faces of the house present intricate Georgian Revival details, although the residence is in the process of being restored by its current owner. Several period photos of the residence from newspapers and postcards reveal the desirability of its appearance, location and landscaping. The residence once claimed a noteworthy relation with the streetcar leading to the famous lookout point at Council Crest. Due to the almost complete preservation of its exterior, the Annand/Loomis residence remains impressive today. The interior is currently under restoration.

SITE-LANDSCAPING

The Annand/Loomis residence has contributed to the aspirations for growth and beauty in greater Portland. Numerous post cards captured the desirability of its appearance and location, while newspaper articles and photographs established its role in the development of Portland Heights.

The emergence of the electric streetcar line in Portland Heights and the improvement of Vista Avenue in place of Twentieth Street ignited interest regarding the construction of the residence. To make the heights overlooking the city accessible in 1887, the Portland Cable Railway Company originally acquired the "rights" for a system similar to one operating in San Francisco.¹ The most spectacular aspect of the line was its 1,040 foot trestle. However, serious runaway accidents ensued at the top of the trestle and the company declined financially. In 1896, the cars began to use electric power and were running for the Portland Railway and Light Company in Portland Heights. A photograph in John Labbe's noteworthy Fares, Please! shows two electric trolleys meeting on Vista Avenue before the street was "paved" in 1906.² This photograph includes the grassy knoll which will become the construction sight of John Annand's residence. On May 31, 1908, the Oregonian published a large illustration of the proposed widening, structural reinforcement and grading of Vista Avenue.³ The illustration situates Ford Street bridge, (which became Vista Bridge in 1925), on the right hand side and surveys the hillside to indicate the addition of many residences. The Annand/Loomis residence is among them. On June 28, 1908, the Oregon Journal published the same illustration with the heading: "Proposed Portland Heights Roadway to be Scenic Wonder of West." Of course there may have been exaggeration in the underlying caption: "View from driveway would be excelled no place in the world."⁴ Nevertheless such statements generated zeal for Portland Heights in years succeeding the promotional Lewis and Clark Exposition of 1905. The estimated cost of grading Vista rose from \$125,000 to \$150,000 from the former article to the latter. Also, disagreement regarding the extent of the boulevard's dependence on massive retaining walls caused delay in its planning. But the streetcar continued to offer accessibility and vitality to the expanding limits of residential Portland Heights. A circa 1909 photograph of the trolley sliding past the Annand-Loomis residence is featured in Portland historian Fred DeWolfe's book entitled Old Portland.⁵

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

As months passed, extensive rose hedge landscaping brought focused attention to the Annand/Loomis residence. An Oregonian article entitled "Portland is Ideal Residence City" on March 14, 1909, pictured three adjacent residences with the Annand/Loomis residence in the middle. Beside that photograph appears an eloquent passage:

Here are homes where, to open one's door is to look out into nature's galleries, lone stretches of canyon and river, far heights fir crowned and dreaming, cloud-rimmed mountain ranges, and blue hills melting into dim horizon lines. It is on such canvases that God's pictures are painted; it is such scenes as are to be viewed from these crests which make for an artist's inspiration.⁶

Clearly the appearance of this jog in Vista Avenue was the source of some fascination. A sub-caption for the article reads: "Beauty of Its Surroundings Is Beyond Description, and Dwellings, of Modern Architecture, With Rose-Bordered Lawns, Line Its Streets for Miles." The emblematic value of the rose was proudly incorporated into Portland's residential landscapes. The association of rose hedges with the Annand/Loomis residence was suggestive of the beauty and prosperity of Portland Heights. Later, on new year's day of 1913, The Oregonian featured a prominently placed photograph of the Annand/Loomis residence and rose hedges in bloom along with its two neighboring residences. Oddly the photo was taken on December 12, an unlikely season for blossoms. A caption under the photograph reads: "View on Portland Heights Rose Hedges in Bloom."

In addition, the Annand/Loomis residence was featured in at least ten different post cards, reproductions of which have been included. These postcards suggest that the site encapsulated a specific time and outlook. Three cards published by the Lipschuetz company in the 1920's describe the significance of the Annand/Loomis house "on the way to Council Crest":

Council Crest should be viewed by everyone coming to Portland, for the trip gives a good idea of the whole city. Taking a car on Washington Street, one is taken to the summit of the range of hills west of the city 1200 feet above the business district. Here the view over the city, the surrounding country, and the snow-capped mountains is superb.⁷

These images provide vital information about the residence's historic landscape between 1908 and its subsequent alterations. Some cards possess unrealistic aquatinting which exaggerates the appearance of the scene. The current owner has restored the pink and red rose hedges to concur with the more believable Lipschuetz Company color palette.

The original path to the front porch and doorway is partially intact today. While the path used to form a serpentine passage through the center of the property, today it winds around the perimeter of a square section of grass. This change, like many of the changes, occurred around 1950. Nevertheless, ten existing corrugated stairs at the northeastern foot of the property are probably

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

original, as are the stone pilings with overhanging ivy all along the northern perimeter. Historically the front yard was almost completely outlined in rose hedges. Boxwood now takes the place of the roses on the perimeter of the yard, but the current owner has restored sixty-five of the hedge-roses, recapturing a portion of the site's historic glory. A pink hedge winds up the path to the house and a red hedge stretches along the curb line. Neighboring residences at 1807 and 1883 SW Vista Avenue once shared an interest in roses, creating a co-ordinated knoll of continuous rose hedges and grass among the three houses.

The lot once featured a large trellis adjoining the western elevation of the house. Apparently when Robert Montgomery, second owner of the house, added a living room fireplace around 1916, the change required the removal of two windows over a bay seating bench.⁸ The plain weatherboard face of the bay was enhanced with a climbing plant on a trellis stretching to the top of the bay.⁹ Currently there is a blank face on the bay except for Robert Montgomery's large, picture window. The west grounds were once a garden, but today consist of a concrete patio and fountain with a statue and underwater lights dating to 1950. An eight foot cinder block wall with a brick cap runs along the southwestern perimeter for about thirty feet, also dating to 1950.

The east grounds of the lot involve a narrow passageway. A bark mulch trail runs between iris, tea roses, boxwood and ferns. The brick porch of the house towers above the trail on one side and a neighboring fence with arborvitae obscures the adjacent property somewhat.

The southern portion of the lot involves a partially attached garage and a ten foot wide concrete alley. The alley is for the use of all three residences, but remains private property. An old, corrugated sidewalk runs parallel to the alley and garage, although it has been partially uprooted in order to prepare for drain pipes to be installed in the near future. A five foot retaining wall runs the length of the entire block at the junction of the alley and the neighbor to the south. This wall does not belong to the Annand/Loomis residence.

EXTERIOR - BUILDING

The Georgian Revival residence is regular in plan with two and a half stories, a basement, and a medium pitched hipped roof with flared eaves. Dentil courses and modillions are located at the juncture of the roof. Six single story bay windows also feature dentil courses at the junctures of their roof-lines. The mostly symmetrical front facade is dominated by a colossal portico supported by two pairs of massive square columns. The historic Ionic capitals have been replaced with mouldings. A rounded balcony projection with intricate wrought iron brackets and cast iron fasteners is located at the second story, above the front door. Two large, wrought iron brackets with scrolling designs hang on either side of the front vestibule. The cedar clapboard siding is painted white and terminates in paneled corner pilasters on all corners. The Ionic pilaster capitals have been replaced with mouldings. Three large chimneys feature brickwork with pressed mortar joints. One chimney features a large, iron "A," for Annand. The second emanates from inside the southeast end of the roof, while the third rises adjacent to a west end dormer. The windows consist of multi over single pane, double hung wood sash as well as fixed, stained and leaded glass. Seven dormers include rounded arch double hung sash. Three dormers face north; two dormers face west; one dormer faces east; one dormer faces south. All dormers have square

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

butt sidewall cedar shingles, gabled roofs, and eave returns. A ten foot wide verandah runs continuously from the northwest corner to the southeast service entry with intricate wrought iron, four brick columns with urns, and three brick columns supporting a colonnade of square columns under a covered porch. The eastern elevation colonnade once featured Ionic capitals where mouldings are attached today. The verandah features twelve stairs to the central entrance and six stairs to the east entrance. Brick tiers flank both sets of stairs. A detached garage on the south side includes a dentil course and eaves to match the house. Mature Irish yews flank the central entrance and a giant golden chain tree with camelias decorate the northwest corner. Awnings once adorned virtually every window and plant boxes enlivened all of the bedroom windows. Round downspouts with hand-cut, clover-shaped brackets were restored based upon artifacts still attached to the house.

North Elevation

The north facade is the main entrance to the house. A quarter-sawn oak vestibule protrudes onto the front porch with a wide front door. Intricate wrought iron security gates hang over three bevelled glass panels comprising the front door and two sidelights. A bay with a central fixed window and transom window flanked by two one over one sash protrudes on the northeastern facade. A fixed window with transom sits on the northwestern facade. A bay is located on the northwestern corner of the house and features three thirty degree angle walls with three one over one sash. The second story features two ten over one sash. One colossal dormer pierces the north elevation with two medium dormers flanking it. A six over one double hung sash with a fixed rounded arch window above it occupies the highest elevation of the house's living space. The medium pitched roof-line continues past the dormer elevation to a large, central hip.

East Elevation

This facade is dominated by a roofed colonnade with an underlying bay protruding onto the verandah. The bay features two french, thirty-two light, raised panel doors. Scenic stained and leaded glass windows once flanked the massive chimney. They are discernable in early photographs. A double hung sash on the second story consists of purple stained glass depicting a large tree issuing petals. Four centrally located casement windows on the second story ascend and descend the roof-line of the colonnade. Three six over one double hung sash define the bedrooms at the corners. A large single story, Doric column supports a stairwell cavity running from the basement to the service porch at the southeast corner of the house. Four sets of large one over one sash line the southeast first story elevation. One rounded arch dormer stands next to the largest chimney of the house.

South Elevation

The south facade is partially obstructed by the addition of a 1920's garage. The face consists of an extensive cross fenestration pattern of divided light windows. Eight centrally located casement windows swing out in groupings of three, two and three. Three of the sash have twelve lights apiece, the other five have been changed to one apiece. A six over one sash sits on the southeast second story. An intricate purple and white stained glass, double hung sash sits on the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

southwest second story. This window depicts an urn on a decorative, rectilinear background. A three-walled thirty degree angle bay protrudes from the southwestern first floor corner. Two original, large cedar plant boxes with arched brackets are suspended under two one over one sash on the bay. An exterior door was substituted for the original location of the third sash and plant box combination. Three one over one first level windows have been shortened with inset fir panels and mouldings. One dormer faces south in the southwestern corner. Four sets of divided light sash and iron security bars line the brick foundation from the basement level.

West Elevation

Central to the second story is a "T" shaped configuration involving a six over one double hung sash with two, fixed diamond light sash flanking it. Two ten over one sash symmetrically demarcate the corner bedrooms. On the first story, one long, rectangular bay with rectangular corbels stands out from the face of the house. Originally containing a full length window seat, the bay now contains a half window seat and fireplace with a mantelpiece. A chimney pierces through one of the two dormers on either end of the roof. A narrow casement window construction next to the primary bay contains signs of a previous triptych of leaded glass windows. Two large windows sit in the southern corner of the east elevation dating from 1950. The northern corner features a second bay projection wrapping around from the north face of the house. Three sets of basement windows with divided light sash and iron security bars line the brick foundation.

INTERIOR

The interior of the Annand/Loomis residence was largely altered in 1950, as recorded by a trendy "society" section of the Oregonian for the Ketell family.¹⁰ However, many of the mouldings, mantels, balusters, newels, pilasters and built-ins have been discovered in scrap piles in the basement. These artifacts, as well as architectural footprints discovered on hardwood flooring, wainscot recovered from beneath sheet rock, fir counter tops preserved under layers of formica, and glass tile underlying linoleum reveal exactly what the original features were like. Most importantly, the current owner spares no amount of effort to restore original features.

FIRST FLOOR

The overall floor plan is a square with two central staircases and various bay projections. The first floor contains vast public and private quarters with many irregular divisions. The central foyer is flanked by a living room and a parlor. Currently the dining room is accessible from the foyer also, but this is a 1950's feature. The foyer narrows to a single pocket door width beyond the staircase and segues into private quarters by way of a pass hall. The pass hall adjoins, but does not allow access into, the library alcove off of the living room. The private quarters of the first floor include a kitchen, butler's pantry, breakfast room, half bath, closet room, and paneled back porch entry. The flooring is oak and the walls are plaster, except for the back porch which is fir from floor to ceiling.

Entry Vestibule

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

The entry vestibule projects onto the front porch and consists of two wide bevelled glass doors and two pairs of bevelled glass sidelights. The floor is an inlay of hexagonal white, glass tiles with a border of square black and white tiles. The tiles outline an original, irregularly shaped bench.

Foyer

The central foyer once contained a large archway suspended by square, Ionic columns and pilasters. These columns adjoined a large staircase landing with a paneled bench. There were also Ionic columns leading to the living room in a seven foot opening with a wainscot skirt. Wainscot once travelled throughout the foyer and to the top of the staircase. There is a radial plaster, coved ceiling. Today a contemporary stainless steel balustrade has replaced the paneled stringer, square balusters, octagonal grand newel posts and offset handrail. Remnants of the original features ensure that they will be properly restored by the current owner. Picture rail mouldings also once defined the height of the wallpaper which is now painted over. Double pocket doors in seven by seven foot openings once connected many of the public spaces: the parlor, living room, and dining room. Today single, flush doors from 1950 are disappointingly ubiquitous. One historic, seven foot single panel pocket door remains installed today. Two gas chandeliers once lit the opposite ends of the foyer.

Living Room

An elaborate oil painted mural has been discovered on the original layer of plaster in the living room. This mural involves ornate figures in ivory over two shades of blue. The living room wainscot has been fully restored to flat grain fir along with a fireplace mantel featuring reeded columns. Robert Montgomery, second owner of the house, added the gas fireplace around 1916, altering an extensive paneled seating bench. David Eccles, third owner of the house in 1924, plastered over the wall murals, added a large window with a transom in the middle of a floor to ceiling figural mural which is now irrecoverable, and walled in a seven foot opening with multi-light sidelights and grand swinging door to the library/alcove. The Eccles family turned the alcove into a maid's dining area connecting to the breakfast room.¹¹ The current owner has restored the doorway and walls of the alcove in order to reconnect it with the living room. The living room walls involve varying projections and produce fifteen different radial arches to define the coved ceiling. Two gas chandeliers once lit the opposite ends of the room and a pair of gas sconces once flanked the northwest corner bay of the room. One brick porch column and an urn are visible through the windows.

Library/Alcove

The library/alcove originally connected with the living room. A border pattern in oak flooring demarcates the room's original size. A triptych casement window arrangement of stained and leaded glass has been removed. Footprints of the original windows are visible. Additionally the footprints of a built-in bookcase beneath the window are evident. The current owner presumes that diamond light doors with raised panels discovered in the basement were once installed here.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

A gas chandelier once hung from the center of the cove ceiling.

Parlor

The parlor is a passageway from the foyer to the dining room. It contained diamond light built-in bookcases flanking a grand fireplace and mantel original to the house. The ceiling is coffered with significant intersecting fir beams and decorative brackets. Two landscape-oriented, stained glass windows once flanked the mantel. The mantel and windows were removed in 1950. The two seven by seven foot openings in this room probably consisted of divided light pocket doors and solid panel pocket doors. Five ceiling fixture connections are possibly original to the room. A large bay featuring two one over one sash and one large fixed window with a transom face towards the front porch's brick columns and urns.

Dining Room

The dining room contains a solid wall of built-in cabinetry. Remaining features of this cabinetry are: sliding bevelled glass doors, swinging six foot bevelled glass doors, and shelving. Footprints indicate that there were originally four, grand octagonal pilasters from the floor to the top of the cabinetry, a built-in set of vertical and horizontal drawers for dishes with wooden pulls, and an overhanging shelf. A full length bevelled mirror still exists but lacks the decorative consol and bench which had accompanied it. There are footprints and wall blocking which indicate that five foot wainscot with a large plate rail once lined the room (examples of the plate rail exist in the third floor). The ceiling is coffered with large fir beams and mouldings. Between the beams of the ceiling exist remnants of a sky mural; ivory clouds float on a turquoise backdrop. This scene was possibly painted by Clara Annand, artist and wife of John.¹² The ceiling has been overloaded due to overhead floor leveling tactics with cement, sand and tar. Also there was reckless overhead joist cutting perpetrated by the Ketell family in 1950 to accommodate new bathroom fixtures. The plaster mural will have to be restored after it is torn down while the joists are structurally enhanced. The French doors lead to the colonnade on the east facade. The doors feature thirty-two divided lights apiece. A brass cremone bolt will be restored to match the footprints left on one of the doors. One doorway leads to a closet hall and bathroom, while a swinging door leads to the butler's pantry.

Closet hall and bathroom

This nook has a separate entrance from the east porch which is original to the house. Footprints indicate that there was a screen door and external door here. Also, unfinished floorboards indicate that this space originally contained a large built-in, possibly for linens. The room became divided into a half bathroom and closet in its early history.

Butler's Pantry

This is the only room practically completed in the restoration process. Original floor to ceiling fir cabinetry and drawers now feature their original orange shellac and varnished finishes again.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

A built-in, solid panel cupboard has been fitted to match moulding footprints on the casements of a window and a door. The crown mouldings have been restored as well as the interior and exterior cabinet latches. A six foot nickel over brass butler's sink with sloping drainboards and a serpentine divider has been restored also. The walls and ceiling have been re-plastered with the appropriate sand finish texture and painted with the original maize gold and ivory tones discovered under layers of other coats of paint.

Back Porch

The walls and ceiling of the back porch are clear vertical grain fir, as well as the floor.

Kitchen

The kitchen features a butler's staircase made of fir with a laundry chute, five different points of entrance, a cold closet, two one over one sash above a sink and a new, traditional oven featuring brass rails and pulls. The current owner will restore the kitchen to contain appropriate cabinetry and a five foot, porcelain over cast iron sink with ball tip legs. The ceiling is coved.

Breakfast Room

The breakfast room contains a large cantilevered bay with two one over one sash. An exterior door currently exists where a third double hung window will be restored by the current owner. The ceiling is coved. Two floor to ceiling windows were added in the 1950s and will be removed by the current owner.

SECOND FLOOR

The second floor is square with a rounded, projecting balcony from the north face. The flooring is oak and the walls are plaster. A multitude of five panel pocket doors were replaced with flush, swinging doors in 1950. Many of these pocket doors can be reinstalled following their period of storage in the basement.

Landing and hallway

The wide landing and hallway wrap in a "C" configuration around the second floor providing access to five bedrooms, the master bath, the sleeping porch, and the butler's stairwell to the first and third floors. A dumbwaiter closet and laundry chute are located on the southern extension of the "C". A linen closet is located at the southeast corner.

Master Suite

The master suite once contained an Ionic, skirted colonnade and extensive closets. The central fireplace mantel was removed in 1950 as well as window seats which had flanked the mantel. The suite contains a bedroom, sitting room, dressing room and walk-in closet accessible from three

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 10

directions. An elaborate stained glass sash has a mirror in front of it and will be uncovered by the current owner. The sash involves an intricate tree issuing petals over purple glass. The bedroom is accessible from the landing and from the northwestern bedroom. A pair of French doors with sidelights lead to the rounded balcony. Mt. Hood is visible to the west and Mt. St. Helens is visible to the north.

Master Bathroom

The master bathroom once contained a separate water closet, shower, central tub and sink. The floor was likely hexagonal white tile. All of these features will be restored by the current owner. Today a furnace sits in place of the water closet; the furnace is currently being relocated in the basement.

Southeast Bedroom

The southeast bedroom contains a walk-in closet with rails, hooks and two six over one sash.

Sleeping Porch

The sleeping porch has multi light French doors and a multi light sidelight from its hallway entrance. The exterior wall consists of eight multi light casement windows. In the 1920s the room was subdivided into an adjoining bathroom, but efforts are underway to restore the full length and use of the room.¹³

Southwest Bedroom

The southwest bedroom features a dressing room with an ornate stained and leaded glass double hung sash. A large three drawer built-in sits beneath the sash. The bedroom also features a ten over one sash facing west and a picture rail at the junction of the ceiling. Pocket doors lead to the hallway and to the adjacent west bedroom. A five panel swinging door leads to the south bathroom.

South Bathroom

This full bathroom features a six over one double hung sash, large closet and sanitary wooden rail above impressed plaster tiles. The fixtures will be restored by the current owner.

West Bedroom

The west bedroom includes a unique arrangement of two diamond light sash flanking a six over one double hung sash. This room was recently restored to its original shape and size by the current owner through the removal of a 1950s bathroom. A dressing room with one pocket door and one swinging door connects this room with the northwest bedroom.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 11

Northwest Bedroom

This bedroom has a view of Mount St. Helens to the north. Two ten over one sash adorn the walls. A 1916 fir mantel and gas log fireplace features tapered pilasters resembling the numerous other square columns of the house. This room also connects to the master suite by way of two locking privacy doors.

THIRD FLOOR

Remarkably the third floor has been left mostly intact. Underneath layers of paint, the current owner has discovered water base wall murals throughout the floor. The floor contains a ballroom, two bedrooms, a full bath, leaded glass windows, rounded arch windows and several vantage points for viewing Mount St. Helens and downtown Portland. Gas fixtures once adorned four corners of the ballroom. Picture rail moulding wraps around the entire floor. The flooring is clear vertical grain fir.

Ballroom

The ballroom is square with coved, sanded plaster walls and ceilings. Dormers emanate from three directions and provide five arched enclaves. Murals featuring Tlingit Indian symbols line the walls with repeating patterns: a man's face; an abstractly stylized feather; animal ears; a figure suggesting a warrior with shields and a headdress; and the "evil eye" representing the shaman's supreme knowledge. The current owner believes these paintings were executed by Clara Annand. The Annands possessed Canadian Indian artifacts such as baskets and were reputed to have friends in the Indian community from John's work for Canadian railroad companies. These paintings consist of symbols over black stripes on a golden background. They feature ivory, blue, white and black tones, just as would authentic Tlingit ceremonial robes. The ballroom also features a fireplace and mantel, obstructing a portion of the Indian mural, probably added around 1916. The hearth contains old gas logs and ceramic tiles.

Bathroom

The bathroom also contains Tlingit wall murals, suggesting that it was not originally a bathroom at all. A tom thumb bathtub with claw feet sits in front of a rounded arch window inside the south facade dormer. There is mudset over fir flooring and a wall mount cast iron sink. A wall mount toilet tank will be restored by the current owner.

Southwest Bedroom

This room features a dormer projection with a rounded arch window and a walk-in closet. The adjoining walk-in closet is lined from floor to ceiling in cedar. An elaborate leaded glass window with a suggestive "A" sits above the picture rail and opens to the ballroom. The leaded glass contains many rectangular, intricate details.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

Storage Closet

This closet separates the bedrooms and forms the outside wall of the original ballroom. Several fir shelves and hangers serve for storage needs.

Northwest Bedroom

This room was an early addition and protrudes into the original ballroom space. It also features a dormer projection with a rounded arch window. The Indian murals wrap around two of its walls because they were once ballroom walls. Several fir built-ins line one wall, while another intricate, matching leaded glass window opens to the ballroom, just as in the southwest bedroom.

Attic Storage

This room is unfinished. There is fir flooring and the ceiling slopes towards the southeast corner of the roof. A tin pipe still exists which once served as a primitive intercom between different levels of the house.

BASEMENT

The basement is unfinished. It contains a half bath with plaster walls and ceiling, several partially completed storage rooms, and a sleeping chamber with fir flooring. The sleeping chamber has bedded panel walls and a closet with 1912 newspaper lining it. Seven pairs of windows light the basement on the south and west walls. Original laundry sinks, a laundry chute and a dumbwaiter also exist.

GARAGE

The garage dates from the 1920s and needs replacement. The dentil courses will be salvaged and applied to a new structure.

¹ John Labbe, Fares, Please!, Caxton Printers, Caldwell, ID, 1980, p. 56.

² Ibid. p. 125 (photo).

³ Oregonian, 31 May 1908, sect. 3, p. 1; illustration under "Improvements of Vista Avenue, Estimated to Cost about \$125,000 to be Made on Portland Heights."

⁴ Oregon Journal, 28 June 1908, p. 5; illustration under "Proposed Portland Heights Roadway to be Scenic Wonder of West."

⁵ Fred DeWolfe, Old Portland, Press-22, Portland, OR, p. 42; photo with caption "Below Carter Lane."

⁶ Oregonian, 14 March 1909, sect. 3, p. 12; photo with article "Portland is Ideal Residence City."

⁷ Post cards numbered R-62158. "Portland Heights, On the Way to Council Crest, Portland, Oregon," created by the Lipschuetz and Katz Company, Portland, Oregon. Published by the C.T.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

American Art Company, Chicago.

8 Daily Colonist newspaper scraps discovered under the hearth date to September 5, 1916.

9 A photograph from the Oregon Historical Society dated 1919 depicts the trellis.

10 Oregonian, 5 November 1950, sect. 3, p. 1; Nancy Bedingfield, "Ketell's Cottage."

11 Personal interviews with David Eccles Jr., Judy Eccles Paget, and George McMath of AIA on November 2, 1994.

12 Personal interview with Roger Carlile, great-grandson of Clara Annand, by Judi Heise, 9/16/94.

13 Personal interviews with David Eccles Jr., Judy Eccles Paget, and George McMath of AIA on November 2, 1994.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Annand: Community Planning/Developer
Politics/Government
Loomis: Commerce
Invention
Residence: Architecture

Period of Significance

1908-1911
1947-1949

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

Annand, John (1864-1946)
Loomis, Lee B. (1870-1949)

Cultural Affiliation

N/A

Architect/Builder

Lewthwaite, Clifton R.

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Oregon History Center
Loomis Armored, Inc.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

The Annand-Loomis house occupies a preeminent site above Vista Avenue in Portland Heights, overlooking downtown Portland and several mountains. It was designed by Clifton R. Lewthwaite for John Annand between 1907 and 1908. John Annand (1864 - 1946) was a prominent political figure in Portland before, during and after his residence on Vista Avenue. He served as the President of City Council and held City Council offices between 1905 and 1911. Around the period of the house's completion, he proposed and passed ordinances which drastically improved Vista Avenue. He was elected to the Board of Governors for the Portland Commercial Club in 1907 and again in 1911. He then became Chairman of the House Committee and General Manager for the Commercial Club in 1912. Between 1902 and 1912, John Annand was also the General Manager of the Postal Telegraph and Cable Company. After his move from Vista Avenue, he served as Secretary-Treasurer for several securities, finance and insurance companies. He was manager of the Portland office of the Postal Telegraph and Cable Company when he retired in 1936.

Later, entrepreneur Lee B. Loomis (1870 - 1949) resided in the house at the height of his recognition in 1947 until his death in 1949. Lee Loomis built the first commercial armored car west of Chicago and founded Loomis Armored Car Service in Portland in 1925. Loomis Armored Car Service expanded to operate in Pacific cities from San Jose, California to Vancouver, British Columbia under his leadership. Just after his honorable election as the president-emeritus of the National Armored Car Association in 1949, he tragically passed away. Both John Annand and Lee Loomis created lasting esteem for Portland while residing on Vista Avenue.

JOHN ANNAND (1864-1946)

John Annand was born at Hillsburg, Ontario, Canada on November 29, 1864. His parents, Henry and Mary Annand, were "sturdy people" and sought the "best advantages" obtainable in education for him.¹ Seeking to support himself at a mere twelve years of age, he obtained a position as messenger in the Dominion Telegraph office at Barrie, Canada. He also acquired useful knowledge working for the Grand Trunk Railroad Company in Canada, as well as for the Canadian Mutual Telegraph Company and the Montreal Telegraph Company. In this period, he formed habits of "close application, industry and perseverance" which served as the basis for his success.² Recognition in railway and telegraph circles followed. In 1881 he accepted "inducements" by the Northern Pacific Railroad Company and moved westward to Livingston, Montana, where he served as a telegraph operator.³ Promoted then to dispatcher, he was thereby connected with the Northern Pacific Railroad in both Montana and Washington. Next he became the chief dispatcher in Sprague, Washington. In 1888, he accepted a position with the Western Union Telegraph Company as operator in Portland, Oregon. Soon he became the dispatcher for the Southern Pacific and the Oregon Railway and Navigation Company from a "change" in business connections.⁴ In 1890, he became Chief Operator for the Postal Telegraph and Cable Company. On August 17 of the same year he married Miss Clara J. Baker of Portland. Portland City Directory listings reveal that he and his wife moved seven times between 1893 and 1908, about once every two years. In 1897 he was listed as the Superintendent of the Pacific Messenger Company.⁵ From 1902 to 1912 he acted as General Manager for the Postal Telegraph and Cable Company, one of the "most important" railroad and telegraph lines of the United States and Canada.⁶ In addition to this function, he became an influential leader in Portland politics.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Councilman Annand made his first appearance in the pages of the Council Proceedings on July 5, 1905. On July 19 he was first appointed to the Committee on Liquor Licenses. The next day he presented an ordinance to regulate the selling of liquor in bars, saloons and restaurants. The ordinance was to prohibit "boxes, booths, stalls, private rooms, alcoves and other rooms or apartments" in conjunction with the above mentioned establishments.⁷ An article in the Oregonian dated July 20, 1905, reveals that these proceedings were the source of great anxiety for "liquor men".⁸ Councilman Annand continued to either grant or revoke liquor licenses based upon the criteria of further ordinances.

On August 2, 1905, Mr. Annand was elected President of City Council. A caricature in an Oregonian depicts him as he sat across a dinner table from Mayor Lane at a Portland Commercial Club get together.⁹ His likeness stabs a fork into a diminutive steak. The link between noonday luncheons at the Commercial Club and local business deal-making became a resource for Mr. Annand. He was soon appointed to three other Council committees: streets; licenses; and commerce, landings and wharfs.

He then introduced several ordinances regarding environmental concerns. In August, 1905, he passed an ordinance to prohibit the "throwing or depositing of oil in the Willamette River" along with a penalty if one does likewise.¹⁰ On November 15 his ordinance to purchase and maintain "metal boxes or receptacles for waste paper and rubbish" on the city streets of Portland was adopted.¹¹ His investigation into the high prices and poor output of the Portland Gas Company spawned another illustration of Mr. Annand by Harry Murphy in The Oregonian. Councilman Annand's caricature holds a magnifying glass over a barrel with an accompanying nursery rhyme:

It's never too late to investigate the rule-or-bust greased-air
trust. Examine them well, their ways are not heavenly, they'll
steal our eyes if we don't get wise.¹²

His interests in cleaning up Portland were deliberate. In a 1906 Oregon Journal editorial featuring a portrait of him, Councilman Annand told readers that a garbage department should be retained by the city. He asserted that the "poor man" buries garbage in his backyard because of monthly fees exacted by privately owned garbage wagons.¹³ He also stated that a steel crematory for garbage would produce hot water which was sorely needed for cleansing purposes. The current crematory did not have a "drop of hot water" and its capacity was inadequate to match the increasing "heap that reeks" with foul odors.¹⁴ He saw through other ordinances including the protection life on the Willamette, the disposal of dead animals and the regulation of transient fish dealers within city limits.

Through his role in licensing, he granted permission for the operation of various railroad, utility and navigation companies. Some of the names affiliated with these companies were to play a role in his future. His grant of rights to Banfield-Vesey Fuel Company for laying down "pipes, wires and conduits" for the transmission of "heat, power and light" was perhaps more than coincidental. Two years later, the site where Mr. Annand chose to build his house on Vista Avenue was deeded

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 3

by "Lyddon, Vesey" and his next door neighbor was M.C. Banfield. Also, he granted rights of expansion to the familiar name of the Oregon Railroad and Navigation Company. His role as General Manager of the Postal Telegraph and Cable Company most likely eased his design of an ordinance to promptly transmit fire alarms via the Fire Alarm Telegraph System.¹⁵

Meanwhile in January of 1907, John Annand was elected to the Board of Governors for the Portland Commercial Club. Lots were "drawn" by the governors for one and three-year terms; Mr. Annand received a one-year term.¹⁶ On Mr. Annand's motion, a resolution to grant legal registration to "foreign-built" sea vessels and war "prizes," belonging to U.S. citizens, was adopted.¹⁷ This resolution was also submitted to representatives in Congress from the State of Oregon. On a lighter note, he oversaw the appropriation of \$50 to purchase a trophy for the Rose Show and Fiesta.¹⁸ Similarly, he oversaw the installation of an ice plant for the new Club building and sought the betterment of service in the dining room.¹⁹ His last appearance on the Board of Governors for this first term was on January 13, 1908.

On January 18, 1907, he was initiated into the Cathedral Class of the Scottish Rite, identified with the Republican Party. In February, a regional publication entitled The Successful American affirmed Mr. Annand's rise from obscurity to prominence. The same portrait from his editorial page in a 1906 Oregon Journal follows a character sketch replete with compliments.²⁰

On May 5, 1907, The Oregonian featured a new portrait of Mr. Annand as one of three "Republican Nominees for Councilman at Large."²¹ His influence in City Council continued despite his resignation as President after nineteen months' failure to elect his successor.²²

As a member of the street committee, Councilman Annand introduced ordinances that were close to home. An illustration of him in a 1906 Oregonian depicts him as a steadfast figure advocating "arguments in favor" of franchise grants.²³ The majority of these franchises were concerned with urban development. A multitude of streets were graded and improved on motion of Mr. Annand.

The development of Vista Avenue was of direct concern to him. On December 19, 1907, he amended an ordinance regarding the "re-establishing of the location of the curb -- and sidewalk lines" in Portland Heights. The capacity to widen Twentieth Street, which would become Vista Avenue in part, began on his motion.²⁴ On January 19, 1908, the Oregon Journal featured Mr. Annand's house on Twentieth Street, mostly complete, with the caption: "Residence of Councilman John Annand, Portland Heights." The structure is largely intact except for column capitals and certain finishing touches.²⁵ On March 26, 1908, the council adopted Mr. Annand's ordinance to construct a sewer for the house which would connect it to Vista Avenue.²⁶ Three days later, the Oregon Journal published a photograph of the finished house with column capitals and the caption: "John Annand/20th Street."²⁷ In April, Councilman Annand proposed a resolution to change Vista Avenue from the south end of the Ford Street bridge over Jefferson Street to the intersection of 20th and Carter Streets. More than coincidentally, this change included "widening, altering and extending" Vista Avenue from its outset until its conclusion at the block

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

just beyond Mr. Annand's residence, which would remain 20th Street.²⁸ An illustration of the suggested improvements to Vista Avenue was published in The Oregonian on May 31.²⁹ Later, on June 28, the Oregon Journal also featured the illustration with plenty of praise.³⁰

Then on May 29, Councilman Annand proposed that the Portland Railway, Light and Power Company should be allowed to further construct railways in Portland with verbose guidelines.³¹ The operation of their trolleys was crucial for the siting of his residence on Vista. On July 7, The Oregonian indicated that City Engineer Taylor's plan of a forty-five foot wide boulevard with heavy retaining walls on Vista was approved by the City Council committee of streets. The proposed boulevard would follow the Portland Railway, Light and Power Company's Portland Heights system, which was regarded throughout the country as "probably the most beautiful trolley ride in America."³² On July 8, Councilman Annand's Ordinance Number 18079 was adopted and improvements to Vista were set underway alongside the prospering trolley. A photograph indicating the completion of the house and its landscaping appeared on July 26 in The Oregonian, with the designation: "John Annand/Vista Avenue/Portland Heights."³³ The complexity of urban growth during that period was summed up in a statement from Mayor Lane to the Council: "The growth of the City in the past year is unprecedented in its history."³⁴

Councilman Annand continued his roles of leadership in Portland as he resided on Vista. In October of 1908 he introduced a deed of land for the purpose of constructing a reservoir on Council Crest.³⁵ In February of 1909 he proposed and adopted a resolution to discontinue all street improvements until the City Engineer specifically approved them.³⁶ Around this time he also began to serve on the Committee of Health and Police. Later, the Mayor accepted Councilman Annand's ordinance regulating the construction and use of stables in March, 1909.³⁷ Councilman Annand also served on a committee to regulate the "erection and maintenance of signs and banners" in April.³⁸ At the same meeting he sought the grading of Carter Street, one-half block above his residence, and additional help for the City Engineer's Department. He continued to serve as Councilman at large until June 5, 1911.

Between 1902 and 1912, Mr. Annand remained General Manager of the Postal Telegraph and Cable Company. Southwest offices for the company were located in the Portland Hotel and the Porter building, and on streets such as Washington, Morrison, Third and Fourth. There were also offices on Northwest Glisan and Southeast Union. Arthur C. Thorson was the City Superintendent for the company. Advertisements on page bottoms of the 1896 Portland City Directory indicate that the Pacific Messenger Company collaborated with the Postal Telegraph Company. Throughout the Directory, the ad reads: "Ring in the 'O.K.' Box for Messenger."³⁹ Unfortunately, more information regarding the Postal Telegraph and Cable Company has proven difficult to locate.

Mr. Annand was re-elected to the Board of Governors of the Portland Commercial Club in January of 1911 for a three year term. A portrait of him in an ensuing January 30 Oregonian article identifies him as "John Annand, Manager Postal Telegraph Company."⁴⁰ The article points out that the Club was deficient in space for growing membership and that dissensions existed regarding the best way to run the billiard rooms. On February 14, Mr. Annand became part of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

committee to resolve the issue of the billiard rooms. Furthermore, the 1911 Commercial Club brochure lists him on the committee for Library and Property as well as the Reception Vice Chairman.⁴¹

Before the Commercial Club became the Portland Chamber of Commerce in 1915, the Club provided luxurious hotel, dining and entertainment quarters for businessmen. Mr. Annand assumed various roles from managing the entertainment to finding a new club location. Apparently even the entertainment of Colonel Roosevelt was "informally" discussed in March of 1911.⁴²

In April of 1911, Mr. Annand participated in a committee regarding a mishap with an Arlington Club formal occasion. A letter of apology was issued to the Arlington Club concerning their payment for the use of "silverware" and "glassware" in November of the previous year. This incident, among others, pointed to a certain friction among influential Portlanders in clubs.⁴³ John Annand's cancellation from a contract with the Commercial Club in 1913 remains a curious fact.

Notwithstanding, Mr. Annand enjoyed the company of his adjacent neighbors on Vista at the Club. He repeatedly reported on James W. Cook's changing resignation status.⁴⁴ Also, M.C. Banfield, representing the Employers Association, shared a role in the application process through which Mr. Annand assigned Club memberships.⁴⁵ Mr. Annand directed the posting of new members' names for the Club. One such newcomer during Mr. Annand's residency was the noteworthy businessman J.C. Ainsworth.

In 1911, John Annand was bestowed a great honor by way of a biographical sketch in Joseph Gaston's Portland: Its History and Builders. Mainly focusing on his rise to success in the Postal Telegraph and Cable Company and in local political circles, the article also indicated his participation in Masonry, the Old Time Telegraphers Club, and the Irvington Tennis Club.⁴⁶

By the last quarter of 1911, Mr. and Mrs. Annand faced financial hardship in their home of choice on Vista. After sealing a warranty deed on Halloween, they swapped residences with nearby neighbors Robert E. Montgomery and his wife Charlotte von Trothe Montgomery. Certainly this was an unfavorable turn for Mr. Annand.

At the outset of 1912, Mr. Annand remained on the Reception Committee for the Commercial Club and became Chairman of the House Committee.⁴⁷ On January 28, the Oregonian described the decision to move the Club to Southwest Sixth Street in the stead of a marketplace. The majority of the members viewed that the growth of the Club "warrant(ed)" change.⁴⁸

Effective on September 1, 1912, Mr. Annand became General Manager of the Club.⁴⁹ One month later, he was appointed to a committee to decide which eligible candidates should become members of the Club.⁵⁰ At the close of the year, he was placed in charge of the installation of several bowling alleys.⁵¹ In January of 1913, he approved a bid of \$4,750 to complete the bowling alleys.⁵² During the same session, the Portland Commercial Club and the Portland

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Chamber of Commerce consolidated their publicity work for a one year period. Possibly as a result of consolidation, a committee formed on January 21 to close Mr. Annand's two year contract with the Club.⁵³

Lastly, Mr. Annand gave a "personally conducted" tour of the seven story Club for the Oregonian around January 19, 1913.⁵⁴ The journalist described the Club as the "Mecca of business men" and noted many improvements which were the result of Mr. Annand's efforts. First, he described the trip with Mr. Annand as "interesting." Next, he jested that the two billiard rooms were "busier" than the dining rooms with men giving orders at the grill and doing a " juggler's act with fork and cue." Then, the journalist became enamored by the on-site ice plant which produced sawn, "individual" cubes of ice for drinking water. Most importantly, the journalist asserted that the Club served as a "model" for clubs in other cities. The author elucidated this point:

This winter a man from Minneapolis who was a guest of the club remarked upon its similarity to the Minneapolis Commercial Club, not knowing that the club in his city had sent for the plan of the Portland club and followed it in organizing its own.⁵⁵

On January 26, 1913, The Oregonian described Mr. Annand as having "complete authority over all employees and other service" for the Club.⁵⁶ Unfortunately Mr. Annand's contract had been closed one day earlier, evidently not a publicized fact. To be sure, Mr. Annand had contributed to the solid reputation of the Club and served as an esteemed public relations figure to the community at large.

Between 1919 and 1923, Mr. Annand became the Secretary Treasurer for several companies. The list includes: American Securities Company, Northwest Finance Corporation, Second Northwest Finance Corporation, Western Finance Corporation, American Warehouse and Sales Company and American Insurance Agency.⁵⁷ Two stock certificates from the Western Finance Corporation dated September 30, 1919, have been obtained by the current owner of Mr. Annand's residence. Mr. Annand's inscription remained "J. Annand" even as he came to prefer the name "Jack".

He continued to work as a manager and telegrapher at the Postal Telegraph and Cable Company until he retired in 1936. He was a 50-year Mason at the time of his death. His various club involvements were impressive: Ivanhoe Lodge, Knights of Pythias, Hawthorne Lodge Number 111, Washington Lodge Number 18, Knights Templar commandery number 1, Oregon Consistory, Al Kader Shrine, the Auld Lang Syne society and the Morse Telegraph Club of America.⁵⁸

Clara Annand died around September 4, 1937, and Mr. Annand, known as "Jack" since 1921, died at 82 years of age on September 15, 1946. He lived in Seaside for his last five years and passed away at a Hillsboro hospital.

CLIFTON R. LEWTHWAITE (?)

Clifton Lewthwaite, contractor for the construction of John Annand's residence, did not

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 7

permanently reside in Portland, Oregon. Beginning in 1904, the City Directory lists him as occupying various professional capacities in Portland until 1915. Because the term "architect" was not legally defined in Oregon until 1919, one may infer that perhaps he, as "contractor," executed both design and construction.⁵⁹

In 1904 he was listed as a draftsman for David McKeen. The following year he was listed as a carpenter, residing at 90 E 29th Street. He then moved to 151 E 28th Street for four years. In 1906 he formed a business entitled Rasmussen and Lewthwaite. An article in the Portland Journal of Commerce on December 18, 1906, stated that Rasmussen and Lewthwaite had an "immense amount" of house building planned.⁶⁰ Between 1907 and 1909 he served as the Secretary for the Oregon Diamond, Coal Mining and Development Company. Mr. Lewthwaite's work as an "architect" for a double house in Sunnyside was noted in October of 1909 in the Portland Journal of Commerce.⁶¹ By 1910 he moved to 134 E 29th Street and was listed as an architect in the City Directory. From 1911 to 1913 he created a business called Roots and Lewthwaite and his home changed from 34 E 57th Street to 360 E 56th Street. Before 1914, he married Lois M. and she lived with him at the same address for the following year. In 1915, he began the C.R. Lewthwaite Company with a "garage and fuel" address at 1380 Hawthorne Avenue. Information beyond 1915 is unknown.

Mr. Lewthwaite sometimes collaborated in constructing apartment buildings and residences. He worked with Mr. Tobey, a contractor responsible for James W. Cook's residence which neighbors John Annand's home. Apparently Mr. Lewthwaite worked with E.M. Rasmussen during the construction of Mr. Annand's home. An inaccurate article in the Portland Daily Abstract records that the John Annand house was built on Northeast 21st Avenue by Rasmussen and Lewthwaite. Perhaps there were initial plans to do so, but this clearly was not the location of Mr. Annand's completed residence. Today the Hallock advertising agency occupies another noteworthy C.R. Lewthwaite dwelling on NW Irving Street. The current owners of Mr. Annand's home have documented features of the related Lewthwaite building for the purpose of historically augmenting the John Annand residence.

LEE B. LOOMIS (1870 - 1949)

Four years after the birth of John Annand, Lee B. Loomis was born at Elm Hall, Michigan on June 24, 1870. His father, George H. Loomis, made his living in general merchandising and logging. As a young boy, Lee worked in his father's general store. When Lee was 12, his family moved to Ipswich, South Dakota, where his father again started a general merchandise business, in addition to raising cattle. Lee punched cattle and tended stock.

Lee Loomis married at the age of 20, and four years later, in 1894, he sent his wife and three children to Seattle, Washington, along with \$50, which he had borrowed. He followed his family across country by working at punching cattle and breaking horses. On the last leg of the journey, he hitched a ride on a freight train in eastern Washington. Once in Seattle, he operated a feed business with a brother-in-law until 1897.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

News of the Alaska gold rush prompted Mr. Loomis to venture northward. On July 24, 1897, Lee embarked on the second ship out of Seattle--the S.S. Mexico--to the Alaska Territory. In this new frontier, he worked by packing supplies in and out of mines. In 1905 he and a partner formed the Cleary Creek Commercial Company, a supply store in Cleary Creek, near Fairbanks. Cleary was the site of a large gold strike. Mr. Loomis' company offered the first free delivery service to the miners of that area. He acted as a banker for "one of Fairbanks' biggest outfits" by carting back hundreds of pounds of gold for them, after making supply deliveries to them.⁶²

The log cabin where he resided and kept his store has been relocated to an historic park in Fairbanks, Alaska, called "Alaska Land." Spanning 44 acres in the downtown area, Alaska Land is filled with Alaska's history and was originally built to commemorate the 100th anniversary of the purchase of Alaska from Russia.⁶³ A plaque on the front of his cabin today reads: "Home of Lee B. Loomis, of Loomis Security. Built in 1903 for \$800. Note the leaded windows."⁶⁴ A personal letter from Renee Blahuta, President of the Tanana Yukon Historical Society, verifies that Lee Loomis transported gold from the interior to Valdez and requested more information about Mr. Loomis for "Alaska Land" information kiosks.

In 1904, Mr. Loomis described his mushing with dog-sleds as a "danged unsafe way to transport money."⁶⁵ He wondered why someone "didn't plug him" and pilfer his precious cargo.⁶⁶ Realizing his luck at mushing others' bounty wasn't going to last forever, he conceived of the idea to transport "valuables" by way of an armored car business.⁶⁷

In 1908, the year the Annand house was completed, Loomis returned to Seattle, and subsequently owned and operated the Westlake Sales and Livery Stables at Westlake and Mercer Streets. These were the largest livery stables west of Chicago.⁶⁸ For the next 14 years, he shipped and sold to Alaskans most of the horses used there, especially heavy draft horses. He also provided the horses used by the Seattle Fire Department, departments stores, commercial houses, and the U.S. Army at Fort Lewis. His horses came from Oregon, Montana, Iowa, and Nebraska.

In 1922 he returned to Alaska where he headed up two trading posts. Upon his return to the States in 1925, he moved to Portland, Oregon, where he founded the Loomis Armored Car Service. Lee Loomis was now in his mid-fifties.

Although the first armored car had been built in 1917 in the East, their use had not spread widely; there were not any armored cars in the northwest. Funded by money he made in Alaska, Loomis bought a chassis and enlisted a Portland carriage company to build an armored car around it. Several months and \$8,000 later saw the completion of a vehicle of heavy steel to repel bullets, with glass windows 1 1/2" thick, gun portholes for rifles, revolvers, and machine guns surrounding the car. The vehicle also featured two separate bullet-proof compartments, an innovation conceived by Mr. Loomis. The two compartments were to later become an industry standard. From the founding days of the company and onwards, one guard was to remain in one of the compartments at all times. The two doors, one for each compartment, were never to be opened together. Mr. Loomis' "Old Number 1" was the "first commercial armored car built west of Chicago."⁶⁹

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

The first customer for Loomis Armored was the Federal Reserve Bank in Portland, followed later by other banks. Other businesses were not inclined to agree that their unprotected foot messengers taking deposits and withdrawals to the bank were at risk. But by the middle of the Roaring Twenties, the automobile had become the getaway vehicle for robbers. In 1927 the breakthrough for the company came to pass: an epidemic of violent crime in Portland. When a messenger boy for a big department store was robbed of \$23,000, the very next day Loomis' "Old Number 1" was transporting their money for them instead. Ironically, the department store had previously turned down Loomis' business.

After enlarging the Portland operations for five years, Loomis expanded the business to Vancouver, British Columbia. His son Walter opened a branch in Seattle. In 1932 the corporate headquarters were moved to Seattle.

Crime skyrocketed during the early years of the Depression, and by 1934 Loomis Armored Car opened operations in Tacoma and Spokane. By 1940 Loomis had expanded into San Francisco, Sacramento, and Oakland, California.

San Francisco, especially, presented the most competitive environment the company had faced thus far. Banks offered their own free deposit pick-up service or, for a small fee, an escort service was provided by police. An additional armored car service from Chicago was operating there. Loomis Armored Car Service was able to overcome these obstacles and succeed as a result of their reputation for outstanding service in the northwest.

Mr. Loomis and his wife Grace bought the residence at 1825 S.W. Vista Avenue on August 28, 1947.⁷⁰ He chose to live there during the height of his recognition, even as his company headquarters moved to Seattle to fall under his son Walter's direction.

At the age of 78 and still President of Loomis Armored Car, Mr. Loomis traveled to Tampa, Florida, for the Armored Car Convention. There he was honored by being elected President-Emeritus of the National Armored Car Association.⁷¹ This was an outstanding culmination for his enterprising and influential career. Afterwards, he died in Charleston, South Carolina, while en route to Portland. At the time of his death, his firm had more than 50 cars and almost 200 employees.⁷² His son Walter succeeded him as President of the company. Grace, his widow in 1949, sold the house on Vista Avenue to Herbert Ketell.

Mr. Loomis' tenacity echoed to company employees after he passed away through a paragraph in a 1957 company newsletter entitled The Loomis Dispatch:

How much money does an armored car carry? Loomis says he doesn't know. Neither does the driver nor the guards. "That's one of the safeguards," retorted Loomis. "The risk of cracking a car is terrific and the thugs never know whether they'd get a hundred or a million or nothing". "Armored cars, like an impressive vault door in a bank, are largely show-window," Loomis said. "There's safety in the publicity. A robber takes

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 10

one look and decides they're too tough to monkey with -- which they are". Rapping sharply on wood, Loomis admitted that no hold-up attempt had ever been made against one of his cars.⁷³

Mr. Loomis pioneered the armored car industry in the western United States and thereby played a distinct and significant role in the history of the Annand-Loomis residence.

In 1979, the Loomis family era of running Loomis Armored Car Service ended. An Australian company purchased Loomis Corporation and retained it until 1991. In 1987 Loomis Armored Car sold its Portland armored car inventory to Armored Transport. The company was subsequently sold to Wingate Partners. Later this year, Loomis Armored Car will merge with Wells Fargo Armored Car of California. It will be a merger of equals and when so merged, will be as large as Brinks Armored Car Service, currently the largest armored car service in the nation. The new entity incorporating Loomis Armored Car Service intends to operate in Portland again.⁷⁴

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 11

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 12

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 3

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

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 4

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Annand-Loomis House
Name of Property

Multnomah, Oregon
County and State

10. Geographical Data

Acreege of Property less than one acre
0.31 acres (150 x 91 feet)

Portland, Oregon-Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>1</u> <u>0</u>	<u>5</u> <u>2</u> <u>3</u> <u>7</u> <u>6</u> <u>0</u>	<u>5</u> <u>0</u> <u>3</u> <u>9</u> <u>9</u> <u>6</u> <u>0</u>
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Brent L. Heise

organization N/A date September 18, 1996

street & number 1825 S.W. Vista Avenue telephone 503/228-2156

city or town Portland state Oregon zip code 97201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Judith A. Heise

street & number 1825 S.W. Vista Avenue telephone 503/228-2156

city or town Portland state Oregon zip code 97201

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United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Verbal Boundary Description

Beginning at a point in Block fifty (50) CARTER'S ADDITION, 150 feet Northerly and 100 feet Westerly parallel with the Easterly and Southerly side lines of said Block from the Southeasterly corner of said Block 50; running thence Westerly parallel with the Southerly line of said Block 50, a distance of 91 feet; thence Northerly at right angles, 150 feet to the Northerly line of said Block 50; thence Easterly along the Northerly side of said Block 50, a distance of 91 feet; thence Southerly 150 feet to the place of beginning, in the City of Portland, County of Multnomah and State of Oregon.

SUBJECT HOWEVER

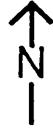
to a private roadway agreement between A. C. Banfield et al recorded August 3, 1905, in Deed Book 340 at Page 210, covering a private roadway over and across the South 10 feet of the above described property.

Boundary Justification

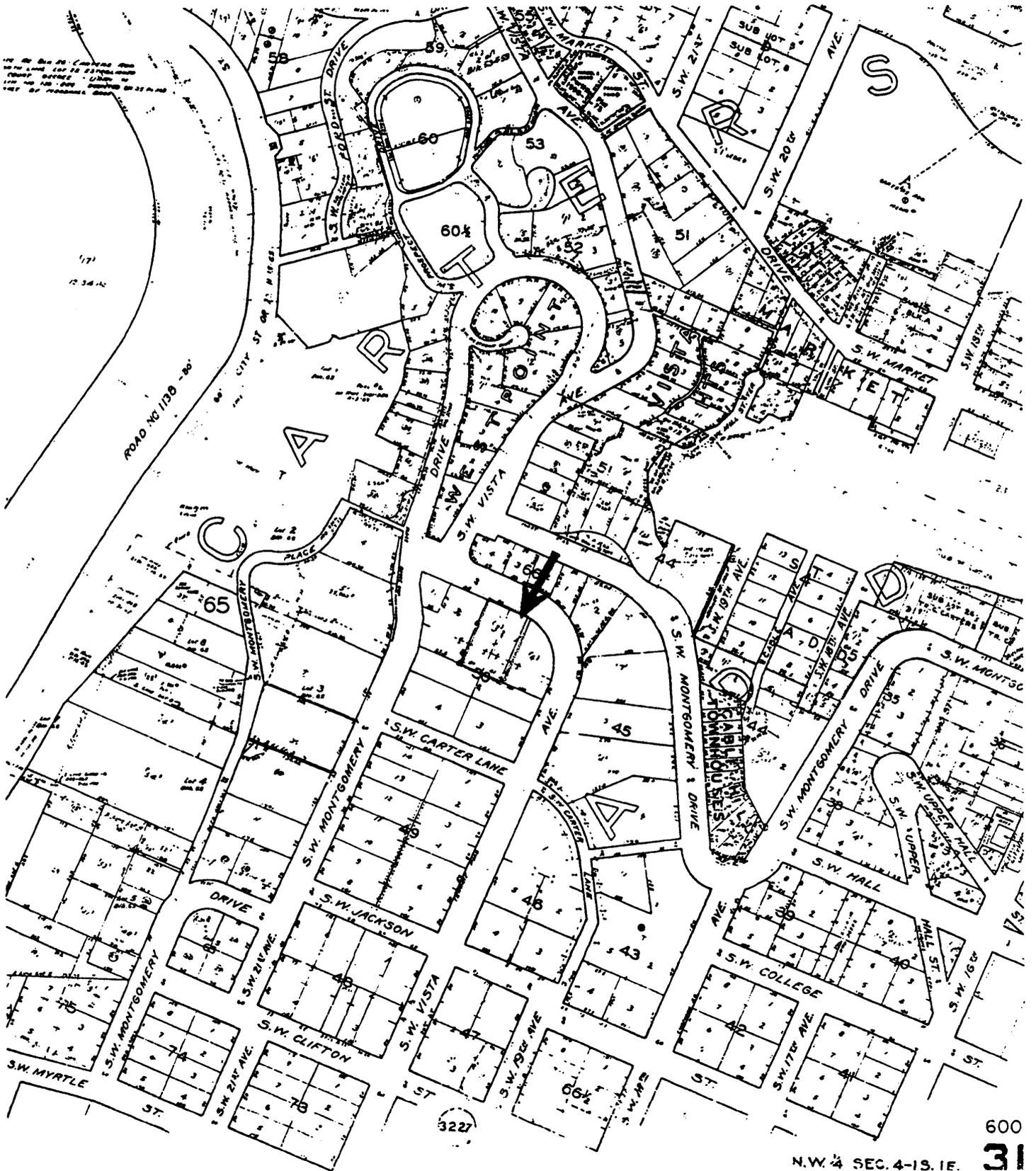
The boundary justification is that the site is a city lot retaining its original property lines.

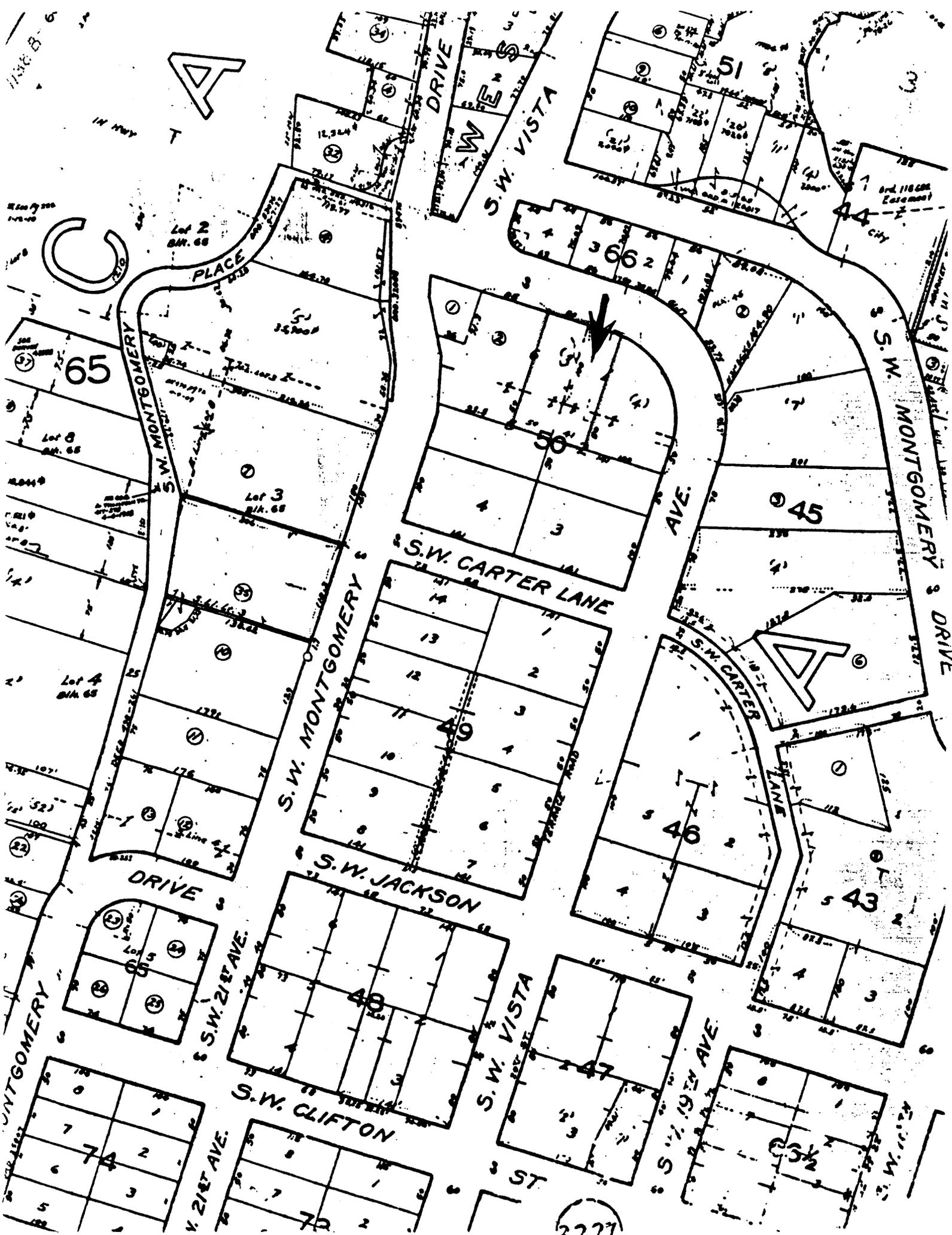
TICOR TITLE INSURANCE

This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.



MAP NO. 3127





A

C

65

Lot 2
S.W. 65

Lot 3
S.W. 65

Lot 4
S.W. 65

S.W. CARTER LANE

50

45

A

46

43

S.W. JACKSON

40

S.W. VISTA

S.W. CLIFTON

ST

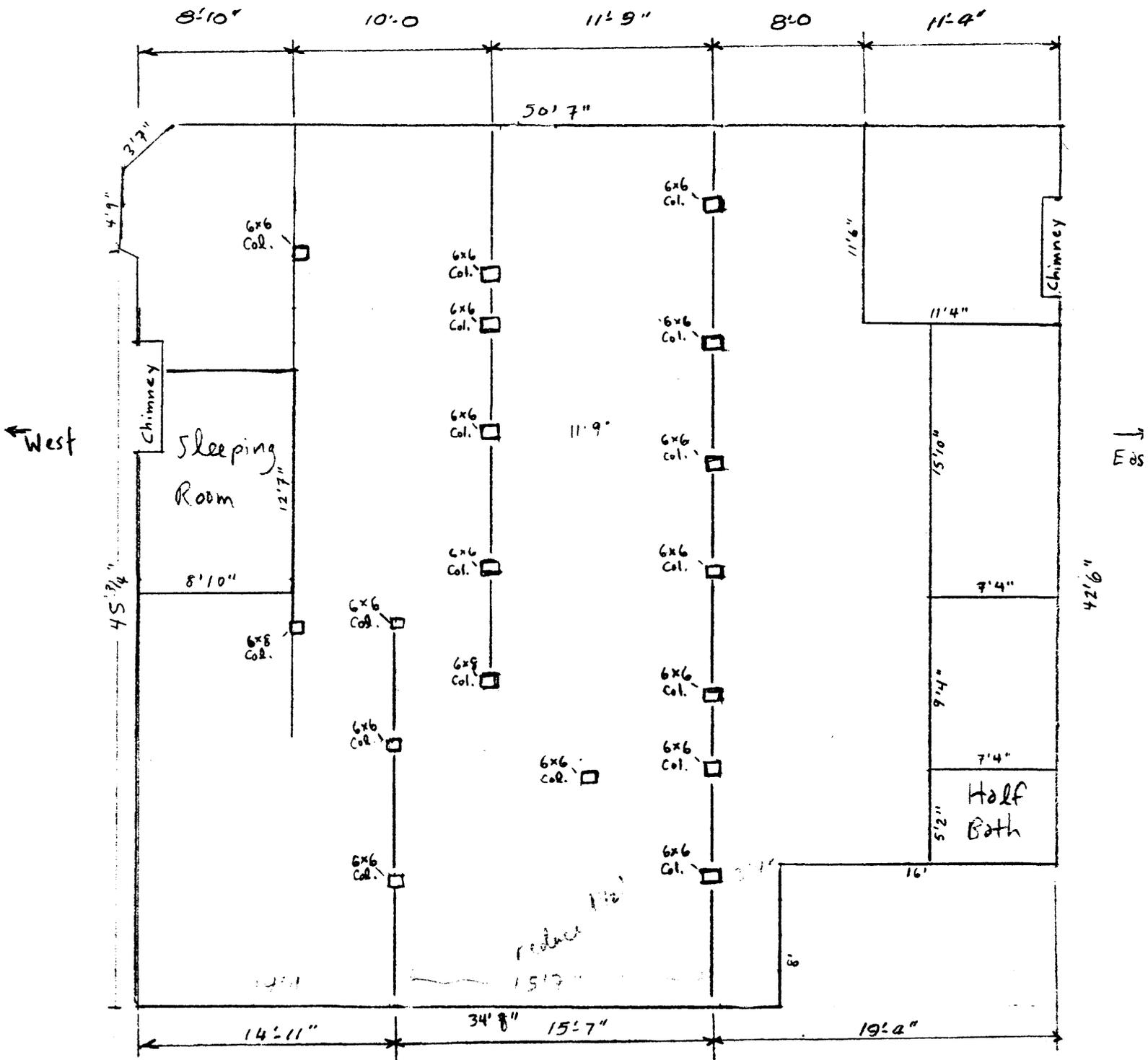
S.W. 19TH AVE

3227

1825 SW Vista Ave. BASEMENT LEVEL
Portland, OR 97201

North
↑

$\frac{1}{8}$ " per ft. scale



↓
South

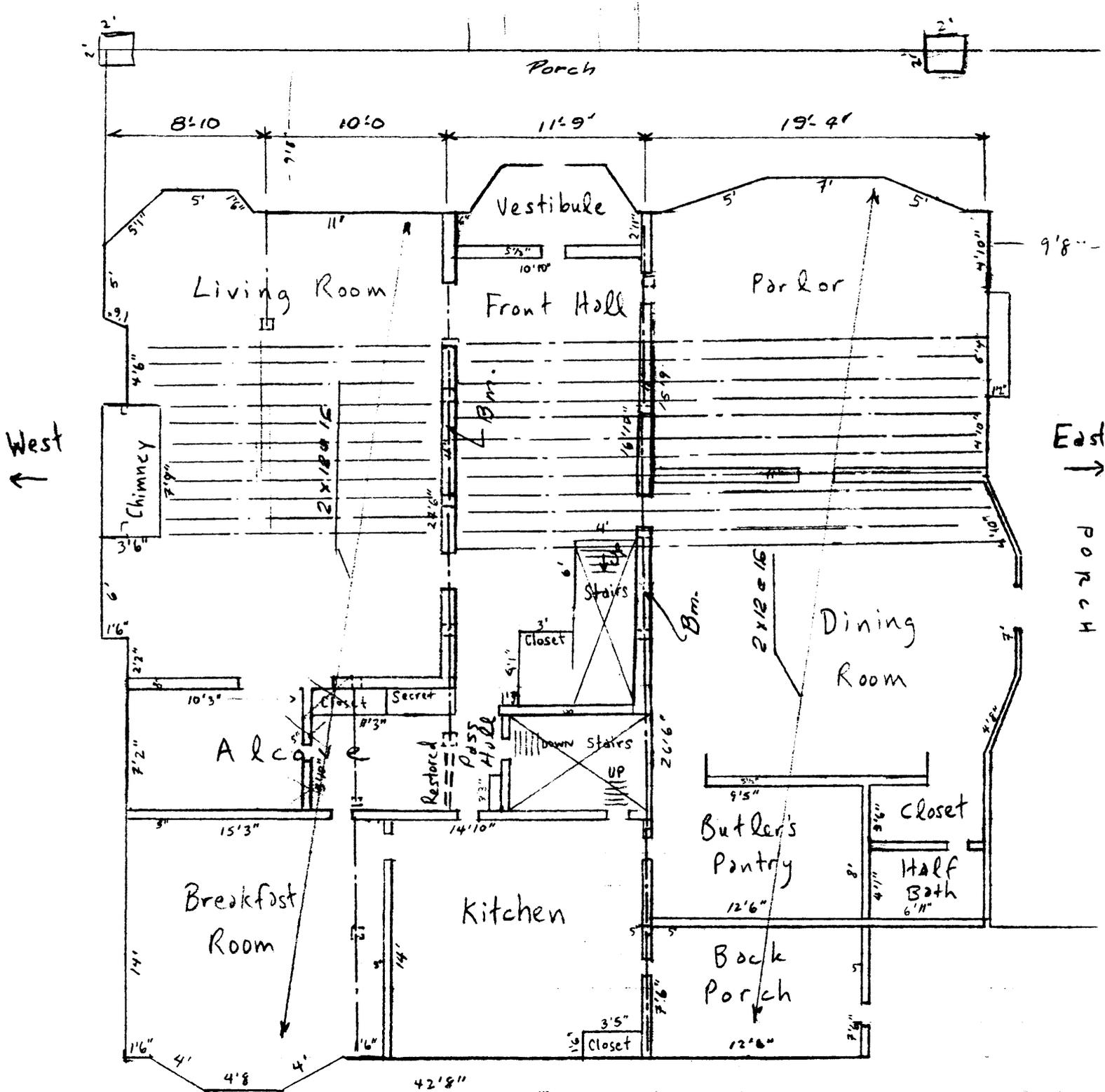
Brent Heise
December 1995

1825 SW Vista Ave.
Portland OR 97201

FIRST FLOOR

1/8" per ft.

North
↑



West
←

East
→
PORCH

↓
South

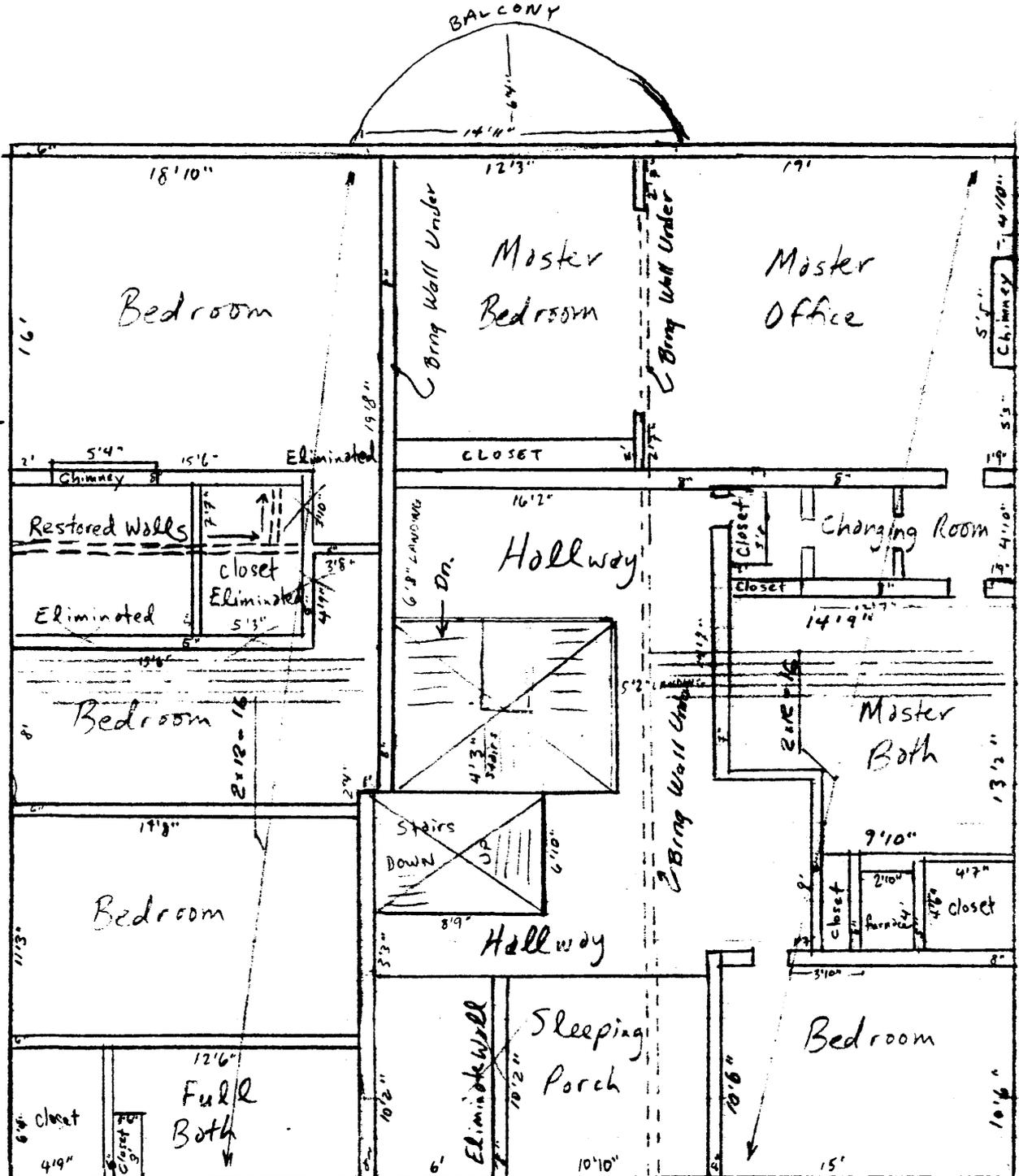
Brent Heise
December 1995

1825 SW Vista Ave.
Portland, OR 97201

SECOND FLOOR

1/8" per ft.

North
↑



South
↓

Brand Heise
December, 1995

1825 SW Vista Ave.
Portland, OR 97201

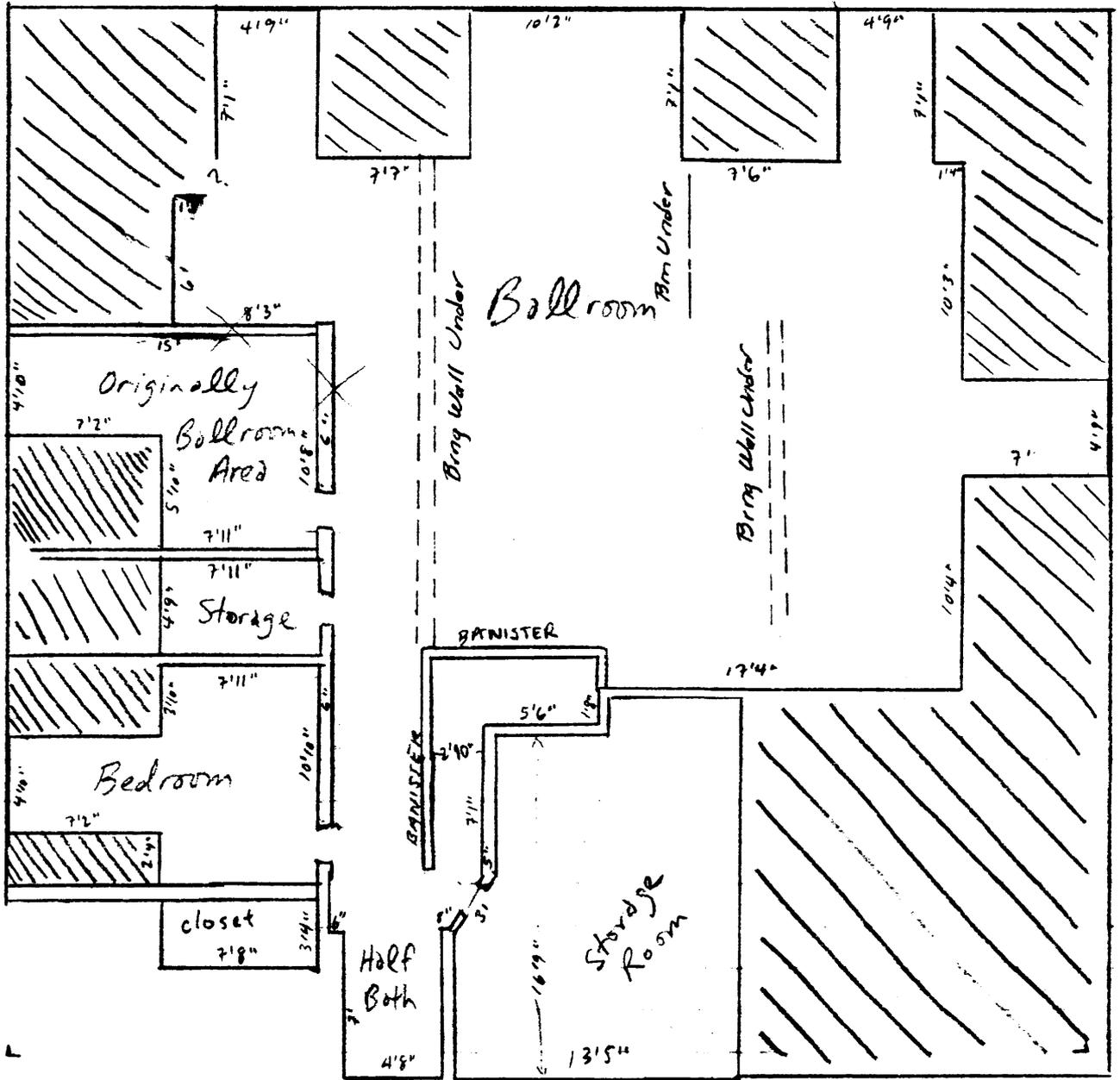
THIRD FLOOR

$\frac{1}{8}$ " per ft.

North



West



East

South

Brent Heize
December 1995