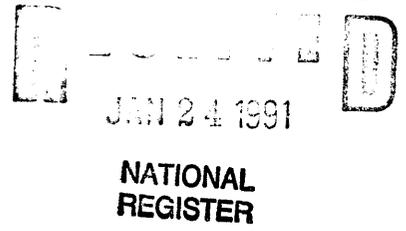


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name Smith, Percy A., House  
other names/site number \_\_\_\_\_

2. Location

street & number 01837 SW Greenwood Road  N/A not for publication  
city, town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97219

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
James M. Herrick January 3, 1991  
Signature of certifying official Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

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

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  
 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:)  
  
William J. ... 2/22/91  
Signature of the Keeper Date of Action  
*for*

---

**6. Function or Use**

---

Historic Functions (enter categories from instructions)

Domestic: single dwelling

---

---

---

Current Functions (enter categories from instructions)

Domestic: single dwelling

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---

---

**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th Century and Early 20th Century  
Revivals:

---

---

Materials (enter categories from instructions)

foundation concrete

---

walls stucco and brick

---

roof stone - slate

---

other

---

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---

Describe present and historic physical appearance.

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### Setting

The Percy A. Smith house was constructed in 1922 on Blocks 112 and 113 of the Dunthorpe Addition to the City of Portland Multnomah County, Oregon. The parcel of land is specifically located on S.W. Greenwood Road at the intersection of S.W. Tryon Hill Road. The property originally comprised about eight acres. The current owner Dr. Kimberly sold some of the land to his son some years ago, and the present property is about 3-1/2 acres.

### Description

Family tradition has it that Percy Smith hired A. E. Doyle to design his house and then, at some stage in the design, dismissed him because he really wanted to design the house himself. What input if any Doyle may have had on the design has not been determined. Percy Smith's name is not on the Doyle job list so Doyle's connection may have been very brief.

This is a very personal house and all the details of its construction are the personal creation of the owner and perhaps the craftsmen he employed to carry out its construction. Smith was an engineer for Portland Woolen Mills, and during World War I owned a shipyard which made wooden ships. After the war he owned the West Made Desk Company, employing dozens of craftsmen to make the furniture. These various activities of the owner influenced the design of this house, as did the fact that his parents came to this country from Germany.

Over the front door of this house is carved this inscription: "M.M.S. & P.A.S. 1922 to Children's Happy Dreams." This goes far in explaining this fanciful house. If one attempts to put a name to its style one could best describe it as a German hunting lodge. It is definitely an Old World house, and most of the antique furnishings which fill it also came from the Old World.

A driveway with a turning circle leads to the front door which opens into a narrow transverse entry with its inner door offset to its opposite end in an arrangement which might have its reasons in defense. From this inner door one enters a long gallery with a stone floor, and with heavy beams supporting the ceiling. These beams, and others throughout the house, were left over after the

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war in the Owner's shipyard and were taken from the yard to be used on this house. Each beam is elaborately carved, the carving having been done by Smith's craftsmen in his furniture factory.

At the right end of this gallery is the crowning glory of the house, its great hall, a 24'x38' room with its roof trusses exposed, a carved stone fireplace at one end, and a balcony which projects into the room at the other. The walls are completely paneled in oak and the floors are wide boards of teak. The furnishings are mostly European antique.

At the center of this gallery is a doorway leading to a small suite with a bedroom, bath and study. The study is also paneled in oak and the floor is covered with "tiles" of leather. This is a cozy room, now covered with mementos of the doctor's career. The stair to the second floor also originates at this door from the gallery.

At the left end of the gallery is the dining room. In the beam over the doorway to the dining room is carved "In Vino Veritas." This is also a large room, 18'x26' in size. A large stone fireplace is on one side, and two large wood girders framing into the fireplace support the ceiling beams. The walls are all stone.

Off the dining room is the service wing with kitchen, pantry and stair hall.

Concealed in the paneling of the great hall and under the projecting balcony is a secret door, virtually undetectable, leading to the stair to the basement party room. The stair risers are constructed of solid timbers, and the ceiling over the stair is a barrel vault. In the basement the stair comes out on a hallway with stone walls and floor. At one end of the hall is the wine cellar with an iron gate in front of its door. At the other end of the hall another iron gate guards the door to the party room. This room, with stone walls and floor and a carved stone fireplace, has a beamed wood ceiling. Its girders rest on stone bolsters in the shape of human heads, each with a different facial expression. The room has a theatrical atmosphere of other-worldliness.

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The service wing basement has a boiler room and various storage spaces and a stair to the kitchen above.

The second floor is reached by the stair off the gallery which lands at the balcony projecting over the great hall. A few more risers take one to the upstairs hall off which are three bedrooms and a linen room. The master bedroom, the same size as the dining room below, has a fireplace and a large tile bath attached. The service wing has two bedrooms and a bath.

This house was constructed with exterior walls of reinforced concrete which are surfaced with heavy stucco, the surface of which has been striated with deeply raked patterns of great interest. A portion of the exterior is faced with brick laid in a herringbone pattern. Windows are wood casement and most have leaded glass. In the principal rooms colored glass ornaments are set in the glassing. The roof is surfaced with gray slate.

Mr. Smith built this house to last forever. No expense was spared for quality materials and painstaking hand labor in order to produce the effect of an Old World building which he wanted to achieve.

The entire interior of the house is in original condition as is the exterior with the exception of the addition of a covered porch off the dining room and master bedroom, and a covered patio at the rear of the great hall. A two-car carport has also been added at the end of the service wing. These additions are all light construction which have not harmed any of the original work but are not attractive or in keeping with the house.

This house is a one-of-a-kind creation; and its quality and design are a fine monument to Percival A. Smith and his wife and the dream which they transformed into reality.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1922

Significant Dates

1922

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Percy A. Smith (attributed)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property c. 3.43 acres Lake Oswego, Oregon 1:24000

UTM References

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5	0	3	1	2	8	0
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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The nominated area is located in SW¼ Section 35, Township 1S, Range 1E, Willamette Meridian, in suburban Multnomah County, Oregon. It is legally identified as Block 113 and West 110.40 feet of the south 355 feet of Block 112, Dunthorpe Addition to the City of Portland. The property is bounded by SW Greenwood Road on the south and SW Tryon Hill Road on the west, and on the north and east is surrounded by other residences.

See continuation sheet

Boundary Justification

The nominated area of approximately 3.43 acres follows the legally recorded lot lines of the entire parcel presently occupied by the house built for Percy A. Smith in 1922.

See continuation sheet

**11. Form Prepared By**

name/title John M. Tess, President with Richard E. Ritz, FAIA  
organization Heritage Investment Corporation date July, 1990  
street & number 123 NW Second Avenue, Suite 200 telephone (503) 228-0272  
city or town Portland state Oregon zip code 97209

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## SUMMARY

The large, irregularly-configured house of stuccoed reinforced concrete that was built for Percival A. Smith and his wife on SW Greenwood Road in the exclusive Dunthorpe residential development on the southern outskirts of Portland, Oregon was constructed in 1922 from plans heavily influenced by the owner himself. According to tradition, Mr. Smith engaged leading Portland architect A. E. Doyle to prepare the plans, but, eager to effect a particular vision, he elected to carry the project to completion independently. The project was not entered into the Doyle firm's job list. It is conjectured that Smith was a devotee of architectural craftsmanship but did not wish to be held to the discipline imposed by an architect.

Originally the centerpiece of an eight-acre estate, the house now commands a site of less than half the size. It is locally significant under National Register Criterion C as an example of eccentric design in the English Cottage style which carries forward the Arts and Crafts tradition, and is interesting for its lavish, "other worldly" quality. Indeed, with its fanciful grotesques, its colorful leaded glass, its stone and leather finished and timber features, it is an though one of the famed illustrators of children's tales and adventure stories, an Arthur Rackham or N. C. Wyeth, had been asked to prepare detail drawings for a northern European manor house. Smith's background as an engineer for the Portland Woolen Mills and wartime shipyard owner, and, above all, his role as head of the West Made Desk Company, a leading Portland furniture manufactory, gave him the construction know-how and access to materials and craftsmen to carry out such a project. The arresting finish work includes exposed timber trusses, solid oak posts and beams carved with stylized repeating ornament and corbels having anthropomorphic detail.

Architecturally, the two-story house is a conventional, picturesque design in the English Cottage/Norman Farmhouse vein having a hip-roofed core from which angled, gabled wings extend in opposing directions. At the roofline are prominent chimneys and intersecting gables. Exterior elevations are enlivened by the wavy striations of heavy raked stucco, small areas of herringbone brick and half timbering, carved vergeboards, corbel grotesques, and a variety of casement windows with multi-light or diamond-pattern leaded glazing. The house is noteworthy as the successful work of

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an amateur, an example of architectural whimsy that hangs together in spite of itself and clearly is unmatched in its category and period in the metropolitan area.

Percy and Marjorie Smith occupied the house from 1923 to 1947. The property subsequently was acquired by the Smith's son-in-law and daughter, a factor which has contributed to scrupulous preservation of the atmospheric interior. The important exterior alterations consist of porch, patio and garage additions. A recent storm window installation is relatively comprehensive, but readily reversible.

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### Significance

The Percy A. Smith Residence is located at 01837 Greenwood Road on Blocks 112 and 113 in the Dunthorpe Addition to the City of Portland, Multnomah County, Oregon.

### Dunthorpe/Riverwood

Prior to 1850 the land south of Portland and Lake Oswego was inhabited by the Clackamas Indians. In 1850 William S. Torrance and his wife Mary Jane, claimed 640 acres on the west bank of the Willamette River. This area comprised what is now Riverwood, Abernethy Heights, Riverdale, Palatine Hill, and Dunthorpe. Torrance mortgaged most of his claim to Lloyd Brook, keeping only a nine acre plot.

In the 1880s the Ladds' acquired part of the original Torrance land claim along the Willamette River. A portion of this area became the focus of a group of families, including the Ladds, Failings, and Corbetts, who wanted to build a cemetery. The group formed an association and a 300 acre tract of land was cleared for the Riverview cemetery in 1882.

William S. Ladd and Simeon Reed purchased several hundred acres south and west of Riverview cemetery, down to what is known today as Lake Oswego, to be used for iron-ore development. The Oregon Iron and Steel Company was incorporated in 1882 by William S. Ladd, Simeon Reed and Henry Villard. By 1889 the company was the largest metal working plant in the Northwest. The plant for the iron and steel company was located south of the Dunthorpe area and was closed in 1894 due to economic problems.

Country estates were being built in the Palatine Hill district in the 1890s. The plat for Palatine Hill was filed in 1886 by Amos and Melinda King. Charles H. Carey built a home in 1896 in the Palatine Hill area. Another section of the Ladd territory was developed by Henry Ladd Corbett. In 1904 Henry L. Corbett purchased some land in the Riverwood area, known at the time as Rivera. This part of Riverwood had been the site of the White House hotel and race track before it was destroyed by fire in 1904. In 1909 Henry L. Corbett platted the Riverwood/Abernethy Heights district and an extension of Riverwood Road was completed in 1910.

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One of the early builders in the Abernethy Heights district was Portland grain tycoon Peter Kerr. He built a Scottish manor house in Abernethy Heights- Elk Rock which is just north of Dunthorpe.

### Dunthorpe

The Dunthorpe development was one of many real estate developments involving the Ladd Estate Company. It began in 1916 when William M. Ladd selected a 125 acre plot for the upper Dunthorpe development. Several restrictions were placed upon the land. The deed stated that only residential buildings, and buildings to keep domestic animals could be built. Domestic animals were allowed on the land, but swine and goats were specifically restricted. All main houses that were built in Dunthorpe had to cost at least \$3,000. Advertising signs were not allowed to be posted in the area and the selling and disposing of liquor was restricted. There was also a restriction against persons of "African or Mongolian descent" living in the area, except if they were house servants. The developers felt these provisions were necessary to protect the property rights of the Dunthorpe area.

Land for the lower Dunthorpe development came from Ladd's Oregon Iron and Steel Company. This wooded area of land was sold to the Ladd Estate Company for \$1 when the iron company was dissolved. The Ladd Estate Company developed the area into an attractive district for country living. When the Ladd Estate Company offered residential tracts for sale in 1922, the district had 165 acres. The Oregonian reported that the development had "perfected an ideal, the fulfillment of many a city man's dream -a country home, in scenic surroundings, in a thoroughly restricted district, with every city convenience." With the advent of the automobile and rapid transit, the previously isolated area was readily accessible and only a short distance from downtown. By 1922 the roads were paved and both street car and stage had routes to Dunthorpe. The Riverdale school was on the boundary of the Dunthorpe property. Prospective buyers of the Dunthorpe development were offered numerous conveniences in the new location. The Dunthorpe corporation was formed to provide services, such as caring for the

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gardens, repairing the roads and parking areas, and the general upkeep of the neighborhood. The district was described as a permanent residential park, unique to the city and the first of its kind.

Before 1922, a number of country estates had been built. The Corbett brothers, Henry L., Elliot, and Hamilton, all built homes in Dunthorpe. Elliot and Henry began their building projects in 1915. William M. Ladd built a home in Dunthorpe in 1920 and the Lloyd Frank Estate, later the site of Lewis & Clark College, was built in the 1920s. Hamilton Corbett had a mansion on Palatine Hill designed by Pietro Belluschi, built in 1928.

The Dunthorpe development was an instant success. As the city began to expand and Nob Hill became overcrowded with apartments, the elite, Portland's founding families, looked to Dunthorpe as the new area to relocate. Dunthorpe was the fashionable place to live and soon the area became a neighborhood of the aristocracy of Portland. Large country estates and manor houses were built in the area for both the new and old families of Portland.

It remains today as one of Portland's unique neighborhoods, giving dwellers the atmosphere of the country within a close distant to the city. Many of the estates have been retained by the families of the original owners over a long period of time. Although, many of the large estates have been subdivided in recent years.

### Occupants

Construction of the residence began in 1922. Marjorie and Percy Smith had purchased the land in 1921. The Smiths lived in the house from 1923 to 1947, when they moved into a one story house that was built next to 01837, on Block 112, lots 1-3. A.G. Kimberley purchased the Smith's original residence in 1947. He has occupied the home since that time.

It is important to note that the present owner, Dr. A. Gurney Kimberly, is the son-in-law of the original owner, Percy Smith. Thus the house has been occupied by this family since it was constructed in 1922.

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Percy A. Smith

Percy A. Smith was born in Portland in 1884. His father was a successful businessman, having established the Smith & Watson Iron Works when he came to Portland in 1859. Percy Smith went to school in Oregon, from public elementary school to high school, and he graduated from the University of Oregon. He worked as a textile engineer at the Portland Woolen Mills. In 1920, he became president of the Westmade Desk Company. Smith obtained total interest in the company in 1928. The company manufactured office furniture and various custom-designed products. The company sold its products in the United States and in other countries, such as South America, Australia, and New Zealand.

By 1928, the company employed sixty people, mostly skilled workmen, and had offices and warehouses in New York, Los Angeles and San Francisco. The plant in Portland was located at 460 Loring(1928), and it included several three story buildings, covering 45,500 square feet of space. The company was successful and Smith continued to serve as president until he retired in 1943.

Besides having his furniture business, Smith was also involved with community organizations, such as the Portland Rotary Club, the Chamber of Commerce, and the Portland Symphony.

Percy Smith married Miss Marjorie Murphey in 1912. Miss Murphey was born in New York. The couple had two daughters. The couple lived on E. 17th Street when they were first married and they were listed in the 1916 directory as living on E. 18th Street. They lived in Dunthorpe from 1923 to 1948. During 1948, a one story, three bedroom home was built on part of Block 112 of the Dunthorpe addition. Mr. Smith and his wife lived in this residence until Percy Smith's death in 1957.

A.E. Doyle

Born in California in 1877, Doyle arrived with his family in Portland five years later. Educated in the City's public schools he also learned a great deal about construction from his father, who was a carpenter and building contractor. When he was 17, Albert went to work as an apprentice in the architectural firm of

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Whidden & Lewis. At the time (1894), William Whidden and Ion Lewis had been partners for only three years, but were responsible for the design of many of the City's fine classical buildings. Doyle remained with them for ten years, a period when the company produced structures such as the Public Library (1891) and the Packer Scott Warehouse (1891-92).

After eight years with the firm, Doyle attended the College of Architecture at Columbia University for approximately two years. His interlude in New York City also entailed employment in the office of architect Henry Bacon, the designer of the Lincoln Memorial. Doyle then returned to the office of Whidden & Lewis (1904-06) but left the city again for a year of travel in Europe. In 1907, at the age of 30, Doyle established his own architectural firm in Portland in partnership with W. B. Patterson. This practice was maintained for almost ten years, at which time Patterson left and Doyle operated under his own name for the remaining 11 years of his life.

By early 1916 A. E. Doyle's design skills were evident in buildings throughout the City. Important commercial buildings included the Selling Building (1910), the Benson Hotel (1911), the Central Library (1913), the American Bank Building (1913), the Morgan Building (1913), and the Pittock Block (1914). These were prestigious commissions from important clients. As a result of his apprenticeship with Whidden & Lewis, classroom training at Columbia, and travel in Europe, Doyle had become a master at designing buildings in the classical architectural styles. His love of traditional design did not include traditional building materials. The Benson Hotel, American Bank Building, and Morgan Building all featured the popular new building material, glazed terra cotta.

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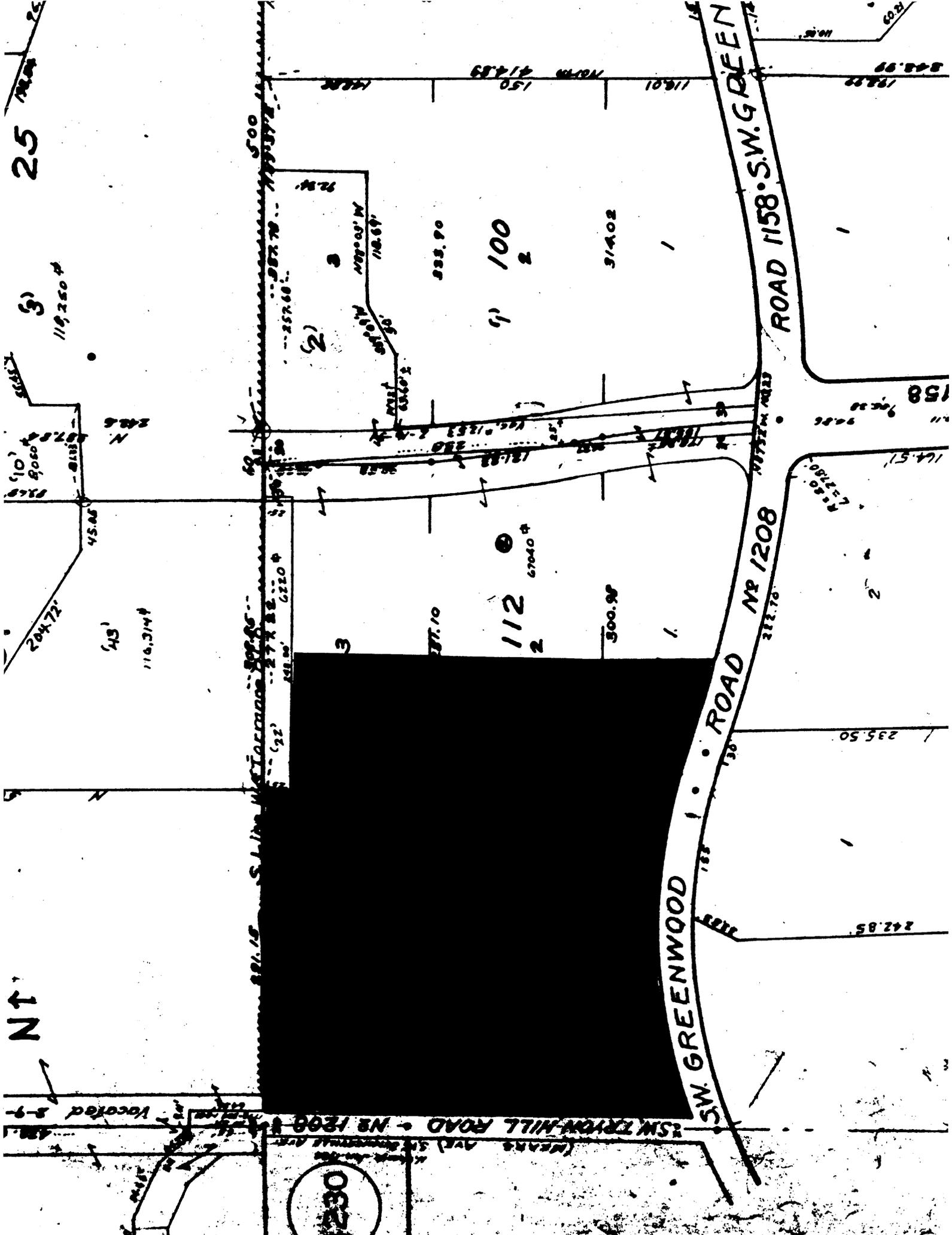
Newspaper Articles

"A.E. Doyle: He Set the Trend of Portland Architects in the 20s'," Northwest Magazine, The Oregonian (5 Feb. 1978), p. 4, 6-7.

"Death Claims Percy Smith," The Oregonian (5 May 1957), p. 50.

"Dunthorpe Ideal Site," The Oregonian, (29 Oct. 1922), p. 10, sec. 4.

"Fine Tract to be Sold," The Oregonian, (30 Apr. 1922), p. 10, sec. 4.



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43

N ↑

located 5-9

SM TROY MILL ROAD - NR 1208

(MEANS AVE) SW GREENWOOD AVE

1230

500

72.4'

2

3

118.64'

333.90

377.10

100

112

6704.0 ft

31402

300.98

15

SW GREENWOOD ROAD

NR 1208

NR 1208

ROAD 1158 S.W. GREENWOOD

158

158

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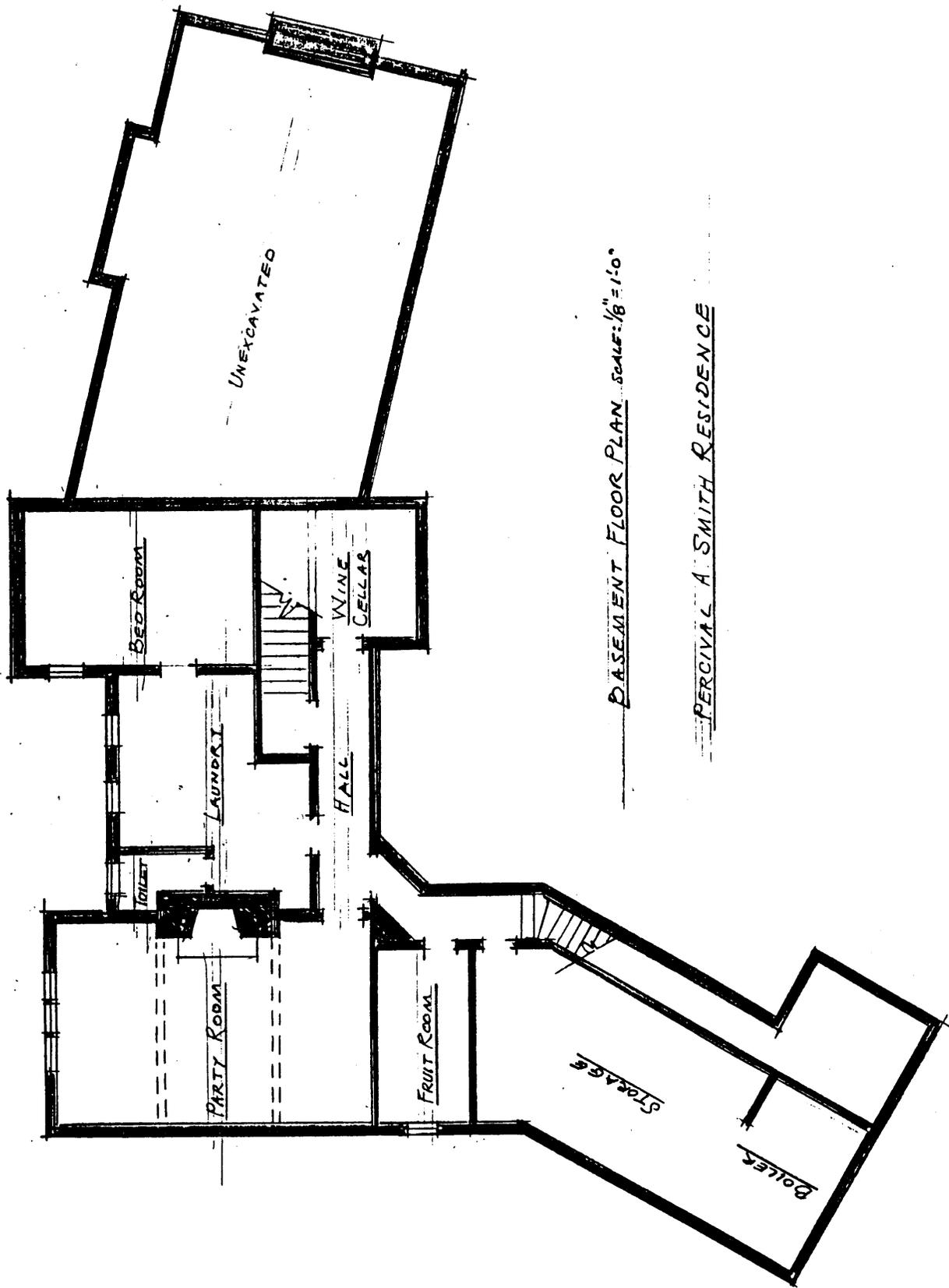
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UNEXCAVATED

BED ROOM

LAUNDRY

TOILET

PARTY ROOM

WINE

CELLAR

HALL

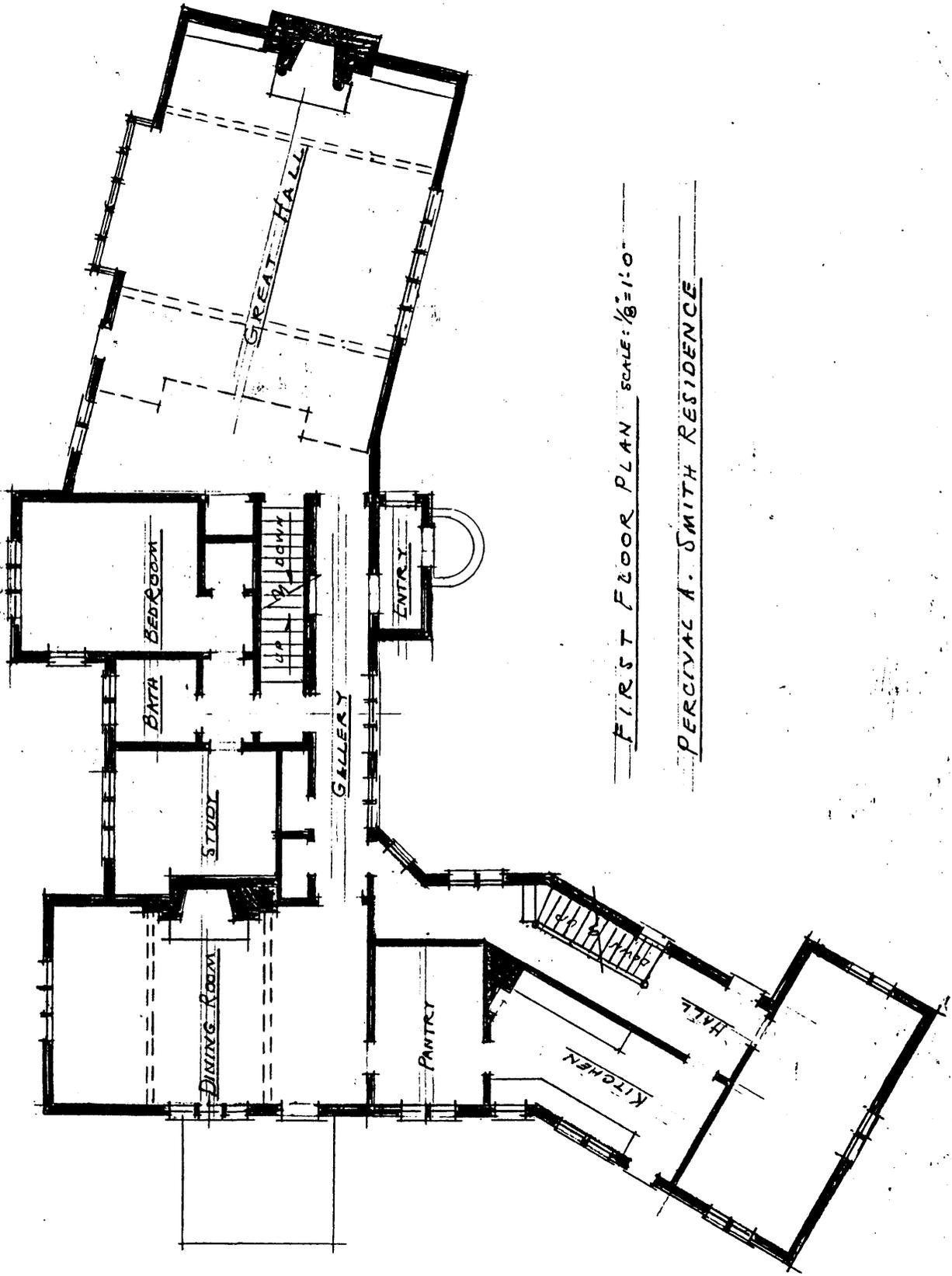
FRUIT ROOM

STORAGE

BOILERS

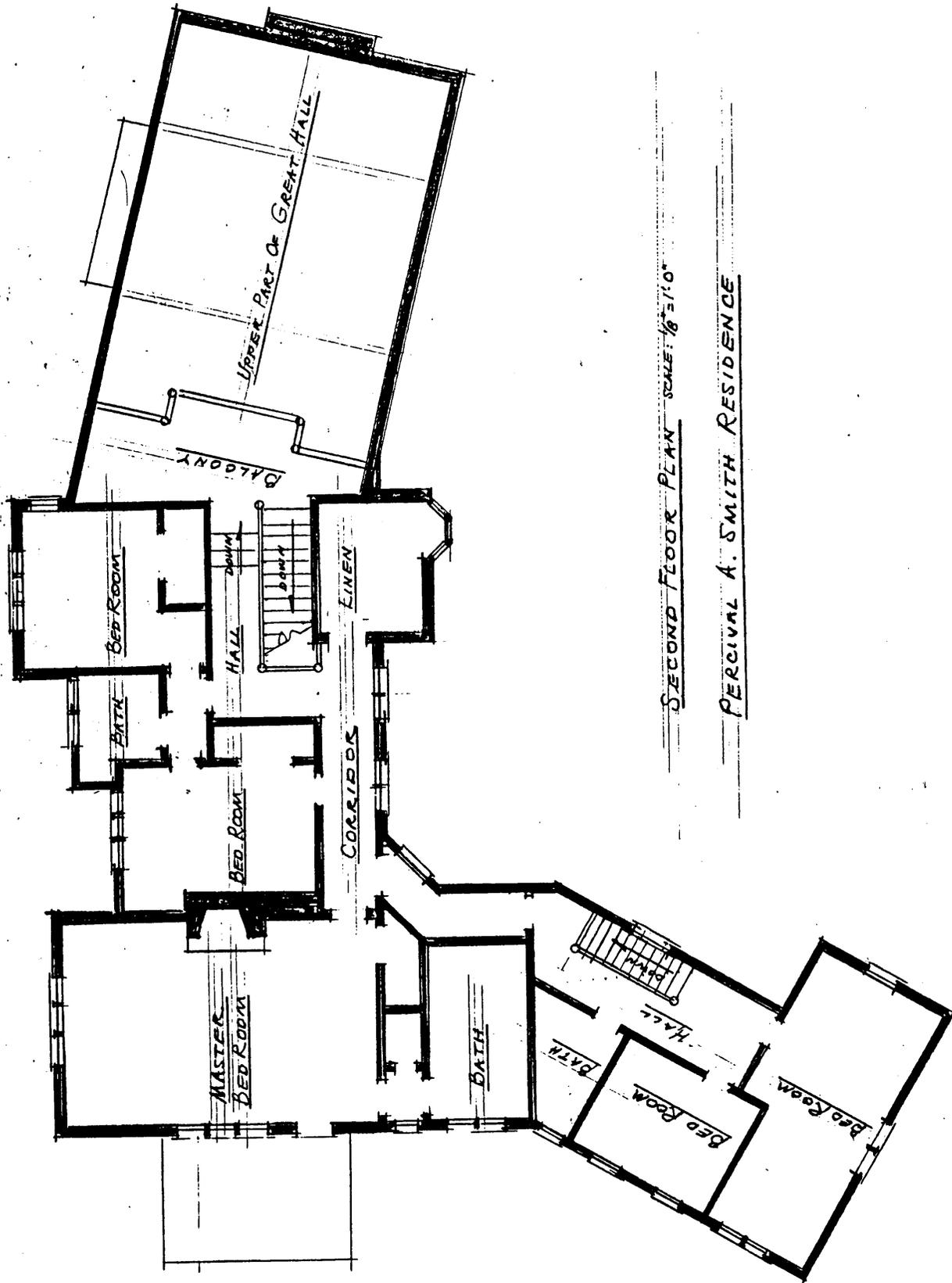
BASEMENT FLOOR PLAN SCALE: 1/8" = 1'-0"

PERCIVAL A. SMITH RESIDENCE



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

PERCIVAL A. SMITH RESIDENCE



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

PERCIVAL A. SMITH RESIDENCE