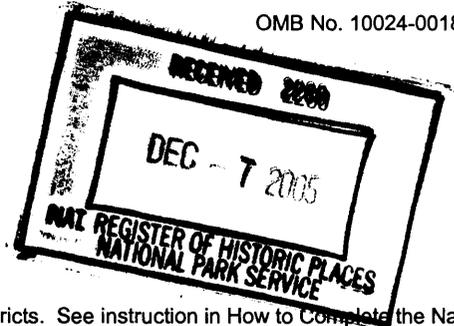


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instruction 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 classifications, 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 Pipes Family Residence

other names/site number Pipes, Martin Luther and Mary C., House

### 2. Location

street & number 3045 N.E. 9th Avenue  not for publication

city or town Portland  vicinity

state Oregon code OR county Multnomah code 051 zip code 97212

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets      does not meet the National Register criteria. I recommend that this property be considered significant      nationally      statewide X locally.

James Hamrick 5 Dec 05  
Signature of certifying official/Title - Deputy SHPO Date

Oregon State Historic Preservation Office  
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 12/23/05 Date of Action

Pipes Family Residence  
Name of Property

Multnomah, Oregon  
County and State

**5. Classification**

Ownership of Property  
(check as many 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	
1		buildings
		sites
		structures
		objects
1		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

0

**6. Function or Use**

Historic Functions  
(enter categories from instructions)

DOMESTIC: single dwelling

Current Functions  
(Enter categories from instructions)

DOMESTIC: single dwelling

**7. Description**

Architectural Classification  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS: Arts and Crafts

Materials  
(Enter categories from instructions)

foundation: CONCRETE  
walls: WOOD: Shingle  
STUCCO  
roof: ASPHALT  
Other:

Narrative Description

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

See continuation sheets.

Pipes Family Residence  
Name of Property

Multnomah, Oregon  
County and State

**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).

**Areas of Significance**  
(Enter categories from instructions)

- 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.

ARCHITECTURE

**Period of Significance**

1910-1927

**Significant Dates**

1910  
1911

**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

**Significant Person**  
(Complete if Criterion B is marked above)

Pipes, Martin Luther  
Pipes, Wade Hampton

**Cultural Affiliation**

**Architect/Builder**

Kable and Kable; Pipes, Wade H. (addition)  
Moore, Frank M., builder

**Narrative Statement of Significance**  
(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

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

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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

- Primary location of additional data:
- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other

Name of repository: \_\_\_\_\_

Pipes Family Residence  
Name of Property

Multnomah, Oregon  
County and State

### 10. Geographical Data

Acreeage of Property less than one acre (0.23 acres)

#### UTM References

(Place additional UTM references on a continuation sheet)

1 10 526887 5043364  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_

4 \_\_\_\_\_

#### 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 Amy McFeeters-Krone, architectural historian

organization Building History, Inc. date November 2005

street & number 1831 NE Thompson Street telephone 503-493-0477

city or town Portland state Oregon zip code 97212

### 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

name Jeff Jones and Donna Wax

street & number 3045 NE 9th Avenue telephone 503-281-1023

city or town Portland state OR zip code 97212

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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## NARRATIVE DESCRIPTION

### Summary

The Pipes Family Residence, constructed in 1910, is located at 3045 NE Ninth Avenue in the historic Irvington Neighborhood of Portland. The building is a two-and-one-half story, wood frame Arts and Crafts style home with rough-cast stucco on the first story and wood shingles on the upper stories. The main roof is hipped, although it is foreshortened on the south side to a hip over a double gable. The north side of the roof has a large hipped gable. The east, or front, has a small front facing cross-gable with a parapeted roof, and a triangular dormer. The primary entrance of the house is nearly centered on the main body, and is shaded by a pergola, while a small recessed porch with arched openings is located in the southeast corner of the first story. A one-story, hipped roof addition, a flat roof sun-room, and an open porch extend from the south elevation of the main block. This is the addition designed by Wade Hampton Pipes. The interior details of the house are refined Arts and Crafts style, and largely intact. The house is set on a 100 by 100 foot lot at the corner of Ninth Avenue and Siskiyou Street. It is located in the northwest part of Irvington, one block south of Irving Park. It is one of the largest and most architecturally unique houses in this part of Irvington, retaining a very high degree of integrity.

### Setting

The Pipes Family Residence is located on the southwest corner of the intersection of Ninth Avenue and Siskiyou Street, in the section of Irvington platted as Prospect Park. This section of the neighborhood was the site of the Irvington Racetrack from 1892 until about 1907, when it was replatted. It was also the site of a temporary encampment for troops being sent to the Spanish American War in 1898.

The Pipes House faces east on a 100 by 100 foot terraced lot with mature foundation plantings and several very large evergreen and coniferous trees. The lot has a recently constructed, three foot periphery retaining wall on the east and north sides. This wall is constructed of stucco with a brick cap and a low wrought iron fence. The driveway enters from the west end of the lot on Siskiyou Street.

The surrounding neighborhood is characterized by historic homes surrounded by mature deciduous trees. The land in the neighborhood is generally level, and the streets are arranged in an orderly grid pattern lined with trees. The average lot size in the neighborhood is 50 feet (frontage) by 100 feet. Most residences in this section of the neighborhood are single-family. About one half block north of Siskiyou is Irving Park, a large landscaped neighborhood park containing a playground, wading pool, picnic tables, basketball courts, and playing fields.

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### Exterior

The Pipes Family Residence rises from a concrete foundation as a two-and-one-half story mass of wood-frame construction with a hipped roof. The footprint is essentially rectangular, with the one story addition extending from the south, and a small recent two-story addition extending from the rear (west). The house is sheathed in stucco on the first story and wood shingles on the upper stories. A narrow molded wood belt course divides the first and second stories.

The roof form is somewhat complex. The main section is hipped, although the hip is foreshortened on the south side where there is a double-gable. There is a large hipped dormer on the north side of the roof. The east or front roof has a small parapeted cross-gable and a triangular dormer. The west roof has a parapeted dormer and a shed roof over the rear two-story addition. All of the roofs have open eaves and simple exposed rafters.

The Pipes house is asymmetrical but well balanced, as is typical of the Arts and Crafts style. The primary elevation faces east, and is composed of three bays. The main entrance is located under a pergola centered on the east elevation. Although this pergola appears in historic photos, the original square columns have been replaced with three narrow posts at each corner. This pergola also was originally entered from the south side, but is now entered from the east or front side. The southern bay contains a recessed porch with an arched and bracketed opening. The northern bay has 2-story parapeted cross gable with a cutaway bay on the first story. Above a narrow belt course, the shingled second story has double-hung windows set singly and in pairs, and a triple casement window over the cutaway bay. A triangular dormer with a three-part triangular window is located over the south bay of this elevation.

The south elevation of the house has a double-gable below the main hipped section of the roof. The third story projects beyond the main wall and is supported by small, decorative brackets, with large brackets at either end. An exterior chimney rises on this elevation. A one-story addition extends to the south. It consists of two parts, a long, hipped roof section and a small flat-roof section. Both sections are accessible from an open terrace leading to the front garden. The hipped roof section has a 15-light door flanked by ten-light sidelights. The southern end of the addition has 12 light casements on three sides, defining this area as a small sunroom. The flat roof addition sits at the intersection of the main block and the hipped roof addition, and is also completely glazed as a small sunroom.

The north elevation of the house has a hipped, one-story rectangular bay containing three six-light casement windows in the east bay on the first story. A large hipped dormer is centered on the roof and contains two 6/1, double-hung sash windows.

The rear or west elevation has a rectangular bay in the northernmost bay of the first story. In the center of the rear elevation is a two-story recent addition with a shed roof. It has French doors on all sides. The second story

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has windows all around and appears from the exterior to be a sleeping porch. On the rooftop level there is a parapeted gable dormer.

The rear addition exits to a terrace which tops a newly constructed garage at foundation level to the rear of the house. The two-car garage is entered from Siskiyou Street.

### Interior

The interior of the Pipes Family Residence retains a high degree of historic integrity in both organization and features. It contains approximately 4000 square feet of living space on three stories, with an unfinished basement.

The main entrance of the house opens onto a small vestibule, which in turn opens into a reception hall. The reception hall has wide Arts and Crafts crown moldings, and contains the main staircase. The staircase has turned and square painted balusters and a square, paneled newel post, topped with a clear finished rail and newel cap.

Pocket doors on the south wall of the reception hall lead to the living room. The focal point in this room is the large tiled fireplace, located on the south wall. A bracketed plate rail is located approximately one foot down from the ceiling.

The Wade Hampton Pipes-designed addition extends from the south side of the living room in two parts. To the west of the fireplace are French doors entering into the spacious office. This room has a corner fireplace, a built in bookcase on the west wall, a low wainscot and a door with sidelights leading to the front terrace, all in clear fir. The south end of the addition has a small garden room with multi-light windows on three sides.

To the east of the living room fireplace is the second part of the addition, a small sunroom with ten-light casement windows on the south wall, and a glazed door flanked by windows on the east wall, leading to the covered porch.

The west wall of the living room has French doors leading to the new rear addition, which connects the living room to the kitchen through a long sunroom.

To the north of the reception hall is the dining room. It features a paneled wainscot covering the lower half of the wall, a rectangular bay in the north wall containing a built-in sideboard and three six-light casement windows, and a polygonal bay in the east wall containing a window seat. A small inset fireplace is located on the west wall, surrounded by the flush panels of the wainscot and topped by a modest extension of the plate rail forming a mantel.

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A door in the northwest corner of the dining room leads to the butler's pantry, which contains new cabinetry but retains the original wood drain board countertop. Beyond the pantry is the kitchen, which has been completely renovated and contains no original features. In the south wall of the room are three doors, one to the powder room, one leading to the basement, another to the servant stairs. Another door in the east wall leads back to the reception hall.

Upstairs, there are three bedrooms, a full bath, and a small sewing room. The master bedroom consists of two smaller bedrooms that were combined on the south side of the house. It adjoins a new master bathroom located in the rear addition.

The third story is accessed from the rear service stairs. It consists of a large playroom, a bedroom, and a bathroom. The playroom is paneled on the walls and ceiling in horizontal, clear fir tongue-and-groove boards. The floor is also fir. The angled ceiling, low knee-walls, and triangular dormer give the room a cozy, warm atmosphere.

### Alterations

Aside from the addition of 1912, the majority of the major alterations to the house have been made by the current owners in 2003-2004. The changes include the addition of a foundation level garage entered from a driveway on the north side of the house, a poured concrete retaining wall on the north and east sides of the property, and a two-story addition on the rear of the house containing a sunroom on the first story and a master bathroom on the second story. This addition has been integrated into the house by making the second story look like a sleeping porch, with eight light casements on the north and west sides.

On the interior, the kitchen has been completely renovated, but had been renovated previously and contained no original material. On the second floor, two small bedrooms were combined to create a larger master bedroom.

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## NARRATIVE STATEMENT OF SIGNIFICANCE

### Summary

The Pipes Family residence is significant under National Register Criteria B, in the areas of law and architecture. Completed in 1910, the residence served as the home of a respected Portland family, including prominent attorney and judge Martin Luther Pipes, and his architect son Wade Hampton Pipes. A London-trained Arts and Crafts designer, Wade H. Pipes is recognized as one of Portland's preeminent early twentieth century residential designers specializing in the Arts and Crafts mode. The residence is a fine local example of Arts and Crafts design (not by Pipes) in the affluent Irvington neighborhood of East Portland. The period of significance is 1910-1927, the years the Pipes family lived in the house.

Martin Luther Pipes commissioned the house for himself and his family in 1910. He was a well-known and respected attorney, Oregon circuit court and Supreme Court judge, member of the Oregon House of Representatives, and newspaper editor during his long career in Oregon. His son, Wade Hampton Pipes, lived in this house for the first fourteen years of his architecture career in Portland, during which time he established a reputation as an acclaimed residential architect with a distinctive Arts and Crafts style. During his residency at 3045 NE 9th Avenue, he designed at least 32 houses, nearly half of all the houses he is known to have designed in his career.

### Martin Luther Pipes

Martin Luther Pipes was born in Ascension Parish, Louisiana on September 21, 1850. His father, John Pipes, was a Methodist minister and ardent supporter of the Confederacy. Martin Luther held a lifelong regret that he was too young to serve under Robert E. Lee, who he considered to be a great leader (Death Takes M.L. Pipes...). He received his Bachelor of Arts degree in 1871, from the University of Louisiana at Baton Rouge, and then studied law for four more years in Louisiana. He married Mary C. Skipworth in 1874 and moved to Independence, Oregon, the following year to be near Mary's parents. Her father, Nathaniel Skipworth, was a Methodist minister who had moved to Oregon with his church.

Upon his arrival in Oregon, Pipes again had to undertake the study of law, because Oregon's legal system was based on English common law, while Louisiana had a civil law system based on Roman principles. He taught school and edited the local semi-weekly newspaper, the Telegram, in Independence while he studied law in his spare time. He also served as city recorder and justice of the peace (Death Takes M.L. Pipes...). He was a member of the Lower House of the Oregon Legislative Assembly in 1880, representing Polk County.

Pipes was admitted to the bar in 1881 and moved to Dallas, Oregon in 1882. There he practiced for two years before moving to Corvallis, where, in addition to practicing law, he again edited the local newspaper, The Benton Leader, and established the Oregon Press Association with J.R.R. Bell. In 1890, Pipes was appointed

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Circuit Judge of the Second District by Governor Pennoyer, and served for two years (*Death Takes M.L. Pipes...*).

When his term ended in 1892, Pipes moved with his family to Portland and entered into a law partnership with Reuben Strahan, who had just retired from the State Supreme Court, and John Whalley, another prominent attorney (*Judge M. L. Pipes Called by Death*). He left the partnership after only a year, and moved his office to the Arlington Building, where he established a practice with A.P. Tift. They moved their office to the Chamber of Commerce Building in 1896. Pipes practiced with Tift from 1893 until approximately 1907. Pipes maintained his office in the Chamber of Commerce Building until shortly before his death in 1932.

Governor Walter M. Pierce appointed Pipes Associate Justice of the State Supreme Court in 1924, as a replacement for the late Judge McCourt. He served from September to December of that year, but refused to run for reelection (McMonies). Martin Luther Pipes was also a member of the faculty of Law at the University of Oregon, specializing in contracts (*Pictorial Oregon*). Politically, he was a Democrat until 1896, when he opposed the Democratic candidate for president, William Jennings Bryant. Thereafter he was a Republican (McMonies). He was also a member of the Elks, the Commercial Club, the Ancient Order of United Workmen, the Lang Syne Society, and Sigma Alpha Epsilon fraternity (*History of Oregon*).

At the time of his death, Martin Luther Pipes was Oregon's oldest member of the Oregon bar, and considered the dean of that organization. He was known as an outstanding authority on the constitution and an ardent defender of state's rights. Perhaps his most well known legal case was *Pickering v. Winch*, (1906) 87 OR 763, in which he defended the will of Amanda W. Reed. His victory in the case over Reed's heirs, who wanted to negate her million-dollar bequest to establish "Reed Institute", resulted in the creation of Reed College (McMonies).

Martin Luther and Mary C. Pipes had five children: John M. and George Alfred, who followed their father into the legal profession, Wade H., Nellie B, secretary of the Oregon Historical Society, and Harriet P. (*Death Takes M.L. Pipes...*).

In 1927, Martin Luther and Mary C. Pipes moved into a new house, designed by their son Wade. It is located at 2675 NW Vista Avenue, and is listed in the National Register. Although the National Register nomination for 2675 Vista Avenue claims that it is the only extant house associated with Martin Luther Pipes in Portland, and the only house associated with both Martin Luther Pipes and Wade Hampton Pipes, those assertions are incorrect. Martin Luther Pipes commissioned 3045 NE Ninth Avenue for himself and his family in 1910, and occupied it for a longer period (sixteen years as opposed to five) during a time when he was more active in his professional life. Wade Hampton Pipes not only live in the house for fourteen years, he designed the addition on the south side.

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Martin Luther Pipes was known as a gentle and kind man, a true scholar of the law who was just as interested in the history of law as the application of it (*Martin L. Pipes* (obituary)). At Judge Pipes' death in 1932, the respect and honor he had earned during his illustrious career was evident. Flags were lowered to half-mast on the Supreme Court Building. Chief Justice Henry Bean and Justice John Rand represented the court at his funeral as honorary pallbearers. There was a memorial service in the Court of Circuit Judge Crawford for the members of the Bench and Bar, and resolutions of appreciation were passed and placed in the court record (McMonies). He was considered one of Oregon's leading barristers, and an outstanding member of the Oregon bar (*Death Takes M.L. Pipes...*).

While there are other houses associated with Wade Hampton Pipes and his father, Martin Luther Pipes, the fact that both men, as well as several of Wade Pipe's siblings, lived in this house together for a long period of their adult lives, speaks to the closeness and influence this family had on one another. Indeed, Wade Hampton Pipes chose to live in his family home for 14 years, even after marrying, before designing new houses for both himself and his father. This house is the only one to be home to the entire Pipes family, and as such is unique among the many houses associated with Wade Hampton Pipes.

### Wade Hampton Pipes

Wade Hampton Pipes was born in Independence, Oregon on July 31, 1877, and spent all of his life in Oregon with the exception of four years studying architecture in London. He grew up in Dallas and Corvallis Oregon, where he experienced a rural life and developed a lifelong love of the outdoors (Clarke). He moved with his family to Portland in 1892. His family, including his two brothers and two sisters, were very close, and lived within close proximity to one another all of their lives. Wade, his brother George and sister Nellie lived together with their parents in the family home on NE 9<sup>th</sup> Avenue well into adulthood. George was 39 when he moved into a house designed by Wade, and Nellie, who did not marry until she was 67, spent the majority of her life under her parents roof. Wade lived at home until he was 48 years old, for the duration of his first marriage and for several years of his second (Portland City Directories).

Wade Pipes studied architecture at the Central School of Arts and Crafts in London between 1907 and 1911, at a time when the Arts and Crafts Movement was blossoming (Clarke). This training, along with his affection for the architecture of Sir Edwin Lutyens and C.F.A. Voysey, and his love of the outdoors and the Oregon landscape, formed the basis for the Wade Pipes style. His houses are nearly all in the Arts and

Crafts style, and contain many design features that can be traced to English prototypes, yet all are unique and tailored to the environs of Portland. When he returned to Portland in 1911, Wade Pipes moved in with his father, Martin Luther Pipes, in the house the senior Pipes had built while Wade was in England. Martin Luther Pipes had commissioned the firm of Kable & Kable to design 3045 NE Ninth Avenue to his specifications in 1910. Kable & Kable are known to have designed three other houses in Irvington, located at 1226 NE Thompson Street, 2615 NE Tillamook Street, and 2625 NE Tillamook Street (*Irvington Homes Take First*

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*Rank*). Of the known houses designed by Kable & Kable in Irvington, the Pipes House is the largest and most architecturally important (Ritz).

Wade Pipes designed an addition to his father's house, which he himself may have used as an office during the time he resided at 3045 NE Ninth Avenue. The one-story addition, on the south side of the house, has a separate entrance leading to a front terrace, a corner fireplace, a wall of built in bookcases, and a low wainscot.

Wade Hampton Pipes lived at 3045 NE Ninth Avenue until 1925, when he designed his own house. These were the formative years of Pipes' career, during which he established his practice and made a name for himself as an important residential architect. He designed at least 32 houses during the time he lived at 3045 NE 9<sup>th</sup> Avenue, nearly half of all the houses he is known to have designed.

Most of Wade Pipes' commissions came from personal contacts. The close-knit Pipes family engaged Wade to design a number of their own houses, and their friends and acquaintances also commissioned homes. Pipes designed his first house in Portland for his brother and sister-in-law, John M. and Susie Fennel Pipes (6309 SE 13<sup>th</sup> Avenue). His other brother, George, commissioned a house in 1923 (2526 St. Helen's Court, NR listed). Wade designed a house for his father in 1925 at 2675 SW Vista Avenue (NR listed).

From his very first commission in Portland, Pipes set himself apart as an adherent of the Arts and Crafts philosophy. His style emphasized simplified, sculptural forms with a horizontal emphasis and restrained ornamentation. His first design, commissioned by his brother and sister-in-law, John M. and Susie Fennel Pipes and located at 6309 SE 13<sup>th</sup> Avenue, incorporated many of the elements that came to be associated with Wade Hampton Pipes' designs throughout his career. These features include prominent gables, a combination of stucco and clapboard siding, casement windows, large and prominent chimneys, a relatively flat façade, and an overall simplicity. This house, along with several others Pipes designed early in his career, set the course for his success as a residential architect.

Between 1911 and 1920, there are seven houses known to have been designed by Wade Hampton Pipes. Despite this relatively small number of commissions, Pipes managed to distinguish himself as an important architect. In 1919, three of Pipes' designs were recognized in the publication *The Architect and Engineer of California*. The John M. Pipes House was noted as "one of the five most notable examples of small house architecture in Portland". The garden of the house, also designed by Pipes, was selected as one of "three most notable examples of landscape architecture" in Portland. Another commission, a house for Dr. Ralph Fenton designed in 1918 and located at 1240 NW Summit Avenue, was acclaimed as one of Portland's "ten most notable buildings of a city". And finally, his house for T.H. Sherrard, designed in 1918 and located at 13100 SW Riverside Drive, was one of 16 Portland buildings given honorable mention as notable examples of local architecture (Clarke).

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Beginning in 1920, Pipes entered into the most prolific period of his architectural career. Between 1920 and 1925, he designed 25 houses, including his own home and that of his father, which signaled the end of the Pipe's family association with 3045 NE Ninth Avenue.

Pipes' designs from the 1920s are somewhat more complex than his earlier works, although still retain the simplicity and clean lines he is known for. During this period he also experimented with more classical, symmetrical designs as well as some Tudor variations, which he incorporated into his personal stylistic vocabulary. His own house, at 11828 SW Riverwood Road, has a cross-gable plan. His father's house at 2675 SW Vista Avenue, designed in 1926, incorporates Tudor elements into the English Arts and Crafts style. It has a substantial side-gable roof and a recessed entry porch supported by structural rough-hewn beams.

Pipes bestowed upon Portland his Arts and Crafts vision of picturesque restraint and simplicity. He mastered the art of adapting design to the landscape, and created a design vocabulary that is easily recognizable in the neighborhoods of Portland. He is today recognized as one of the preeminent designer of Arts and Crafts style houses in Portland.

Although there are Pipes-designed houses scattered throughout Portland, the vast majority are in affluent neighborhoods, and of those, the largest concentrations are in Portland Heights and Dunthorpe. In Irvington, there is only one other house that is attributed to Pipes, a duplex located at 1510 NE Brazee Street (Roos, 1997). There are probably others, but they are as yet undocumented.

There are over sixty houses associated with Wade Hampton Pipes still extant in Portland today. The majority of his identified commissions are still standing and contribute significantly to the architectural heritage of the city.

### **The Prospect Park Section of Irvington**

The Portland neighborhood of Irvington, located in northeast Portland, evolved from the Captain William Irving Donation Land Claim. The first subdivision within this DLC occurred in 1882, but resulted in very little development, as the area was considered to far away from Portland. The developers of the neighborhood tried many schemes to entice new residents. A streetcar line was constructed, as well as sidewalks and paved roads, and restrictions were placed on deeds. These covenants prohibited the sale or manufacture of liquor; the use of property for business, including livery stables, shops, factories, laundries or foundries; the occupation of any house by Chinese, other than servants; building within 25 feet of the street; and the construction of a building that cost less than \$2500. These strict regulations, which were carried on deeds until 1916, and thereafter continued by tradition, limited the area to the upper class. Lot sales did increase somewhat as a result of these schemes, although the bank panic of 1893 and the economic depression that followed again reduced sales to almost nothing through these years (Roos 1997).

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It was not until after 1900 that sales picked up again, and not until 1905, when the Lewis and Clark Centennial Exhibition, that Irvington was more fully developed. Irvington, and all of Portland, got a huge boost from the Exposition, which created an economic boom for the city.

The Pipes Family Residence was built in 1910 in a new phase of Irvington called Prospect Park, defined as being between 7<sup>th</sup> Avenue on the west and 14<sup>th</sup> Avenue on the east, and about half way between Siskiyou and Klickitat on the north and just below Knott Street on the south. Prior to being platted in 1907, this area was the site of the Irvington Racetrack from 1892 and 1905. It was also used as a temporary encampment for troops being sent to the Spanish American War in 1898. It was owned by Elizabeth Irving-Ryan, who leased the area to the Multnomah Fair Association beginning in 1892. The racetrack and fairgrounds were very successful, and the lease was renewed twice, in 1897 and 1902. In 1905, however, Elizabeth Irving-Ryan filed suit and won against her tenant for gambling and liquor sales at the track, which she was vehemently opposed to. After the forfeiture, Irving-Ryan sold the land and it was developed as Prospect Park (Roos, 1997).

In 1909 there were only a few houses built in the Prospect Park development. Judge Martin Luther Pipes bought the lots at the north end of the block between 8<sup>th</sup> and 9<sup>th</sup> Avenues, and hired the firm of Kable & Kable to design the house according to his specifications. The house was known in the neighborhood for the lush English gardens that surrounded it. In 1925, the Pipes family sold the family home to Arthur Woods, and over the next few years the southern and western portions of the parcel, containing most of the gardens, were sold off and houses constructed (Roos, 1998). The Pipes Family Residence is still one of the largest and most notable in the northwestern section of Irvington, where most of the houses are more traditional Craftsman bungalows. The house stands out with its English Arts and Crafts style, its unique parapeted gables, and its elegant proportions.

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Pipes, Wade H., House  
Name of Property

Multnomah, Oregon  
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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National Park Service

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## VERBAL BOUNDARY DESCRIPTION

3045 NE Ninth Avenue encompasses Lots 1 and 2 of Lot 8, Block 110 of Irvington, Multnomah County, Oregon. The parcel is 100 feet by 100 feet.

## BOUNDARY JUSTIFICATION

The boundary encompasses the entire urban tax lot, and is the legally recorded boundary historically associated with 3045 NE 9th Avenue.

7 SA (KLUICKITAT) ST.

22	50' 21	50' 20	50' 19	50' 18	50' 17
100	7500	7600	7700		
2	SEE CS 26484	SEE CS 26589			

20	8200	8100	8000	7900	7800
11	50' 12	50' 13	50' 14	50' 15	50' 16
				SEE CS 44232	

MONICA ST.

22	50' 21	50' 20	50' 19	50' 18	50' 17
10	9600	9700	9800	10000	10100
			SEE SUPP. MAP NO. 2		

1	50' 12	50' 13	50' 14	50' 15	50' 16
				10300	10200
					10100

CRUZ ST.

(E. 7TH ST.)

7TH

5	50' 11900	50' 12000	50' 12100	50' 12200	50' 12300	50' 12400
15						
14	11800	12100	12200	114	12300	12400
13	11700					
12	11600	12300				
11	11500	12400				

N.E. SISKIYOU

(E. 8TH ST.) AVE.

5	50' 13700	50' 13800	50' 13900	50' 14000	50' 14100	50' 14200
15	SEE CS 49412					
14	13600	13900	14000	14100	14200	
13	13500					
12	13400	14100				
11	13300	14200				

LENNINGTON ST.

(E. 9TH ST.) AVE.

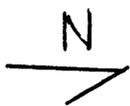
20	11400	12500	1
19	11300	12600	2
18	11200	12700	3
17	11100	12800	4

8TH

20	13200	4300	1
19	13100	110	2
18	13000	14400	3
17	12900		4

9TH

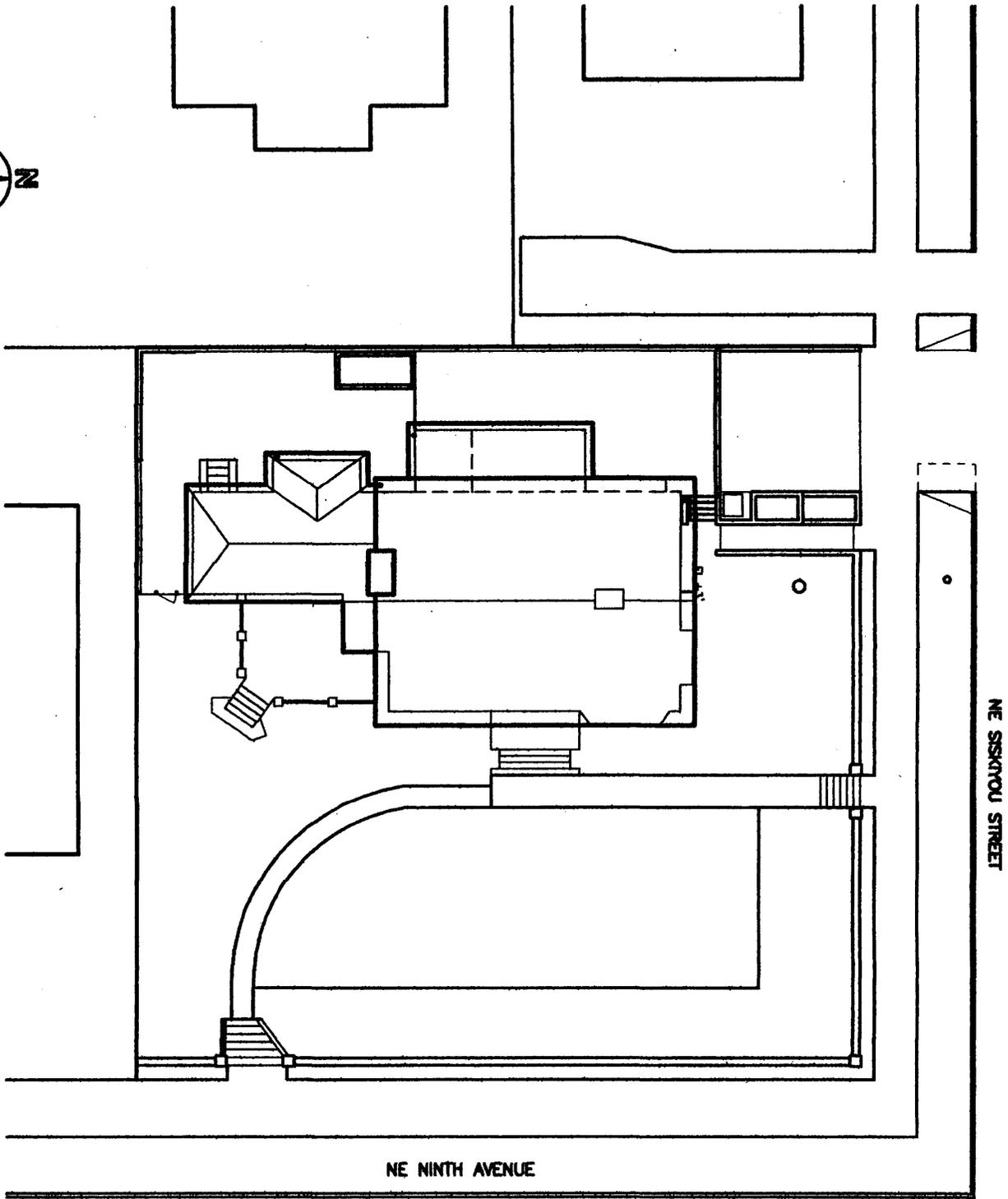
APPROX. 1/15 COR.



SEE MAP IN IE 26E

SEE MAP IN IE 26BC

IN IE 26BB  
PORTLAND

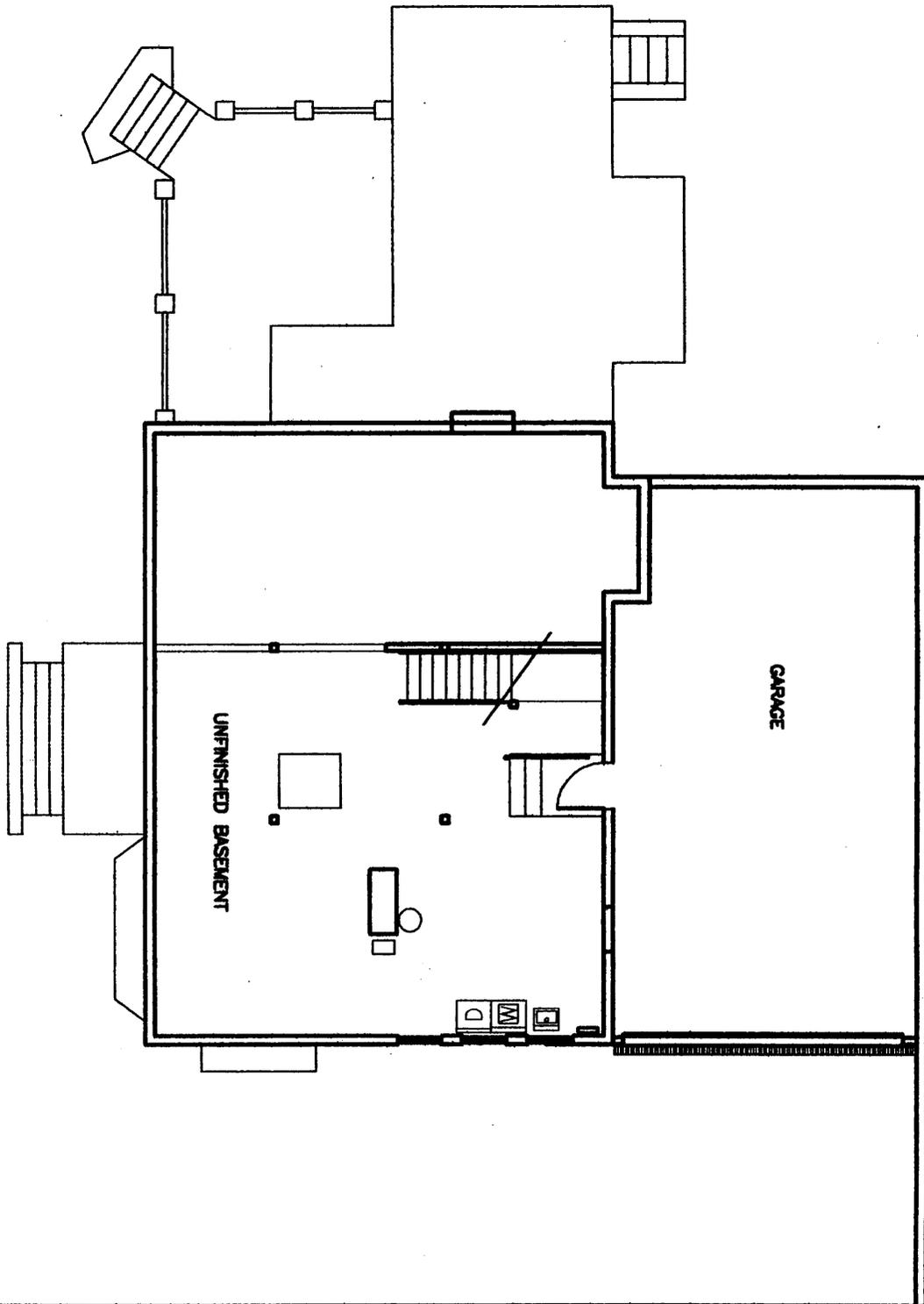


# SITE PLAN

**WAX/JONES HOUSE**  
3045 NE Ninth Avenue  
Portland, Oregon 97212

SCALE not to scale

DATE 2/9/05

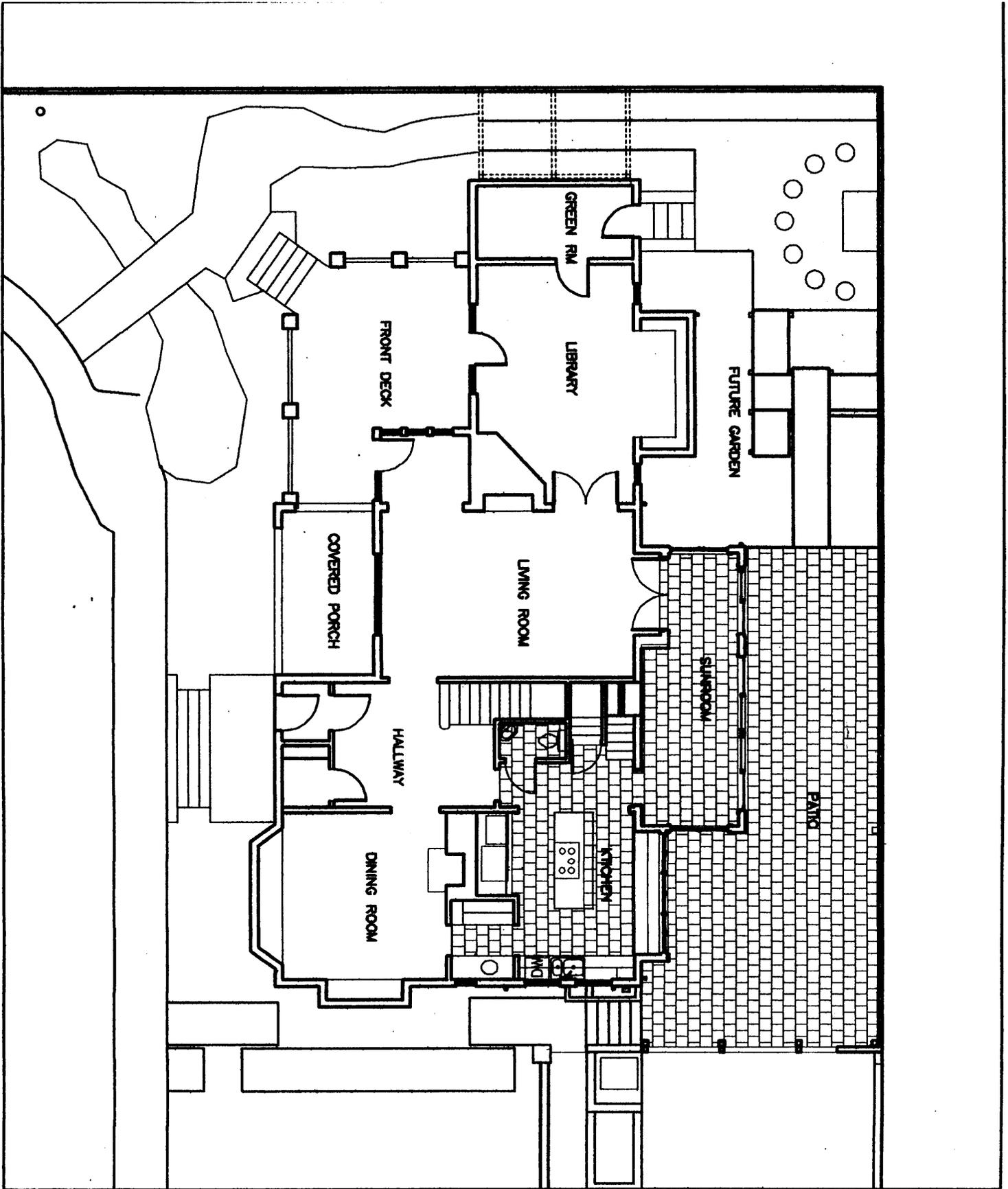


# BASEMENT FLOOR PLAN

WAX/JONES HOUSE  
3045 NE Ninth Avenue  
Portland, Oregon 97212

SCALE not to scale

DATE 2/9/05

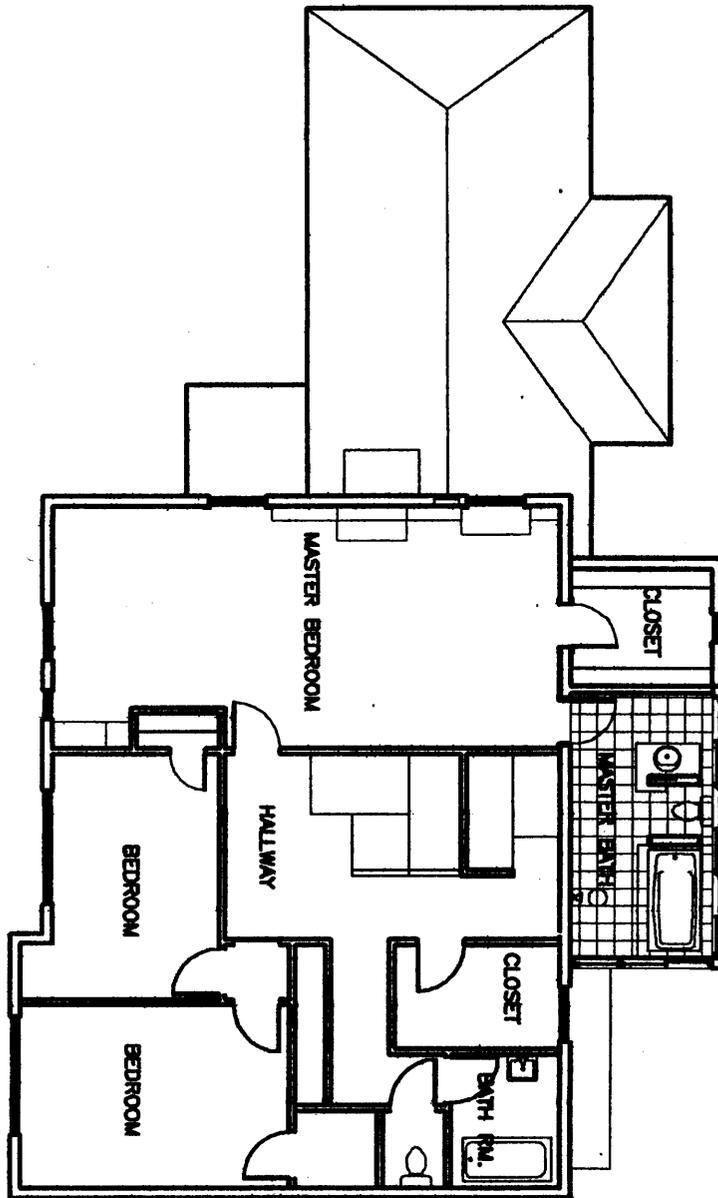


# FIRST FLOOR PLAN

**WAX/JONES HOUSE**  
 3045 NE Ninth Avenue  
 Portland, Oregon 97212

SCALE not to scale

DATE 2/9/05

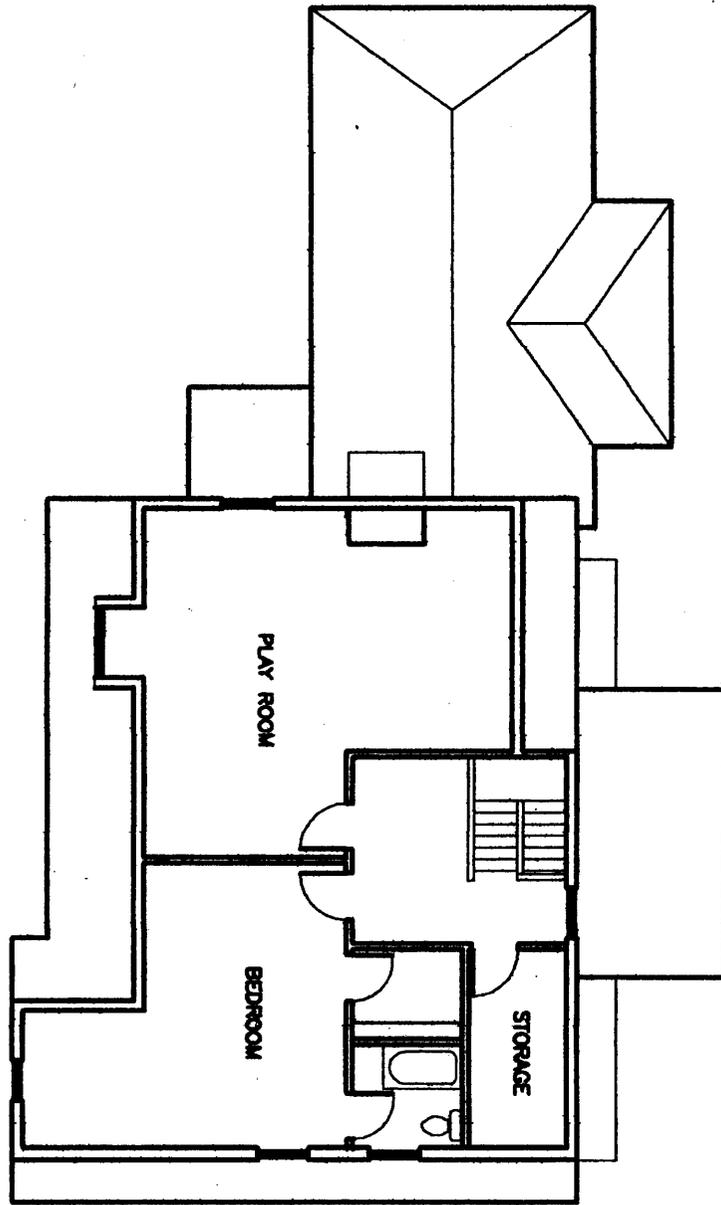


## SECOND FLOOR PLAN

**WAX/JONES HOUSE**  
 3045 NE Ninth Avenue  
 Portland, Oregon 97212

SCALE not to scale

DATE 2/9/05



# THIRD FLOOR PLAN

**WAX/JONES HOUSE**  
3045 NE Ninth Avenue  
Portland, Oregon 97212

**SCALE** not to scale

**DATE** 2/9/05

**PIPES, MARTIN LUTHER HOUSE, MULTNOMAH CO., OREGON  
PHOTO RECORD**

**PHOTOGRAPHER:** Amy McFeeters-Krone

**NEGATIVES HELD BY:** Amy McFeeters-Krone  
1831 NE Thompson St.  
Portland, OR 97212

**DATE TAKEN:** 12/6/2004

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1. main (E) elevation, facing W
2. East and north elevations, facing SW
3. North elevation, facing S. Note new garage and rear addition.
4. New addition on west elevation, facing S
5. South elevation, facing NW
6. Wade Hampton Pipes addition on south elevation, facing W
7. Vestibule, facing E
8. Receiving hall and main staircase
9. Living room, facing SW, towards office.
10. Sunroom off living room, facing S
11. Fireplace in NE corner of Wade Hampton Pipes' office.
12. Built-in bookcases in Wade Hampton Pipes' office.
13. Dining room, facing N from receiving hall.
14. Kitchen, completely renovated.
15. Butler's pantry, with original wood countertop, new cabinetry.
16. Second-story landing and main staircase
17. Master bedroom, facing S
18. Third-story playroom with fir paneling and triangular dormer

