

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 Nichols, Dr. A. S., House
other names/site number _____

2. Location

street & number 1961 SW Vista Avenue not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97201

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>2</u>	<u> </u> structures
	<input type="checkbox"/> object		<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 Smith January 3, 1992
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. **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:)

Delores Byrum 3/5/92
Signature of the Keeper Date of Action

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)

Colonial Revival

Materials (enter categories from instructions)

foundation concrete

walls wood: weatherboard

roof asphalt: composition shingle

other

Describe present and historic physical appearance.

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The Nichols residence, built in 1913 for Dr. Ammi Sibley Nichols was designed by the architectural firm of Foulkes and Hogue. The building is significant under criterion c, and is notable for the elaborate classical ornamentation on both the exterior and interior, and a two-story gabled portico on the north elevation. The front elevation, facing S.W. Vista Avenue, has a recessed entrance embellished with a marble threshold and decorative niches flanking the door. The interior details imitate the exterior, with fluted Ionic columns and pilasters, and decorative crown and ceiling molding.

SETTING

The Nichols residence is situated on Lots 5-7, Block 49 of Carter's Addition to Portland in the Township 1S, Range 1E, Section 4. The building is located on the northwest corner of S.W. Jackson Street and S.W. Vista Avenue, in the Portland Heights neighborhood. S.W. Vista Avenue is the main route into Portland Heights, first accessible by a cable car line in 1898. Portland Heights was the first neighborhood in the area to be developed and has since remained intact, as one of Portland's most impressive residential areas.

The Nichols residence is surrounded by lawn, with the largest expanse forming a gentle slope at the front of the house (east). The front yard also displays a low boxwood hedge lining a stepped brick pathway to the house, and a Red oak tree believed to be the largest in Portland. There are formal plantings surrounding the perimeter of the house, including: arborvitae, yew, and salmon-colored azalea bushes along the east facade. Ten handsome elms line the parking strips along S.W. Vista Avenue and S.W. Jackson Street. Camelia bushes are planted close to the house at both the north and south elevations. A hawthorne tree, hydrangia, grape vine, lilac trees, a laurel hedge, clematis, and skimmia grace the west side of the house. The shrubbery in the backyard (north) includes: rhododendrons, skimmia, quince and holly planted close to the house. There is also a cherry tree, a Red maple, a sycamore tree, a hawthorne, a pear tree, lilacs and a perennial flower garden in this section of the yard.

EXTERIOR

The Colonial Revival style A.S. Nichols Residence exhibits many features representative of the period. Many of these design elements display heavy classical influence, including: a symmetrical building plan; wood-frame construction with narrow weatherboard siding finished with cornerboards; a shallow hipped roof surrounded by a wooden widows walk; and a central, prominent entrance. Also evident are the one over one double-hung sash windows, (all windows on the east and south elevation are adorned with original, operative shutters), a gabled dormer with a Palladian window, a fanlight window, and transoms and sidelights on various doors and windows throughout the house. Columns, pilasters and an elaborate entablature are seen on the exterior of the house. The entablature consists of a detailed cornice featuring prominent dentils, an ovolo with an egg and dart motif, and a fascia broken by a cyma reversa with an organic motif; a recessed panel frieze; followed by an architrave banded with two cyma reversa of various motifs.

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HOUSE PLAN

The house is two and a half stories with a full-length attic and a basement. The house measures 70' x 64' and contains 5000 square feet, including the finished attic. The plan consists of a rectangular two-story main volume with an attached portico to the north, and the servants wing projects on the west elevation. The central entrance hall and staircase divide the living room to the north from the dining room and library to the south. The kitchen is in the rear of the building (west elevation), with servants bedrooms above. The four main bedrooms are located above the central volume of the house. There are two interior brick chimneys with decorative corbelling at the caps. One is located near the center of the house and one is found at the west elevation. A third brick chimney, also displaying decorative corbelling, is found at the north elevation.

EAST ELEVATION (front)

The east elevation is composed of two volumes; the rectangularly shaped main house and a two-story portico to the north. The east facade faces S.W. Vista Avenue with a central recessed porch entrance and a paneled front door. The threshold consists of beautifully patterned marble over a concrete base and is ten and a half feet wide. Concave niches on either side of the threshold are surrounded by elaborate decorative molding in a shell motif. The architrave trim includes four fluted Ionic pilasters and a decorative crown above the door dividing a broken transom and two sidelights. The transom and sidelights are glazed with leaded glass. An original light fixture is suspended from the recessed panel ceiling of the porch, which is supported by two Doric columns on bases. Two recessed square pilasters mirror the Doric order of the columns. The entablature of the porch echoes that of the main house with its overhanging cornice, dentils, and frieze. A decorative patterned molding adorns the architrave. The central balcony supported by the porch exhibits a wrought iron railing capped with miniature urns and a recessed pair of French doors with sidelights.

The fenestration at this elevation is symmetrical. There are four double-hung sash windows approximately 4' x 5' with transoms about two feet high, on the first floor. There are four windows on the second floor approximately 4' x 5'. Above the roof-line balustrade is a central gabled dormer with a Palladian window.

Paneled Ionic pilasters finish the corners at this facade, unlike the simple cornerboards found at the rear elevations of the building.

Also visible at this elevation is the east facade of the gabled portico wing. The second floor of the wing has paneled siding and one double-hung sash window. There is a continuation of the elaborate eave treatment found on the rest of the house.

SOUTH ELEVATION

The south elevation is composed of three volumes; the main house, the servants wing, and the solarium. The main wing on the south elevation exhibits two large windows with transoms identical in dimension to those at the east facade. On the second floor are two windows set directly above the first floor windows, and a third, smaller, window of the same type between these two. Shutters adorn all but the small window.

Along the roof there is a central gabled dormer with a double-hung window. Paneled Ionic pilasters finish the corners at this facade.

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Also visible on this elevation is the south facade of the servants wing and the solarium. The solarium, originally an outdoor patio, is an enclosed 10' x 10' room west of the volume containing the dining room. It was enclosed prior to 1937 with two walls on the south and west elevations and a glassed roof spaced with exposed wooden beams. There is an eight-foot wide, multi-pane tripartite window, and a double casement multi-pane door at the west facade, the exterior entrance to the solarium.

To the left of the solarium, on the south facade of the servants wing is one window with a transom. On the second floor, a multi-pane tripartite casement window is centered above the solarium and a double-hung window is centered above the first-floor window.

WEST ELEVATION

The west elevation is composed of three volumes; the servants wing, the main house containing the living room, and the gabled portico wing. This elevation is dominated by the servants wing which projects twenty-eight feet from the main volume of the house. A one-story screened sun porch extends west from the kitchen. The door is centrally located, and the window openings flank the door asymmetrically. To the left of the window openings is a small door, previously used as an ice chest. On the second floor, above the porch are two windows, widely spaced. The weatherboard siding is finished with simple cornerboards.

Also visible at this elevation is the north volume of the main house and gabled portico wing. A boxed Ionic pilaster graces this corner of the house. There is also a gabled dormer with a casement window at this elevation.

The west facade of the gabled porch wing exhibits an open patio on the first floor. The second floor of this porch exhibits large, symmetrical, glassed-in window openings. The massive Ionic pilasters and classical entablature are clearly visible at this elevation.

NORTH ELEVATION

The north elevation is composed of two volumes; the gabled portico wing and the servants wing. The prominent volume at this elevation is the two-story gabled porch wing. The classical detailing includes: a large pediment with a fanlight window; a continuation of the elaborate entablature found on the rest of the building, with the dentils mirrored along the inside of the pediment cornice; and four massive Ionic columns supporting the pediment and the entablature.

The first floor of the porch consists of a brick patio accessed by two pairs of French doors off the living room. The doors flank the main brick chimney, which at this level is ten-feet wide.

The second floor was once used as a screened sleeping porch. In 1937, the space between three of the columns at the northwest corner of the wing was enclosed, and used as an addition to the master bedroom. It now has paneled siding and two windows. The remaining part of the porch has been glassed-in. Window glazing between three of the columns facing north consists of two large panes separated by narrow muntins. A low strip of paneled siding surrounds the porch beneath the windows, followed by a narrow paneled frieze.

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Also visible on this elevation is the servants wing. On the first floor a tripartite, multi-pane bay window with a hipped roof and bracket supports projects from the servants wing. This window was added in 1977 when the breakfast room was remodeled. To the far left of the window, at the junction of the wing and the main house, is a recessed servants entry. Placed directly above this door on the second floor is a pair of windows separated by a mullion, and a single sash. Above the bay window is a double-hung window.

GARAGE

A detached garage is located on the west elevation of the property, behind the servants wing. It was used as the chauffeur's quarters at one time. The building is rectangular with narrow weatherboard siding and a shallow hipped roof. The classical detailing on the main house is echoed on the garage in a simple form, including: symmetrical placement of windows and doors, exterior columns, double-hung windows and a central gabled portico. The cornice is boxed with a narrow frieze below. The pediment is supported by two rounded Doric columns. Two Doric pilasters flank the front door with a built-in bench enclosing the space between the pilaster and column on each side. There are four 6/6 windows, two on either side of the portico. The door is paneled with a transom. The garage door is located at the south end of the building and driveway exits on S.W. Jackson Street.

INTERIOR

The interior decor of the Nichols residence is elaborately detailed with columns, pilasters, pillars, moldings and wainscoting exhibiting classical influence. The hardware, the light fixtures, and imported English Oak hardwood floors are original. The crystal chandeliers seen throughout the house are from Czechoslovakia. The interior of the house is in excellent condition.

GROUND FLOOR

Entrance Foyer

The entrance foyer divides the main house into two volumes to the north and south. It also provides access to the main staircase and the servants wing. A crystal chandelier illuminates the beautifully maintained English oak floors. The front door, transom, and sidelights, located on the east elevation, are trimmed with a simple architrave molding. A crown molding with dentils runs continuously along the 12' x 14' foyer. To the right of the front door is the living room; to the left is an alcove with entrances to a half bathroom, the library and the dining room. The entrance to the alcove and the three doorways within it, are elegantly decorated with a classical architrave, narrow frieze, scrolls, and cornice molding. Within the alcove, the dentil pattern continues as part of an elaborate crown and ceiling molding.

Directly to the west of the front door is a small alcove containing a door to the servants wing and the entrance to the main staircase. The entrance to the alcove is flanked by a fluted ionic column and pilaster on each side. The columns and pilasters stand on a three-foot base paneled in the same wainscoting that surrounds the entire entrance foyer and alcove. The wainscoting, capped with a rail, follows the line of the staircase up the wall, where it becomes a horizontal course at the second landing.

The staircase consists of balusters that are squared with a tapered spindle mid-section. On the downward slope of the rail, the top squared section of the balusters form a repetitive pattern of staggered length. The rail, made of English oak, is capped and forms a circle at the newel post. The rail cap is unpainted.

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Living Room

The living room is the largest room in the house at 33' x 20'. All the wood in this room is Japanese quarter-sawed oak. Centered along the north wall is an impressive fireplace, ten feet wide. It is composed of painted brick with a simple painted wood architrave. There are seven boxed purlins under the unadorned mantel and a tall paneled frieze that interconnects with the crown molding and picture rail. The crown and ceiling molding are simple and elegant.

Flanking the fireplace are two sets of French doors; eight panes per door with a four-pane transom. These doors access the outdoor patio at the north elevation and are trimmed with a simple architrave molding. This molding also trims every window and runs vertically down each corner of the room, culminating at the high paneled baseboard.

The wall at the west elevation is lined entirely with built-in bookcases and cabinetry, capped with a deep mantel. Built-in cupboards are also found at the northeast corner of the room. Above the bookcases at the west elevation, are two evenly spaced casement windows. There are two double-hung windows with transoms along the east elevation. The wall covering is a painted linen which also occurs in the entrance foyer and the upstairs hallway. Four crystal electric candle sconces grace the walls at the east and west elevations.

Bathroom

The tiny bathroom is located off the entrance foyer. Originally housing only a toilet fixture and a sink, a dressing room/closet was added in 1940, creating a space 7' x 8'. The crown molding in this room is delicate and the baseboards are low. There is one 7' x 4' double-hung window with a transom.

Library

The library, at 15' x 12', is the only room in the house where the wooden crown and ceiling molding are unpainted. This room also features an unpainted Japanese oak bookcase running the length of the west wall. The bookcase has paneled Doric pilasters separating each section of shelves, with a paneled frieze and mantel above. The walls and ceiling are painted, and there are two windows with transoms along the south wall.

Dining Room

The dining room is a large, almost square room accessed primarily on the east elevation through the entrance foyer by a set of French doors. The dining room is a formal room with a wide crown molding and picture rail, recessed paneled wainscoting, and a beautiful built-in china cabinet centered along the north wall. The design elements on the china cabinet mirror the classical details in the rest of the house. The cupboards at the lower half are paneled like the wainscoting; the upper half consists of a tripartite cabinet design with arched, multi-pane glass doors. Four boxed pilasters separate the cabinet doors at symmetrical intervals and provide false support to a decorative frieze and cornice.

An elaborate crystal chandelier and four crystal wall sconces illuminate the room, as well as a window with a transom. A pair of French doors on the west wall provide access to the solarium. There is also an entrance to the butler's pantry on the west elevation.

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Solarium

The solarium, used to be a small outdoor patio off the dining room. It was enclosed in 1940 with two walls and a ceiling. Brightly illuminated with multi-pane windows on three of its four walls, and a glass and beam ceiling, it houses a multitude of plants. This room is accessible from the dining room through French doors on the east elevation and from a small multi-pane door to the yard. The original Mexican tile floor and the low wrought iron railing are still intact.

Butler's Pantry

This room, is situated directly between the kitchen and dining rooms, providing access to both rooms. The narrow hemlock siding on the walls and ceiling is painted and the countertop, made of English oak, echoes the wood of the floor. The built-in cabinetry rises from floor to ceiling. The cupboard doors are finished with both paneling and glass. One double-hung window on the south elevation provides a view of the solarium.

Kitchen

The kitchen is located on the southwest corner of the house in the servants wing. This room can be accessed from the servants hall at the northeast corner of the room, the pantry door along the east wall, and the screened sun porch on the west elevation. There are three double-hung windows and a door to the back sun porch. The floors are hardwood and the cabinetry, made of Oregon pine, is original. The countertops have been replaced. There is also a small closet located on the north wall and a high continuous chair rail.

Breakfast Room

The room off the kitchen at the north elevation was originally a pantry and a small breakfast room. In 1977 it was modified to become a full breakfast room. The cabinetry, a fireplace, and a bay window were added at this time.

Servants Hall

The servants hall is separated from the main house by the main staircase, the servants staircase, and a large closet; all located in the central volume of the house. From the servants hall, access is gained to the entrance foyer on the east elevation, the kitchen on the west elevation, the servants entrance on the north elevation, and the servants staircase at the northeast corner of the hall. The servants entry has a multi-pane door with two eight-pane sidelights. Along the hallway are high, beveled painted wainscoting, hardwood floors, and an original light fixture hanging from the ceiling.

SECOND FLOOR

Upstairs Hallway

At the second landing of the main staircase, before reaching the second floor, there is a door on the west wall leading to the servants quarters. At the top of the main staircase is a small sun room; to the left is the master bedroom and gabled porch wing, to the right are more bedrooms. An elaborate crystal chandelier hangs above the stairwell.

The balustrade on the second floor is identical to that on the first floor, except the newel posts are boxed and paneled. A continuous, simple crown molding is found along the upstairs hallway, as

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well as paneled wainscotting capped with a chair rail, and painted linen wall covering. There are hardwood floors on the second floor.

Sun Room

This pleasant alcove, recessed eight feet off the hallway, allows access to the small outer balcony above the portico at the front of the house (east facade). The balcony is reached through a pair of French doors with multi-paned sidelights. The sun room entrance is flanked by two fluted Ionic columns with bases supporting a banded architrave. There are two closets at the north and south ends of the room and the same paneled wainscotting continuous in the upstairs hallway. A small crystal chandelier, hangs from the ceiling in the sun room.

Cedar Closet

Opposite the sun room, north of the staircase entrance is a six-foot long stepped, carpeted landing. It leads into a cedar walk-in closet through the west wall of the upstairs hallway. The balustrade continues along this landing, terminating at the entrance to the closet.

The cedar closet is a room measuring 7' x 3'. The narrow siding on the walls and ceiling is unpainted hemlock. The floors are carpeted. The built-in paneled cabinets and drawers are constructed entirely of cedar, producing a wonderful aroma. There is one small double-hung window in the north wall of the closet, and a small door at the south end leading out onto a landing on the servants staircase.

Master Bedroom

The master bedroom is a large rectangular room with small addition on the north elevation measuring 12' x 21'. The baseboards are high at six and a half inches, the crown molding is simple, and there are panels under the two double-hung windows. All the woodwork in this bedroom as well as all the others is Oregon pine. There are two closets on the south wall and wallpaper on both the ceiling and the walls. A door on the west wall leads to the bathroom. A crystal chandelier hangs from the ceiling of this room.

The adjoining room, about 13' x 10' used to be part of the sleeping porch on the north elevation. It was enclosed as a sitting room in 1937 and is now used as a weight room. It has two windows and high baseboards.

Master Bathroom

The master bathroom has two entrances; one on the east side and one on the west side. There are baseboards intact, but no ceiling molding. One window opens out onto the sleeping porch on the north elevation.

Bedroom

This room is located at the northwest corner of the main house and shares access to the bathroom with the master bedroom. It is currently being used as a study. There is a French door on the north wall providing entry to the sleeping porch wing. There are two windows with panels below, and a high baseboard. There are two closets along the south wall and a door to the hallway at the south end of the east wall.

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Portico

A large two-story portico measuring 14' x 28', projects from the house to the north. The Ionic columns supporting the pediment above the portico are also design elements on the interior. The paneled siding interrupts the columns so that a small portion of each column is visible from the interior. Classical detailing includes a wide, banded architrave, frieze, and decorative cornice. The ceiling consists of large recessed panels with narrow painted hemlock siding. The east interior wall of the porch is narrow weatherboard siding, added in 1937. A low band of paneled siding supports five large window openings.

Other Bedrooms

The remaining two bedrooms in the main house are located on the south elevation at the southeast and southwest corners of the building. They are both approximately 17' x 13', have simple pine crown molding, high baseboards, and panels under the windows. The bedroom at the southeast corner exhibits three windows while the other bedroom has two windows and a door to an infant sleeping porch on its west side. Both bedrooms share access to the same bathroom.

Bathroom

This room has one window and two doors, one on the east side and one on the west side. The sink tile is original. A shower has been added.

Infant Sleeping Porch

This space along the south elevation, between the main house and the servants wing, was once used as an infant sleeping porch. It was enclosed before 1937 and converted to a sewing room. The narrow siding on the walls and ceiling is painted hemlock. These cabinets, a late addition, was built-in along the north wall. Directly above are three square interior leaded glass windows surrounded by a common wide band of window molding. A short distance away, a little lower on the east wall is a small square glazed door, hinged at the top, also surrounded by molding. On the west elevation is a tall tripartite, multi-lite casement window. Entrance to the porch is gained through doors on both the east and west elevations.

Servants Bedrooms

The two bedrooms in the servants wing are located on the west elevation at the southwest and northwest corners of the wing. They are both about 12' x 13'. Each has two windows, baseboards, and simple crown molding. They both access the servants hallway that divides the wing symmetrically. An original light fixture hangs from the ceiling in the hallway.

Servants Bathroom

To the east of the northwest corner bedroom, on the north facade is a small bathroom off the servants hallway. The corner sink, claw and ball tub, and high painted wainscoting with a chair rail are all original. There is also a built-in cupboard above the sink. There is one double-hung window.

Back Servants Staircase

The staircase in the servants wing is located between the kitchen and the main house, adjacent to the main staircase. The servants staircase connects to the main stair hall at two locations; at the first landing and at the second landing. The balusters are squared and the newel posts are paneled and capped. High painted wainscoting runs the length of the staircase and into the servants halls on the first and second floors. At

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the entrance to the staircase on the first floor there is a tall narrow closet at the first landing, and a double-hung window looking out at the recessed servants entry porch.

Attic

The attic is a large finished room with alcoves. Access to this room is gained from the back stairs of the servants wing. The beveled wood siding on the walls and ceiling are hemlock, and the floors are pine. From this floor the view can be enjoyed through two of the most impressive windows in the house: the Palladian dormer window at the east facade, and the fanlight window at the pedimented gable in the north wing.

A continuation of the staircase in the servants wing rises steeply to the attic entrance which faces the west elevation. Along the staircase at this level is found the only unpainted beveled wainscotting in the house.

ALTERATIONS

The Nichols Residence is in excellent condition. Minor alterations have taken place over the years to this large house. The solarium off the dining room, originally an outdoor patio, was enclosed before 1937. About the same time, the infant sleeping porch located directly above the solarium was also enclosed. In 1937, H.F. Wendel, the third owner of the house, enclosed one-third of the second-story sleeping porch at the north elevation, as an addition to the master bedroom. In 1940 the same owner enlarged the half bathroom in the entrance foyer on the first floor.

What is now the breakfast room on the first floor used to be a pantry and a small eating area. The remodeling occurred in 1977 by the fifth owner, Dr. M.L. Pernoll. At this time a fireplace, and cabinets were built in to the room and a bay window was added to the north facade.

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

1913

Significant Dates

1913

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Foulkes and Hogue, architects

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 0.48 acres Portland, Oregon-Washington 1:24000

UTM References

A

1	0
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5	2	3	7	3	0
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5	0	3	9	7	8	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The nominated area is located in Section 4, Township 1S, Range 1E, Willamette Meridian, in Portland, Multnomah County, Oregon and is legally described as Lots 5, 6 and 7, Block 49 of Carter's Addition to Portland.

See continuation sheet

Boundary Justification

The boundary of the nominated property corresponds to the legally recorded lot lines of the parcel historically associated with the house built for Dr. A. S. Nichols in 1913.

See continuation sheet

11. Form Prepared By

name/title Kimberly Demuth, Kirsikka Van Doren, Christine Ann Curran

organization Demuth Glick Consultants, Ltd. date July 11, 1991

street & number 1314 NW Irving Street, Suite 510 telephone (503) 224-0043

city or town Portland state Oregon zip code 97209

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The imposing Colonial Revival house that occupies a generous lot at the northwest corner of SW Vista Avenue and Jackson Street in the Portland Heights neighborhood of southwest Portland, Oregon was completed in 1913 for prominent homeopathic physician Ammi S. Nichols. It was designed by Edward T. Foulkes of the firm of Foulkes and Hogue, whose well-known concurrent project was the Chateausque mansion of newspaper magnate Henry Pittock which crowns Imperial Heights.

The Nichols residence meets National Register Criterion C as a well preserved and noteworthy example of high style Colonial Revival architecture in the city generally and within the body of work of a noted Portland architect in particular.

The property is complemented by mature landscaping and an unusually finely detailed automobile garage standing at the southwest corner of the lot, where it is accessible from Jackson Street. Finished generally in the image of the house, the single-story, hip-roofed and weatherboard-clad outbuilding has as its outstanding feature a temple-fronted portico of the Doric order that shelters the pedestrian entrance centered on the east side elevation facing the rear of the house.

In a neighborhood where fine examples of Colonial Revival residential architecture abound, due in great part to the standard-setting work of the firm of Whidden and Lewis, Foulkes' house for Dr. Nichols nevertheless stands out for the strength of the facade its presents to Vista Avenue and the lavishness of its academic detail that is deftly combined in a coherent design.

The building rises from its graded site as a two-and-a-half-story rectangular mass with low hipped roof, the long axis of which is parallel with the major street frontage on the east. The ground plan is varied by an ell on the west and a temple-fronted sleeping porch wing with recessed ground story porch and colossal Ionic colonnade on the north end elevation, where it is set back from the facade plane. The main volume is detailed in the Federal period vein of the Colonial Revival and exhibits the characteristic features of the style, including strict symmetrical organization of exterior elevations, narrow horizontal weatherboard cladding, full Classical entablature with balustrade, wide corner pilasters with prominent capitals of the Scamozzi order, wide shuttered windows, and a central entrance bay in which a dormer with Palladian window

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and a recessed second story loggia are aligned over a Doric portico with deck and railing.

The lavishness of the customized wood trim and other craft details subtly unfolds upon entering the vestibule, where shell-domed arch orders flank the entrance and the Scamozzi order, a variation of the Ionic having volutes that radiate at a 45-degree angle, is used for the column screen of the grand entry stairhall.

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The Nichols Residence, built in 1913 for Dr. Ammi Sibley Nichols was designed by the architectural firm of Foulkes and Hogue. It is significant under Criterion c as an excellent example of the Colonial Revival style, and an excellent example of the firm's work. The residence was described by The Oregonian in 1913 as "One of [the] most attractive dwellings to rise in [the] West Side District," and "one of the finest new places on the Portland Heights districts."¹ The building notable for the classical ornamentation on both the exterior and interior, including Ionic columns and pilasters, and a two story porticoed porch on the north elevation. The front elevation, facing SW Vista Avenue, has a recessed entrance embellished with a marble floor and decorative niches flanking the door. The interior details echo the exterior, on a refined scale, with wood wainscotting, paneled window insets, and crown moldings. The Nichols Residence, in excellent, original condition, is listed as a Rank II property on the Portland Historic Resources Inventory.

EDWARD T. FOULKES, Architect (1874-1967)

Edward T. Foulkes, the designer of the Dr. Ammi Sibley Nichols Residence, is best known for his work on the Henry Pittock Mansion, which was completed in 1914. A native Oregonian, Foulkes had offices in both Portland, Oregon, and Fresno, California, where he did most of his work. According to *The Journal of the Fresno City and County Historical Society*, Foulkes may have been the first Fresno architect to have a significant affiliation with the Ecole des Beaux-Arts, and was responsible for the emergence of the Beaux-Arts tradition in Fresno.²

Edward Foulkes was born in Monmouth, Oregon August 14, 1874 the son of Laura and Robert Foulkes, the latter was a printer for *The Oregonian*.³ Edward attended Portland High School, where he spent most of his time in the science lab. In 1893 he began his architectural studies at Stanford University. He left Stanford in 1895 for the Massachusetts Institute of Technology where he graduated in 1898 with a Bachelor of Science as "one of the top three in [the] Architectural Course."⁴

After his graduation from M.I.T., Foulkes worked for Clarence Blackall in Boston. In 1880, Blackall had completed his architectural studies at the Ecole des Beaux-Arts, "the most illustrious architectural school in the world at that time."⁵ In 1884 Clarence Blackall was the recipient of the first Rotch Travelling Scholarship awarded by the American Institute of Architects. Foulkes worked for Blackall for two years, moving to New York in 1901 to work for Cass Gilbert, designer of the F.W. Woolworth Building in Manhattan. Two years later Foulkes took a position with the firm of Carrere & Hastings,

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whose work included the New York Public Library. Three of Foulkes mentors and employers, Clarence Blackall, John Marvyn Carrere and Thomas Hastings, had all graduated from the Ecole des Beaux-Arts. Foulkes took their advice to study in Paris when he was awarded the Rotch Travelling Scholarship in 1903. He spent two years travelling through Britain, Western Europe, North Africa, Turkey, Central Asia, and Japan. Upon his return to the United States, he settled in San Francisco and established his first individual practice in 1906. In 1910, he opened a small regional office in Fresno, where he designed the Hotel Fresno, four residences, and two major commercial structures in addition to the hotel.⁶

In 1909, Foulkes was hired by Henry L. Pittock, publisher of *The Oregonian* and his father's employer, to design his French Chateau style mansion. He utilized some of the ideas he had come across in his travels, notably the Turkish smoking room and the Jacobean library.⁷ The Pittock Mansion, on the National Register of Historic Places, is one of the most notable mansions in Portland.

FOULKES AND HOGUE

In 1914, Foulkes went into partnership with fellow M.I.T. alumnus Chester J. Hogue of Portland. Chester Hogue was "one of the world's foremost authorities on [the] technical uses of forest products."⁸ The firm of Foulkes and Hogue designed the Colonial style residence of Dr. Ammi Nichols, as well as another Colonial Revival style residence on SW Upper Drive, and a small hotel at 310 NW Broadway (the Everett Hotel), designed in 1914 in the "streetcar commercial style."⁹ It is not known whether Foulkes or Hogue designed the Nichols Residence as the original plans have not been found, however there are strong links in the classical details seen in this house with that of the Pittock Mansion, designed by Foulkes. Also, he is listed in the Portland Inventory as the sole designer of the Nichols Residence.

In 1915, the partnership of Foulkes and Hogue earned a medal for their design for the "Log-Parthenon"; the Oregon State Building at the Panama-Pacific International Exposition in San Francisco.¹⁰ The building featured 48 log columns to represent the states, a full entablature and pediment with the Oregon State Seal in the tympanum.¹¹ All the lumber used in the construction of the Oregon Building was contributed by logging companies of Oregon and shipped to California. The building was "distinctive, unlike any other building in the entire Exposition group, and a "vigorous ... looking temple of rustic beauty."¹²

The Oregon State Board of Licensing has no record of architectural registration for either Edward Foulkes or Chester Hogue, as registration was not required in Oregon until 1919. The partnership of Foulkes and Hogue lasted only until 1916. Chester Hogue died in Seattle in 1947.

Edward T. Foulkes married Charlotte Thomas in Oakland, California. They had two daughters, Gwendolyn and Phyllis. Edward died at the age of 93 on December 10, 1967. Apparently, the architect became "somewhat eccentric" in his later years and personally destroyed a large portion of his records. After his death, family members feared legal liabilities from drawings in his estate and destroyed the remainder of his original drawings.¹³ Consequently, drawings of the Dr. Ammi Sibley Nichols Residence have never been located.

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COLONIAL REVIVAL STYLE

The 1876 Philadelphia Centennial Exhibition included buildings replicating the Colonial period, as well as the Georgian and Federal styles. The "order, restraint and elegance of Colonial architecture" appealed to Americans anxious to establish their own "style". The pre-eminent New York architectural firm of McKim, Mead and White was inspired by the details and massing of Colonial American architecture, thus, the "Colonial Revival" was born. Whidden and Lewis, the Portland architectural firm with strong ties to McKim, Mead and White, have been credited with bringing the Colonial Revival style to Portland, however, the availability of architectural journals likely helped to spread the influence of this style in Portland as well. Architectural characteristics of the Colonial Revival style are: gambrel, low-pitched hipped and gable roofs, classical entablatures, rectangular form with symmetrical facade, central entrance or portico, one-over-one double hung sash windows, dormers, bays and Palladian windows, ovals with keystones, fanlights, transoms and side-lights, narrow weatherboard siding, and decorative elements inspired by classical architecture.¹⁴ The A.S. Nichols Residence features several characteristics of the Colonial Revival style including; gabled roof dormer with Palladian window, balustrade deck on roof, modillioned cornice, sidelights and transoms, classical columns and pilasters.

COMPARATIVE ANALYSIS

The firm of Foulkes and Hogue designed only three residences in Portland; The Nichols Residence (1961 SW Vista Ave), the McKinnan Residence (2800 SW Upper Drive), and the Pittock Mansion (3229 NW Pittock Drive). The only known commercial building designed by the firm is the Everett Hotel at 310 NW Broadway (1914). The Pittock Mansion, listed on the National Register of Historic Places in 1974, cannot be compared with the other two residences. The mansion is more of a country estate, due to the elaborate nature of the grounds and house.

The Nichols Residence is listed as a Rank II property in the Portland Historic Resources Inventory, the McKinnan Residence is listed as a Rank III. The Nichols residence appears to be designed in a much more formal and grand scale than the McKinnan Residence. The homes were both built in 1913, and are both of the Colonial Revival Style. The McKinnan Residence is a rectangular building covered with a hip roof, and sided with horizontal beveled siding. There is a recessed central entrance, embellished with boxed pilasters and a paneled door, with transom sidelights. The windows and door surrounds are simple, as are the boxed eaves. The Nichols Residence, by comparison, is elegantly detailed with gabled roof dormers, Palladian windows, a balustrade along the roof, modillioned cornice, and a two story projecting porch supported with columns and pilasters of the Ionic order. The classical detailing is also carried over into the interior of the residence. The Nichols Residence is thus an excellent example of the Colonial Revival Style, designed within the body of work by the firm of Foulkes and Hogue in Portland.

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The residence at 1961 SW Vista Ave. was constructed for Dr. Ammi Sibley Nichols, who lived in the house from 1913-1924. The second owner, Jack Edwards, occupied the residence until 1929, when it was purchased by H. F. Wendel. Wendel lived here until 1957. James Speer was the fourth owner, followed by Dr. and Mrs. M. L. Pernoll. The residence is presently owned by Kenneth and Rose Lewin, who purchased it in 1978.

DR. AMMI SIBLEY NICHOLS (1854-1931)

Dr. Ammi Sibley Nichols was a prominent Portland physician. He practiced medicine in the city for over forty years, as well as being an active member of Portland's business community. Dr. Ammi Nichols, one of ten children, was born January 22, 1854 in Prescott, Wisconsin to Z.B. Nichols and Emily Porter Nichols.¹⁵ Dr. Z. B. Nichols was a physician and surgeon, and a preceptor of the Mayo brothers.¹⁶ While living in Minnesota, he (Ammi's father) was a physician at the state institutions, and owned a large tract of government land, dividing his attention between medical and agricultural pursuits. In 1877, the Nichols family moved to Walla Walla, Washington, where they lived and worked for two years. In August 1880, when they relocated to Portland, he was a member of the city, state, and national medical societies, and was one of the founders of the Homeopathic School in Portland (no longer extant).¹⁷ Dr. Z. B. Nichols died in Portland on March 4, 1897.

Ammi Sibley Nichols attended Shattuck Military School in Faribault, Minnesota, and Carlton College in Northfield, Minnesota. He received his medical education at the Hahnemann Medical College of Philadelphia,* * where he obtained his degree in March, 1876. He returned to Faribault and practiced medicine for one year, before the entire family moved to the northwest. In 1913 the residence at 1961 SW Vista Ave. was completed. Dr. Ammi Sibley Nichols and family lived here until 1924.

Dr. Nichols was a member of the Portland Medical Society, the Oregon State Medical Association, the American Institute of Homeopathy, and was a member and president of the Homeopathic State Medical Society and of the Homeopathic County Society of Multnomah County.¹⁸ Before sharing a practice with his brother, Herbert S. Nichols, also an homeopathic physician, Dr. Nichols served as a staff member of the Methodist Hospital. Along with Henry Pittock, he was instrumental in raising funds for the Hahnemann Hospital of Homeopathic Medicine¹⁹ which was located in what is now Holladay Park Medical Center in Portland. The Hahnemann Hospital was in operation under this name until 1947 when the Hospital changed it to Holladay Park "in deference to the great group of other physicians who have no interest in homeopathy or Dr. Hahnemann."²⁰

* * Homeopathy is a school of medicine founded in 1796 by Dr. Samuel C. F. Hahnemann in Philadelphia. It is the theory or system of curing diseases using very minute doses of medicine which in a healthy person, and in large doses would produce symptoms like those of the disease being treated. The goal of homeopathy is to build up a patient's immune system using natural substances.

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In addition to his medical affiliations, Dr. Nichols was also involved in a number of other Portland businesses. He was vice president of the Portland Ice Company, and was one of the organizers, along with Henry Pittock, of the Portland Trust Company (renamed Oregon Bank in 1961), which was called the "largest chartered state commercial bank in Oregon, providing the oldest trust service west of the Rockies."²¹ Like his father, Dr. Nichols also had an interest in agriculture and owned three farms near the city of Portland.

Dr. Nichols married Fredericka S. Smith, the daughter of Charles H. and Anna (Ross) Smith of Philadelphia, in December of 1879. She died in January 1888 at the age of 34. Fredericka and Ammi had three surviving children: Vida S., Anna Mildred, and Clifford Edwards Nichols.

The day after his seventy-seventh birthday, Dr. Ammi Sibley Nichols died, having been ill for the last month of his life.²²

HAROLD F. WENDEL(1892-1967) third owner

Harold Wendel, who occupied the residence from 1929 to 1957, was a very active member of the Portland community. He was born in Pigren, Ohio on August 29, 1892 to Jacob and Flora (Fox) Wendel, and was the nephew of one of the founders of the Lipman-Wolfe and Co., a major Portland Department store from 1850-1979. Wendel attended the University of Michigan, graduating in 1914. Upon his graduation, he worked for Sears & Roebuck of Chicago until 1917, when he enlisted in the Army. Wendel spent the last part of his time in the Army at Fort Lewis, Washington, where he stayed until his honorable discharge at the conclusion of the war. He settled in Portland in 1918 and started as Assistant Merchandise Manager at Lipman-Wolfe. He became president of the firm on 1927 and remained there until his death on April 17, 1967.²³

Very active in civic affairs, he was appointed to the State Sanitary Authority in 1939 by Governor Charles Sprague. He was a member of this organization until his death, where he lead his fight against pollution in Portland. He was the director of the Portland Art Association and the Portland Symphony Orchestra.²⁴

Wendel was named Portland's First Citizen in 1956 by the Portland Realty Board. During the banquet in his honor, Wendel took the opportunity to discuss auto safety, one of the issues that was close to his heart. At the time of his election as First citizen, Wendel was the Director of the Portland Area Boy Scouts, Director and Treasurer of the Chamber of Commerce, Director of the Portland Symphony Association, Director of Waverly Baby Home, trustee of Reed College, Director of Portland Civic Theatre, Chairman of Portland Retail Merchants Association, Director and Vice President of the National Retail Drygoods Association, and Chairman of the Rotary Club's Child Welfare Committee. Wendel was the General Chairman of the Community Chest drives, and was President of the Chest for two years. In 1958, he was one of three American businessmen chosen by the Department of Commerce to participate in a trade mission to Japan.²⁵

Harold Wendel married Elise Fleischner of Portland and they had two children, James and Thomas. All five Lipman-Wolfe and Co. stores were purchased by Frederick & Nelson in 1979.

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¹Oregonian, December 7, 1913, p. 12.

²Powell, John Edward, "Edward T. Foulkes: His Architecture, his clients, and the origins of the Beaux-Arts tradition in Fresno, California." Fresno Past and Present, vol. 25, no. 1, Fresno City and County Historical Society, Spring 1983, p. 9.

³Oregonian, December 12, 1967, p.21.

⁴Powell, p. 3.

⁵ibid.

⁶Powell, p.4.

⁷Clark, Rosalind, Architecture Oregon Style, Portland: Professional Book Center, Inc., 1983, p. 171.

⁸Powell, p.4.

⁹Portland Historic Resources Inventory, "Foulkes and Hogue."

¹⁰Oregonian, December 12, 1967, p. 21.

¹¹Vaughn and Ferriday, Space, Style and Structure: Building in Northwest America, vol. 1, Portland: Oregon Historical Society, 1974, p. 320.

¹²Powell, p. 8.

¹³Powell, p. 9.

¹⁴King's Hill Multiple Property Nomination, Demuth and Associates, August 1990, section 8.

¹⁵Gaston, Joseph, Portland: Its History and Builders, vol. II, Chicago/Portland: S. J. Clarke Publishing Co., 1911, P. 214.

¹⁶Oregonian, January 24, 1931, p. 1.

¹⁷Gaston, vol. II, p. 212.

¹⁸Hawthorne, Julian, The Story of Oregon: A History with Portraits and Bibliographies, vol. II, New York: American Historical Pub., 1982, p. 410.

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¹⁹Gaston, vol. II, p. 2.

²⁰Holladay Park Medical Center literature/brochure.

²¹Gaston, vol. I, p. 524.

²²Oregonian, January 24, 1931.

²³Oregon Journal, April 18, 1967, p. 2.

²⁴ibid

²⁵Oregon Journal, April 20, 1967, p. 14.

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A.S. Nichols Residence
1961 S.W. Vista Avenue
Portland, Oregon

SITE PLAN

SCALE: 1" = 20'-0"

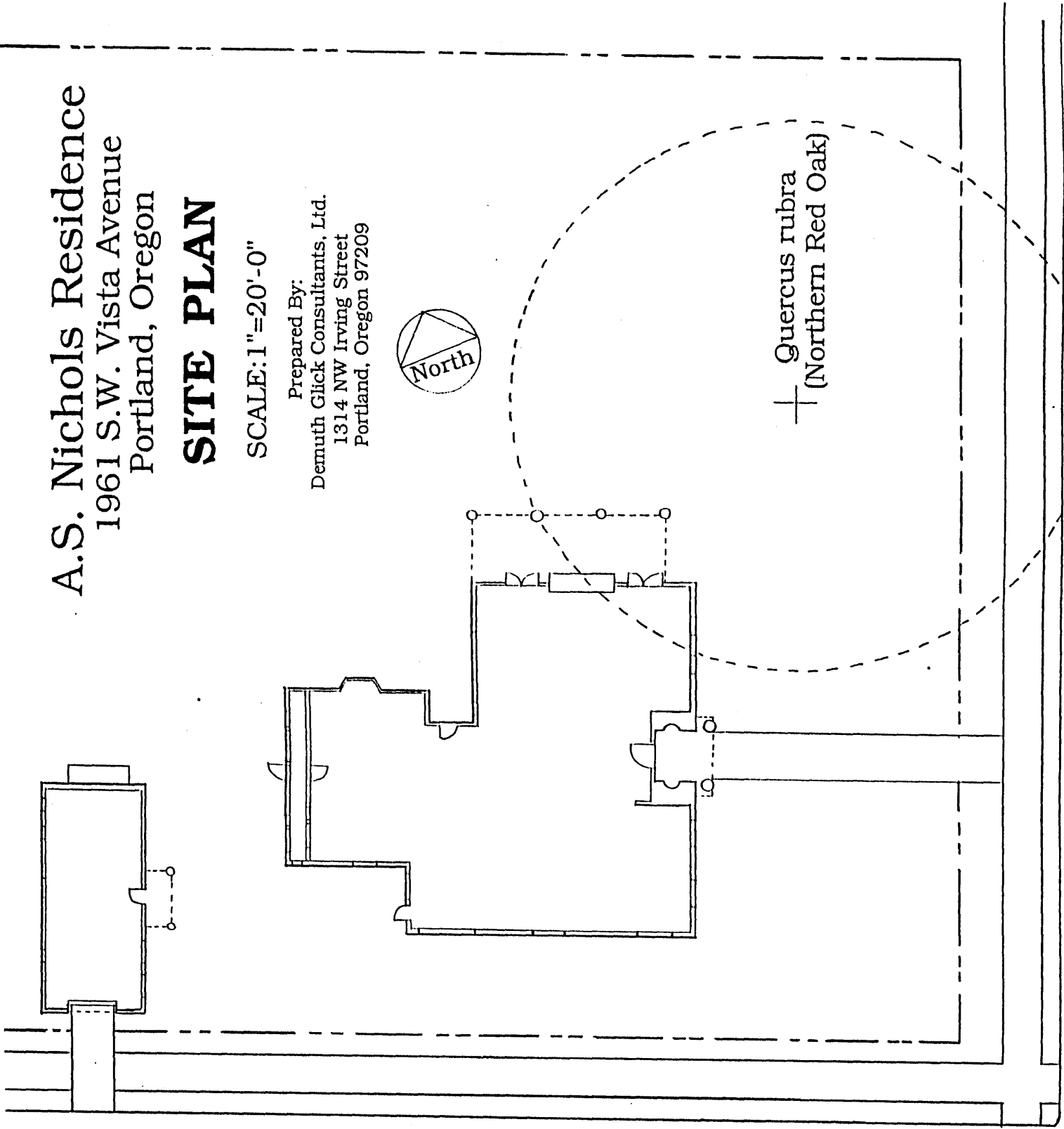
Prepared By:
Demuth Glick Consultants, Ltd.
1314 NW Irving Street
Portland, Oregon 97209



+ Quercus rubra
(Northern Red Oak)

S.W. Jackson St.

S.W. Vista Ave.

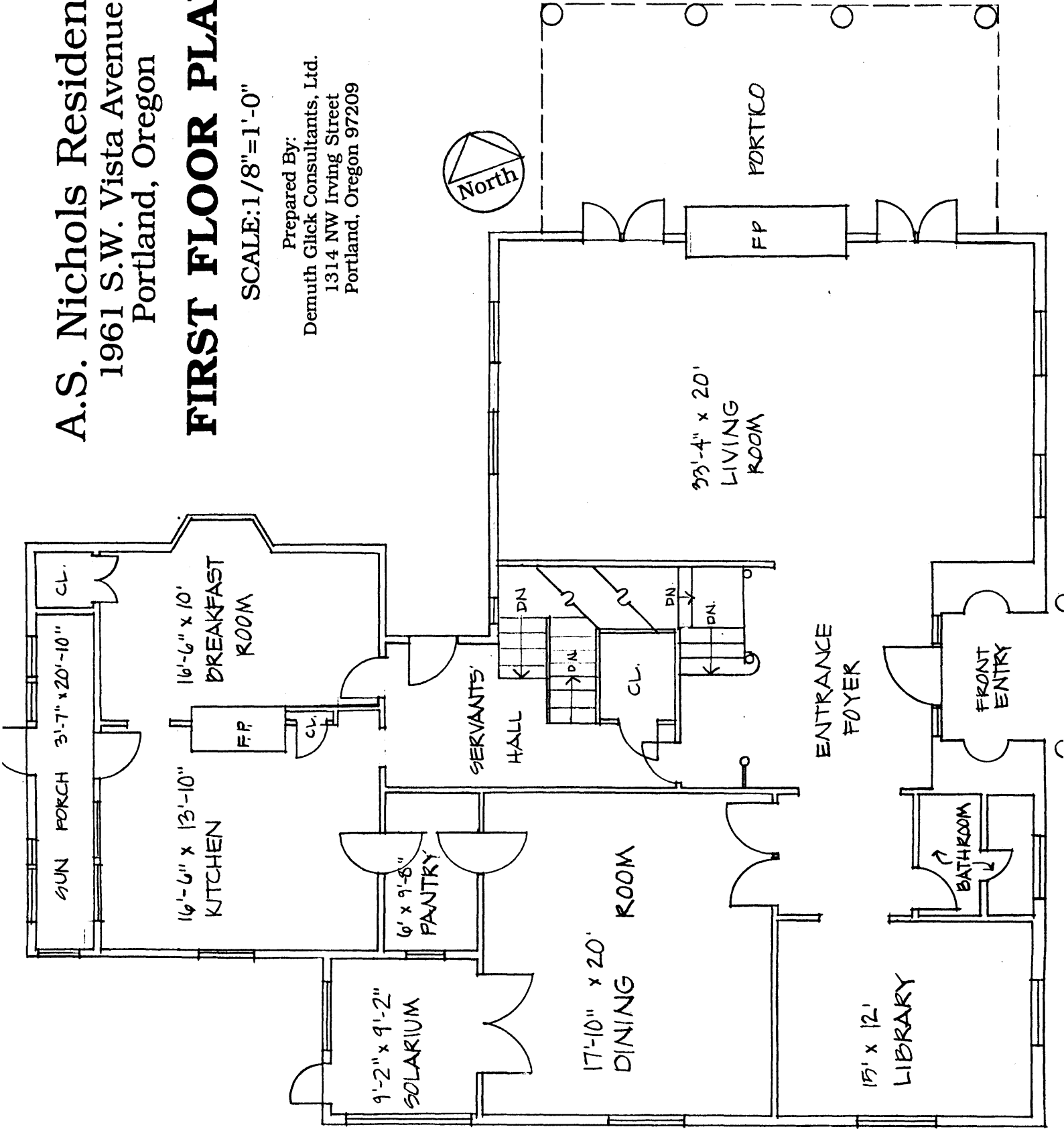


A.S. Nichols Residence
1961 S.W. Vista Avenue
Portland, Oregon

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Prepared By:
Demuth Glick Consultants, Ltd.
1314 NW Irving Street
Portland, Oregon 97209

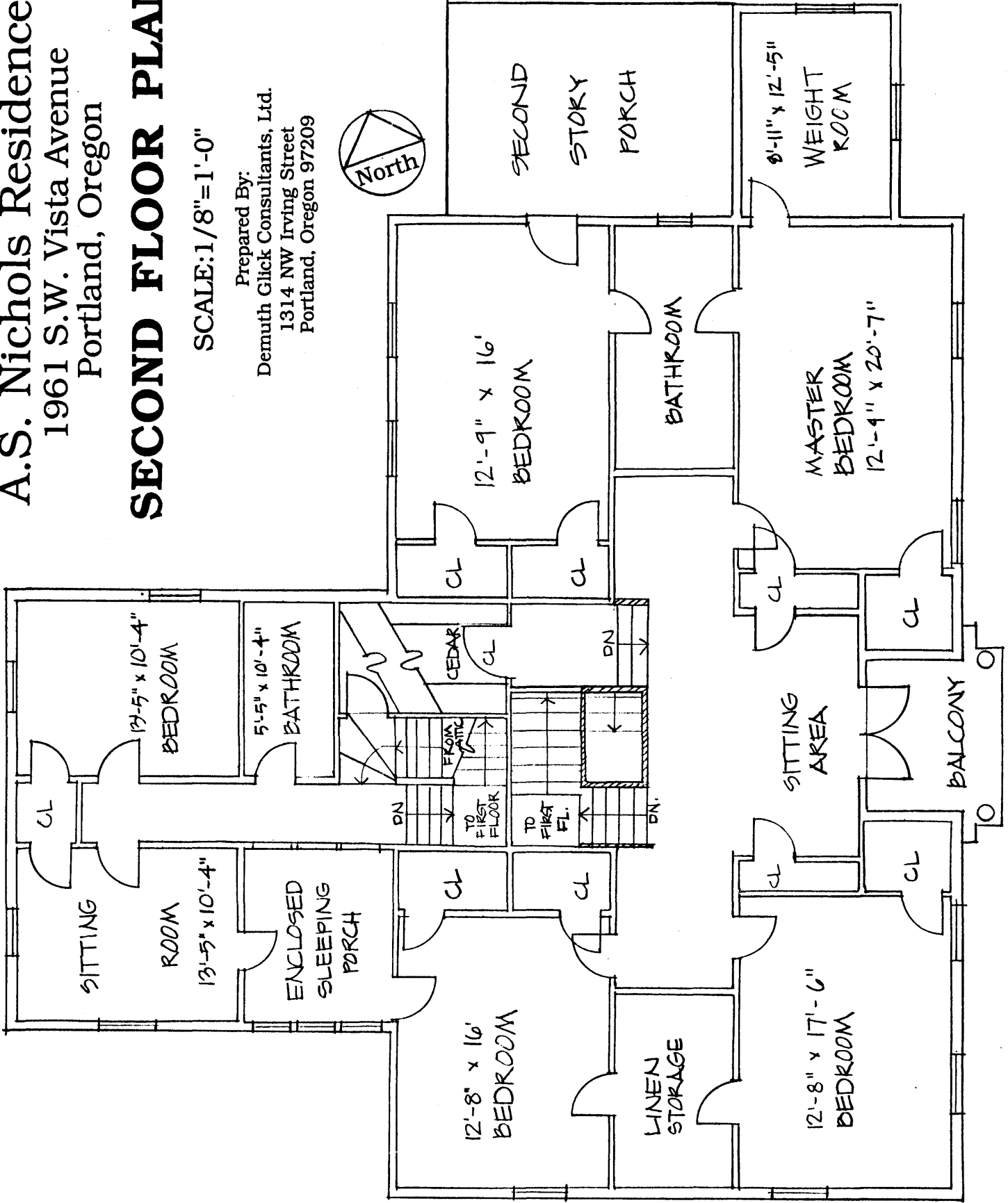


A.S. Nichols Residence
 1961 S.W. Vista Avenue
 Portland, Oregon

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Prepared By:
 Demuth Glick Consultants, Ltd.
 1314 NW Irving Street
 Portland, Oregon 97209

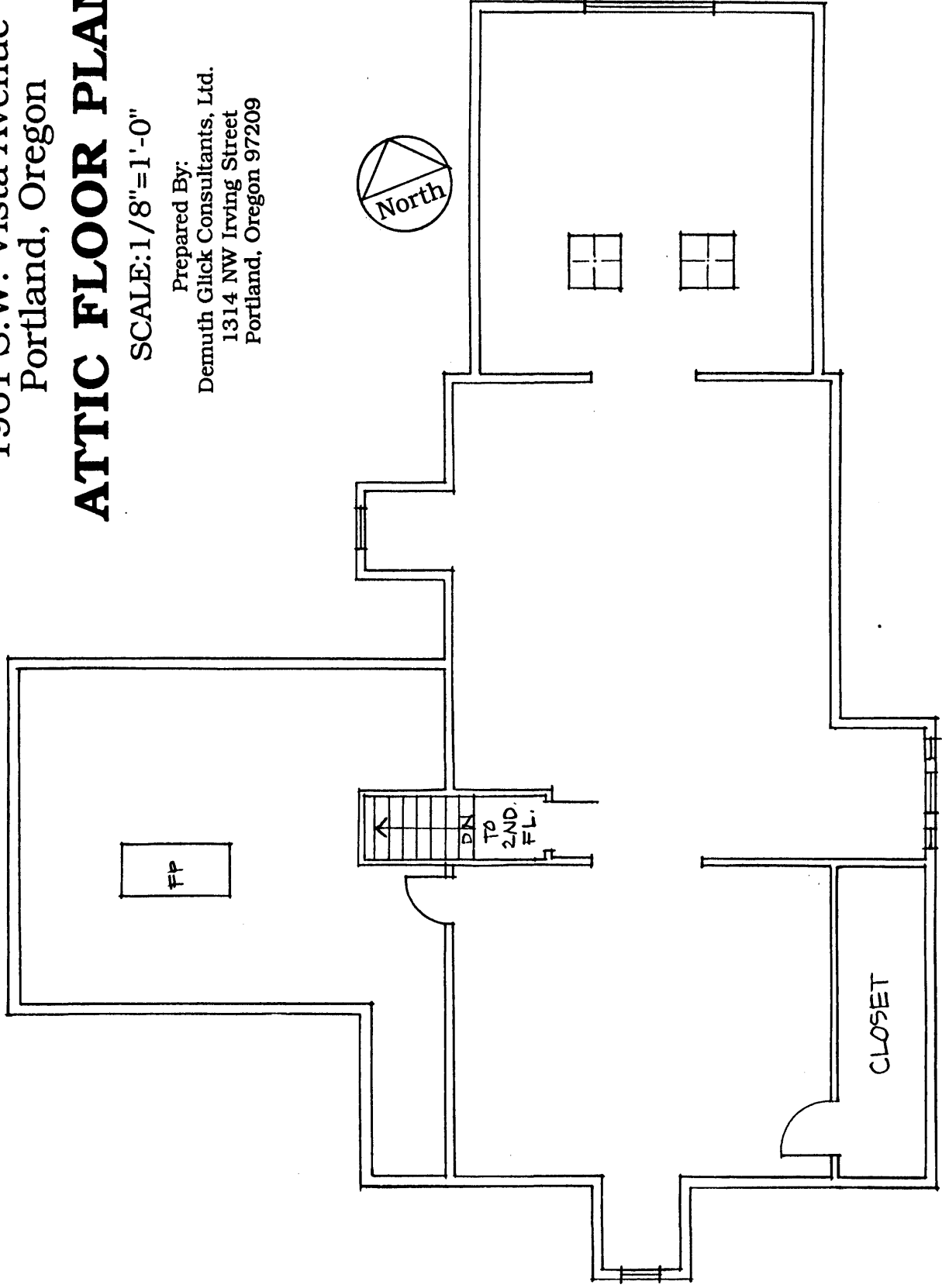


A.S. Nichols Residence
1961 S.W. Vista Avenue
Portland, Oregon

ATTIC FLOOR PLAN

SCALE: 1/8" = 1'-0"

Prepared By:
Demuth Glick Consultants, Ltd.
1314 NW Irving Street
Portland, Oregon 97209



**Historic
Resource
Inventory**
CITY OF PORTLAND, OREGON



0-920-01961

1961 S.W. Vista Avenue

Carter's Addition to P, Block 49, Lots 5-7

QUARTER SECTION MAP #: 3127

SWHRL

ORIGINAL FUNCTION: Residence

DATE BUILT: 1913

STYLE: Twentieth Century Colonial

ARCHITECTURAL PLANS BY: Foulkes, Edward T.

ORIGINAL OWNER: Nichols, Dr. Ammi S.

OTHER OWNERS: Wendell, Harold F., Pernoll, M.L., Speer, J.W.

TAX ASSESSOR'S ACCOUNT #: R-14040-2080

ZONING: R10

Rank II

SPECIAL FEATURES AND MATERIALS:

Hip roof. Gable-roofed dormer with Palladian window. Balustraded deck on roof. Modillioned cornice. Sidelights at entry. Transom panel. Entry porch with columns and balcony above. Pilaster cornerboards with Ionic order capitals. Recessed shell ceilings over front entry benches.

SPECIAL F/M - SIGNIFICANT ALTERATION:

Enclosed porch, 1937. Bay window added, 1977.

AREAS OF SIGNIFICANCE: Architecture

0-920-01961

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1961 S.W. Vista Avenue, photograph, OHS Collection.

1961 S.W. Vista Avenue, photograph, OREGONIAN, December 7, 1913.

OLD ADDRESS: 449 Vista Avenue

MAJOR ALTERATIONS: 1937/237695/Burt Smith

1977/510633/Hans Hoech Construction

Present owner as of May 1981: Kenneth W. and Rose R. Lewin

MAILING ADDRESS: 1961 S.W. Vista Avenue, Portland 97201

No Preservation Funding

Negative: 652-20

Score - Design/Construction: 13

Score - Historical:

Score - Rarity:

Score - Environment: 10

Score - Integrity: 10

Score - Intrinsic: 13

Score - Contextual: 20

Score - Total: 65.5