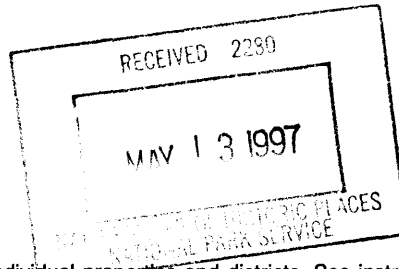


United States Department of the Interior
National Park Service



582

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Barnhart - Wright House

other names/site number Barnhart, Harvey P., House; Wright, Charles F., House

2. Location

street & number 1828 NE Knott Street N/A not for publication

city or town Portland N/A 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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Sam Smith April 30, 1997
Signature of certifying official/Title Deputy SHPO 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 for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Edson R. Deall Signature of the Keeper Date of Action 6-13-97

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

2

buildings

sites

structures

objects

2

Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

English Arts and Crafts

Prairie School

Materials

(Enter categories from instructions)

foundation Stuccoed concrete

walls Stucco

roof Asbestos shingle

other

Narrative Description

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

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 1

BARNHART-WRIGHT HOUSE (1913-1914)

1828 NE Knott Street
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The two-and-a-half-story English Arts and Crafts style house with Prairie School undertones standing at the southwest corner of Knott Street and NE Nineteenth Avenue in Portland's fashionable Irvington district on the east side of the Willamette River was planned and constructed in 1913-1914 for the speculative market by Frederic E. Bowman, builder of distinctive houses and apartment buildings in the city's residential landscape.

The house faces north on its double corner lot and is generously set back from the street frontages, which are lined at the parking strip by mature maple trees. Behind the house, on the south, is a driveway entered from Nineteenth Avenue, and at its head, in the southwest corner, is a nearly 20-foot square garage with pyramidal roof and hip dormer. Because it was a complementary part of the original project, it is counted a separately contributing feature. It was characterized as a "double machine garage" in contemporary publicity. The original garage doors have been replaced by an overhead door.

The main volume of the house, measuring 36 x 42 feet in plan, rises from an excavated basement as a two-and-a-half-story building enclosed with a truncated hip roof with wide eave overhangs and a central front shed dormer. The roof is clad with asbestos shingles, and exterior walls are finished with stucco. The core volume is flanked on east and west elevations by shed attachments with shed dormers. An open porch is on the public, or east side; the breakfast room attachment is on the private, west side. Exterior elevations are formally composed generally. The character defining feature of the facade is the central bay in which a ground story recessed porch with classical columns in antis and decorative relieving arch is surmounted by a loggia. The applicant has traced this portico configuration to earlier fourplexes by Bowman as a kind of signature feature. The loggia, originally open, has been enclosed with heavily mullioned glazing. The spandrel between porch and loggia is decorated with a grid of applied "half timbering." It is the band of upper story openings, high against the eaves line, which, combined with stucco finish and a bold facade eave overhang, gives the house its faintly Prairie School air.

Windows, consisting of double-hung assemblies arranged formally in two and three-part

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**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 2

groupings in simple molded framements, express a formal interior organization based on a central through hall plan featuring a foyer and grand staircase with double returns from a landing to the second story. There are four basic compartments in the ground story. Dining and living rooms are in the front; kitchen suite and office/library in the back. A double chimney is centered in the wall dividing livingroom and library spaces. The attic story contains servants quarters. Interior finish work is in the Arts and Crafts tradition and consists of plaster walls, paneled mahogany diningroom wainscot, multi-light mahogany pocket door, art glass windows, ceramic tile chimney fronts, oak cornice molding and oak floors, door and window trim with architrave moldings, and a fine staircase with mahogany hand rail spiraled at banister newel.

The house meets National Register Criterion C as a well-preserved, outstanding example of upper class single family residential construction by F. E. Bowman, whose body of work embraced as many as 400 projects carried out between 1909 and about 1931. The building's distinction is based on its relative costliness, indicating quality of finish work such as the grand staircase, and comparative analysis with like-kind houses. This application identifies a comparative field of 40 upper class single family houses in Bowman's body of work and concludes that the house purchased by H. P. Barnhart is distinctive. Only one other Bowman house, the R. R. Giltner House of 1912, was as costly. Both houses were erected at a cost of \$15,000 and sold for \$20,000 at the next transaction. The applicant also seeks to show that among houses of comparable scale in the Irvington district showing the influence of the Arts and Crafts and Prairie School, Bowman's house on Knott at Nineteenth is superior for quality and state of preservation. The applicant presents the history of the Irvington subdivision, which, after it was served by street car lines, utility services, and improved streets, burgeoned between 1907 and 1916 in an initial wave of development that encompassed the subject property. Irvington is a well-preserved elite neighborhood which defended against non-conforming development through deed restriction through 1916, and thereafter by tradition.

The house is noteworthy, but not nominated for association with its second occupant. The first owner was Harvey P. Barnhart of Barnhart Investment Company, whose dealings were principally in real estate. He acquired the house in May, 1914 and lived in it with his wife only three years before leaving the city. In 1917, the house was purchased by Charles F. Wright, co-founder and vice president of the Portland bicycle and automotive firm of Ballou & Wright. Wright occupied the house with his wife, Georgie, to 1937. He was a civic leader as well as a respected businessman.

This application follows the State's recommended method of demonstrating the significance of a single building within the body of work by a prolific architect or builder. It presents valuable

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National Park Service****National Register of Historic Places
Continuation Sheet**Section number 3 Page 3

new information on on the builder Frederic E. Bowman (1862-1948), whose active career in Portland commenced in 1908 and continued to the Great Depression. He was responsible for constructing over 400 houses and apartments, many of them in Irvington and Laurelhurst, elite east side neighborhoods developed in the early 20th century.

Bowman was a native of Illinois. He married his wife, Harriet, in 1881. Already an experienced contractor, he arrived in Portland in 1908 and established F. E. Bowman & Company. His nephew, Mark D. Hawes, joined the firm in 1910 to handle the real estate transactions. The applicant documents five places of residence for Bowman. The first home was a simple Arts and Crafts bungalow of 1908 in Irvington. In 1909, he moved his family to a larger Craftsman bungalow of his own construction which stands near the subject property at 2416 NE 20th Avenue. By 1910, the quality of his work had established his popularity as demand for housing in Portland boomed. By 1912, Bowman's work diversified stylistically and branched into multi-unit housing as well. A third personal home was erected in 1914 at 2603 NE 24th Avenue, and the following year the contractor platted Bowman's Addition east of the East Irvington subdivision. Bowman's fourth personal abode was a Colonial Revival house at 2732 NE Thompson, erected in his new subdivision after the World War. By this time, the firm was engaging local architects to draw plans in an effort to keep up with demand. Bowman is remembered for his success in integrating multi-unit houses into neighborhoods of first class single family houses by means of compatible design and scale-reducing measures. Even so, in neighborhoods such as Irvington, the multi-plexes and apartment buildings were resisted, and Bowman thereafter concentrated on apartment development on Portland's hilly west side, where tolerance for high density development was greater. Bowman's fifth and final place of residence was unit No. 4 in his Arts and Crafts-style apartment house of 1916 at 1825 SW Elm in Portland Heights. The latter place was registered in 1991 under Criterion C. G. R. Wright was the architect.

The last documented building Bowman constructed in Irvington, we learn from this application, was designed by Wade H. Pipes, the noted exponent of the Arts and Crafts in Oregon. Pipes lived in Irvington at the time of the building's construction in 1924. His design for Bowman was an Arts and Crafts or English Cottage-style duplex. Because the construction business declined during the Depression, Bowman's work fell off accordingly. The span of his active career ended in the 1930s. From 1932 onward, his name is no longer listed in local directories as a principal of F. E. Bowman & Co., but, rather, as private citizen or investment specialist. The builder died in Portland in 1948.

In addition to the Elm Street Apartments (1916), other documented Bowman-constructed

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National Register of Historic Places Continuation Sheet

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buildings listed in the National Register to date are the Bowman Apartments (1913), 1624 NE Tillamook; and the Irving Street Bowman Apartments [The Alhambra Condominiums] (1926), 2004-2018 NW Irving Street.

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Continuation Sheet

Section number 7 Page 1

H. P. Barnhart/ C. F. Wright House, Multnomah, OR

7. GENERAL DESCRIPTION & SETTING

The H. P. Barnhart/ C. F. Wright House is a good example of an elite classed residence of the Arts & Crafts Style with a strong Prairie School Influence. It was constructed by prominent builder Fred E. Bowman in 1913 through 1914. It sits at the southwest corner of NE Knott and NE 19th Avenue facing to the north towards Knott Street in the heart of the Irvington district in NE Portland.

The general parameters of the district recognized by the City of Portland run from NE 7th to NE 26th and NE Fremont to NE Broadway. The legal Irvington plat stops at NE 24th. The Irvington neighborhood contains a large array of residences ranging from simple bungalow cottages to stately mansions covering a diverse range of architectural styles. The neighborhood does contain multi-family dwellings, mostly duplexes scattered throughout the district but concentrated the most in the southwestern portion and inside a section of the "Holladays Addition to East Portland" plat (between NE 7th to NE 17th and NE Broadway to just shy of NE Tillamook). The main portion of the "Irvington" plat is a well preserved residential neighborhood largely due to careful development by the owners commencing in the 1890s with deed covenants. This quality makes Irvington unique as a close-in east side neighborhood without all the commercial encroachments that other areas succumbed to during the course of the 20th Century. Mature tree plantings line all the streets in the district.

The subject house has a rectangular form that is 36' by 67' including the sleeping porch. It is generally symmetrical in form with a central front portico with an open covered porch on the east end and a similar sized breakfast nook on the west end. It is 2 1/2 stories high and has a full finished basement. Typical to most other houses on Knott Street, it sits only 2 to 3 feet higher than the street elevation and is set back about 40' from the right-of-way line.

A two car garage is situated at the rear of the house near the southwest corner of the property and faces east. (photo 4) Except for the modern garage door, the garage is original as completed with the house in 1914.

EXTERIOR DESCRIPTION

The 2 1/2 storey H. P. Barnhart/ C. F. Wright House is a wood framed structure with a smooth stucco exterior on all elevations. This executive residence has a Prairie School form but contains unique Arts & Crafts features on the north (front) elevation. From this elevation, the house is very symmetrical, a common form for Prairie School and Craftsman houses. The quality of construction remains superior. The roof is covered with asbestos shingles that appear like slate. In the front, the roof pitches a few feet lower, not typical of a Prairie School but common in Arts &

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Continuation SheetSection number 7 Page 2 H. P. Barnhart/ C. F. Wright House, Multnomah, OR

Crafts houses.(7) On both the east and west elevations, the roof line pitches all the way down to the first level.(photos 1 & 2) A sleeping porch is covered on the east side.(photo 3) On the west side, the breakfast nook is blended in under the roof covering at the same pitch. Through the roof line on the north, east, and west sides, three shed dormers protrude which is another common Arts & Crafts bungalowoid characteristic. At the east end of the roof apex, a multi-flued chimney protrudes. The front entry is adorned with a round top portico with simple round columns, a porch type commonly found on the Colonial Revival. Interestingly, many of the flats (4-plexes) F. E. Bowman built in 1911-12 have identical porticos which have not been reproduced by other builders. Above the portico are conservative half timbers added for ornament. The windows on all elevations are simple one-over-one double hung sash common to the type seen on Arts & Crafts houses. They differ from the wider double-hung and picture windows common for the Prairie School. All the windows except for the ones enclosing the upstairs sleeping porch are original and most use plate glass. On the south elevation (rear) at the second level, a series of beveled glass windows set in lead illuminates the main stairway. They have a strong vertical line component, reminiscent of Frank Lloyd Wright's designs. These windows have deteriorated but are planned for reglazing and restoration.

INTERIOR DESCRIPTION

THE H. P. Barnhart/ C. F. Wright House has a very efficient and functional floor plan that is completely original. The interior is rich with exotic hardwood surfaces and decorated with many Arts & Crafts features. This executive home has 3420 square feet of living area and contains 15 rooms including a billiard room in the basement.(appendix D & E) Except for the basement and 3rd floor servant quarters, all the rooms have fine grained oak floors. The entire dwelling is served by a vapor vacuum heating system which is original to the time of construction.(16) Only the furnace was replaced about 1995.

As one enters the house from the front door through the large foyer, a very symmetrical floor plan is evident. Straight ahead, a large stairwell leads up to the 2nd floor and is illuminated by beveled glass windows on the south wall.(photo 5) The stair planks are fine oak. The smooth red mahogany rails appear to be hand-rubbed varnished and of special quality. The supporting spindles are painted enamel which is believed by the owner to be originally done. The staircase is typical of the type seen in executive Colonial Revival houses and not Arts & Crafts in design. The foyer contains crown moulding over the doorways that is painted (believed originally done).

From the foyer to the immediate left (east) is the living room with a fine tiled fireplace on the south wall. The entrance into the living room from the foyer is open but contained double (probably French) doors at one time indicated by hinge

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H. P. Barnhart/ C. F. Wright House, Multnomah, OR

marks on the jamb. This well proportioned comfortable room has a coved ceiling with enamel painted cornice trim serving as picture moulding. The mouldings around the doors and windows are also crown and painted enamel. Rows of simple double hung windows surround allowing a good blending of light. A door on the east wall with many panes of plate glass leads out unto the sleeping porch.

Going back to the foyer, a solid mahogany door leads to the southeast portion of the 1st floor to the den or office. The office is about 1/2 the size of the living room with a fireplace on the north wall. The windows, ceiling, and fireplace mantel is decorated with fine oak crown mouldings. An original "Mission" styled light fixture hangs from the ceiling and two sconces adorn the fireplace mantel.(photo 7) A row of windows on the south side allow much light inside. At the east wall of this room also is a similar multi-paned single door that leads to the east porch.

Back to the foyer, to the immediate right (west) is the dining room served by a single pocket door with many panes of plate glass and constructed of red mahogany.(photo 6) For well balanced light and a sense of space, similar rows of simple double hung windows on the north wall provide matching symmetry. Mouldings around the doors and windows are also made of fine red mahogany. Inside the dining room, rich red mahogany was used for all the wainscot paneling giving a rich and luxurious texture to the room. In here too, the ceilings are coved and adorned by mahogany crown moulding. On the south interior wall, a swinging door comes from the kitchen via the butler pantry. A bowl shaped light fixture from the 1950s hangs from the ceiling and is planned to be replaced by one of the Arts & Crafts style (or Mission). A multi-pane mahogany door on the west side leads to the breakfast nook. Inside the breakfast nook, a box beam ceiling exists, another hallmark Arts & Crafts feature. Light floods into the nook from rows of windows from 3 directions.

From the nook to the southeast, one can access the kitchen. The kitchen is small by modern standards and in proportion to the scale of the house but typical in executive homes of the period. Some of the cabinets in the kitchen have an Arts & Crafts feel and are probably original. The counter, sink, and stove (built-in) appear to be a result of remodeling in the 1940s or 50s with a streamlined appearance. To the immediate left on the north wall is a door that leads to the butler pantry. The butler pantry is illuminated by a large white opalescent stained glass window from the breakfast nook. Another door on the north wall to the right leads to a narrow staircase that runs up to the servant quarters on the 3rd floor. On the south side, there is another door that leads outside to the back walk and deck. To the east inside the kitchen is a door that leads back to the foyer.

Once in the foyer to the right (south) is the back door leading outside towards the detached garage. Left of the back door under the staircase landing is a half bath. Directly left under the main staircase at the rear is a stairwell that leads to the basement. The basement is (and was originally) finished. On the west side is a utility area and further north is a large workshop area. At the northeast portion of

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National Park Service

National Register of Historic Places
Continuation Sheet

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the basement is a fine billiards room.(Appendix E) This room has a tile floor with earth tones representative of the Arts & Crafts period that tend to be in the William Morris tradition. On the south side is a decorative fireplace. On the east side is a fine crafted stained glass window which is believed original to the house.

As one returns to the foyer and heads up the stairs, he is met by an open area at the landing feeding the bedrooms. All the moulding on this level is enamel painted. Straight ahead is the nursery room. This room used to be a small sleeping porch that was enclosed probably in 1923 being the only known alteration. A vague building permit in 1923 only mentions enlarging a sleeping porch but there is no evidence of either sleeping porch being enlarged by photo comparison.(photo 1) The 1923 permit filed contains no sketch and was probably intended as a porch conversion.(Appendix G) On the second floor in addition is 4 bedrooms and two full baths by modern terms. The master bedroom is at the northeast corner. A door on the east leads into a bathroom containing original fixtures including a clawfoot bathtub and a hexagon tile floor. This bath sits directly above the open porch below. On the south side of the master bedroom is a door connected to the dressing room now considered a legal bedroom. West of the 2nd level foyer are two bedrooms serviced by another smaller bathroom. This bath also has original tiles on the floor and sits above the breakfast nook.

Directly between the westerly bedrooms on the west foyer wall is a door that cuts into the narrow stairwell running from the kitchen to the 3rd level for the servants. Once ascending the stairwell to the 3rd level (considered 1/2 story), one enters the servant quarters from the west. The floors on this level are Douglas-fir. Compared to cramped servant quarters normal for other executive homes, Bowman designed more spacious rooms with a larger central room and a full bath including a clawfoot bathtub. He gave consideration for all house occupants for a happier household. Due to past water damage, this level is currently planned for restoration.

Overall, the Barnhart/Wright House has an intact and functional original floor plan that has escaped any major alterations. The 1923 sleeping porch enclosure was done in good design and does not take away any architectural integrity. The owner has shown his commitment to the original ambience by conducting meticulous restoration work inside and plans for more. In addition, non-contributing light fixtures, etc. are planned to be replaced with period ones using authentic antiques as much as possible.

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.)

- Criteria A, B, C (checked), D

Criteria Considerations

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

Property is:

- Criteria A, B, C, D, E, F, G

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1913-1914

Significant Dates

1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Frederic E. Bowman

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Criteria for previous documentation on file

Primary location of additional data:

- Criteria for primary location of additional data

Name of repository:

Oregon Historical Society

Barnhart - Wright House
Name of Property

Multnomah County, Oregon
County and State

10. Geographical Data

Acreeage of Property 0.22 acres

Portland, Oregon - Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

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5	0	4	3	0	2	0
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Zone Easting Northing

3

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Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Roy E. Roos
organization Historical Research Consultant date November 17, 1996
street & number 2146 NE 12th Avenue telephone 503/282-9436
city or town Portland state OR 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

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

name Brian Faherty
street & number 1828 NW Knott Street telephone 503/282-0998
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. 470 *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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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BACKGROUND ON THE NEIGHBORHOOD & PROPERTY

The present day Irvington neighborhood evolved from a Land Domain Claim by Captain William Irving and his wife Elizabeth. William Irving was born in Scotland in 1816 and ventured out to sea on voyages when young and worked up to a rank as a captain. In 1849, he was drawn to the California Gold Rush in Sacramento and operated steam powered sternwheelers. He soon arrived in Portland and established shipping commerce connections. In 1851, he married Elizabeth Jane Dixon and they established a 640 acre land claim (320 acres each) plus a strip of land that ran down to the Willamette River. In 1865, they received a patent deed from the U. S. Government. In 1852, he built a fine redwood home in the area just northeast of the east end of the present day Broadway Bridge. In 1860, the family moved to British Columbia where a new gold rush started in 1857 in the Frazer River Valley. Elizabeth Irving's brother-in-law George W. Shaver managed the property and moved into the home. The Irvings became established citizens of New Westminster, B.C. until William Irving died of pneumonia in 1872.

In 1882, efforts were started to subdivide the Irving DLC into parcels. Son John Irving platted a portion at the southeast portion of the claim naming it "John Irvings 1st Addition to East Portland".(Appendix A) Lot sales started slow and were insignificant until the advent of streetcar service in the 1890s. Later in 1882, a business syndicate comprised of David P. Thompson, John Brazee, and Ellis G. Hughes purchased the eastern portion of the Irving DLC including most of the John Irvings plat (which was mostly unsold) for \$62,000. The area sold was east of the centerline of present day NE 14th. Elizabeth Irving retained ownership of the western parcel and returned to Portland by 1885.

On the 24th of October, 1887, David P. Thompson a leading surveyor and developer, filed a plat for "Irvington" on paper with Multnomah County.(Appendix B) This plat covered the parcels owned both by Elizabeth Irving (Ryan) and the syndicate. It was conceived to be an upper/middle class and laid out in long rectangular blocks. In September 1888, Thompson & Brazee appointed Charles H. Prescott as a trustee on their portion of the plat. In December 1888, Thompson & Brazee sold their portions (2/3) to Charles Francis Adams, a wealthy banker and Mr. Prescott renamed as a trustee. Ellis G. Hughes retained ownership of his blocks as well as Elizabeth Irving/Ryan to the west. In October 1890, Elizabeth Irving and A. G. Ryan (her 2nd husband) replatted the southwest portion of Irvington south of Tillamook and called the new subdivision "West Irvington". Lot sales opened up here with deed covenants restricting building only for residential use.

On July 1, 1891, Charles Prescott and Ellis Hughes opened up lot sales to the public in the new Irvington subdivision but only between Thompson & Tillamook. The owners included many building restrictions as 25 year deed covenants as follows:

"During the period of 25 years from and after the 1st day of July 1891 and until and after the 1st day of July 1916, no intoxicating liquors shall be manufactured, sold or otherwise disposed of as a beverage in any place of public resort on the premises...nor shall said premises at any time during said period be occupied or used for any shop, factory, or other place of business, or be used for the carrying of any livery stable, laundry, foundry, or of any trade or business whatsoever, not for use other than residence purposes, nor be in any manner used or occupied by

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Continuation Sheet**Section number 8 Page 2 H. P. Barnhart/ C. F. Wright House, Multnomah, OR

Chinese other than as the said Chinese may be employed by residents thereon as house servants, no building to be within 25 feet of the street and no building to cost less than \$2500 under penalty of forfeiture." (9)

In 1891, Irvington was linked to expanding city commerce by the City & Suburban streetcar line when a line was built north from Holladay Avenue up E 15th to Broadway via the Steel Bridge.(6) In 1891 & 1892, the average lot price was over \$1000. In April 1893, a severe nationwide "Bank Panic" created a sharp depression. Portland was hard hit due to a dependence on shipping and timber. The Irvington subdivision owners subsequently pulled the lots off the market instead of facing drastic price reductions. They also had to deal with many foreclosures, some involving houses. Due to gradual improvement of market conditions in 1898, lot sales were resumed. The Irvington streetcar line was expanded in 1899 east down Broadway and up E 22nd to a turn around at Tillamook.(6) No other Irvington plat blocks were opened up until 1905 in response to the successful Lewis & Clark Centennial Exposition and resulting building boom.(1) Only the blocks between Thompson & Brazee were opened then maintaining good lot prices.

On September 13, 1907, Charles Francis Adams through trusteeship of the Security Savings and Trust Company (which he was the president of) sold his remaining unsold lots plus all the other undeveloped blocks to the newly formed Irvington Investment Company.. E. A. McGrath was the president and J. C. Costello was named the secretary. They started more aggressive development techniques and opened up their blocks to and past Knott Street. They also invested heavy sums into the latest street improvements with underground water, gas, and sewer systems and paved streets in addition to the installment of concrete curbs, gutters, and sidewalks. Irvington was reputed to be the first east side subdivision with "modern paved" streets. Streetcar lines were expanded up E 15th, E 22nd, and E 24th.(12) The prices of lots were raised substantially but sales were very strong for the next 9 years. Competition from the other larger subdivisions of Alameda (1910), Rose City Park (1907), Laurelhurst (1909), and Eastmoreland (1914) did not take much effect until around 1917.

A large percentage of Irvington's housing stock was constructed during 1907 to 1916. A second strong growth phase took place during the years from 1919 to 1926 considered commencement of the "Automobile Age" but fell short of the initial residential building boom.(6) After World War II, the district started to deteriorate as homes fell into disrepair. By the early 1980s, young professionals began revitalizing the district being attracted by the charm of the fine old homes. Renaissance is in full swing now due in a strong part to the city designation as a historic district in 1992.

Most of the homes on NE Knott Street east of NE 14th and west of NE 24th (where the subject house sits) range from larger upper class homes to small scale mansions. The majority of them were built from 1909 to 1917 for prominent residents such as bankers, lumbermen, doctors, lawyers, and business executives. The Knott Street

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zone contained many of Irvington's most elite residents. When the street improvements were completed during development, lots adjacent to the Knott Street right-of-way were considerably higher priced. \$4500 for 2 lots (100' x 100') on a corner was not unusual.

The subject property at 1828 NE Knott is adjacent to several significant residences. The H. C. Ewing House, a 1911 Craftsman Foursquare of grand scale, stands at 1808 NE Knott to the west. This decorative home was designed by architect Richard Martin, Jr. and has a rich Arts & Crafts interior. The John L. Bowman Residence (no known relation to F. E. Bowman) resembles a modest mansion and sits on 6 lots at 1719 NE Knott (across the street to the northwest). This Colonial Revival with concrete block construction was designed by prominent architect Ellis F. Lawrence and built from 1914-16. Directly to the east, the W. A. Hattren House (1926) sits at 1910 NE Knott. This large brick Colonial Revival was designed by architect C.K. Birdsall.(4)

On the 12th of April 1912, Mark D. Hawes purchased lots 1 & 2 of Block 38 in Irvington from F. J. Raley for an undisclosed sum (\$1 stated on deed). Mark Hawes was the main associate with the F. E. Bowman Company who handled the real estate matters. Mr. Raley was an agent for the Irvington Investment Company.(9) On the 24th of March 1913, Mr. Hawes passed title of the property over to F. E. Bowman & Co. On October 2, 1913, the company filed a plumbing permit with the City of Portland for construction of a new residence on the property. According to a surviving plumbing inspection card, the first plumbing inspection was made on October 10, 1913. The last inspection was made on January 16, 1914 when the house was near completion.(22)

It is most likely that Fred Bowman drew the plans for the house since he was a well experienced building contractor. He was quoted in different newspaper articles in drawing the plans for numerous other homes he built. The researcher viewed surviving plans for the G. F. Anderson House (1910) at 2747 NE 19th where only the name F. E. Bowman was printed on the detailed blueprints.(2) The plans for the subject house apparently did not survive. On the back of the plumbing card, some irony arose when two names were listed: F. E. Bowman and Durham.(Appendix I) Durham was listed without first initials. A check of directories yielded no individuals with the Durham last name that were architects, builders or plumbers. Furthermore, this same name showed up on a plumbing card for an elegant Laurelhurst 1911 Arts & Crafts home.(Appendix J) It states "Permission for Durham" but also lists C. R. Lewthwaite as the architect. There is only a slight chance of George F. Dunham as the architect but the evidence is inconclusive. The researcher checked all weekend Oregonian real estate articles during the construction period and only found mentions of construction and completion of the subject property. Spelling errors were common on inspection cards but unlikely to occur the same way on two different cards the same way. Mr. Dunham was the architect for a Colonial Revival house (1914) at 1528 NE Thompson. The plans have survived in the J.

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Creath House but the interior floor plan does not resemble the Barnhart/Wright House.

Amazingly, Fred Bowman built the Barnhart/Wright House on speculation. The Sunday Oregonian reported on January 18, 1914 that he completed the home at a cost of \$20,000.(15) The photograph has survived and is in the archives of the Oregon Historical Society.(photo 1) A "For Sale" sign appears in the photo by the front steps. On the 11th of May, 1914, millionaire Harvey P. Barnhart purchased the home with cash from Bowman for \$20,000.(16) Not much is known about Mr. Barnhart except he arrived in Portland from the east coast. Directories list him as the treasurer for the Barnhart Investment Company. Nathan D. Simon was the president and probably the other proprietor. The firm was involved in real estate and related investments. He only lived in the house with his wife Annie S. for 3 years with his wife Annie S. He apparently moved out of the Portland area during World War I due to his name missing in directories.(23) His local contributions remain unknown due to the absence of an obituary in the Oregonian index.

On the 4th of May 1917, Charles Frederick Wright purchased the home from the Barnharts for an undisclosed sum. Mr. Wright and his wife Georgie G. previously lived in West Irvington at 1206 NE Thompson in a 1907 Craftsman Foursquare styled house. He was born in Kansas in 1877, and soon the family moved to Montana engaging in ranching. He went to business school at the State College of Montana. In 1896, he and his partner Oscar B. Ballou started a bicycle business in Great Falls, Montana. In 1901, they opened up the business in Portland where he was listed as the vice-president of the firm Ballou & Wright. His partner Ballou was listed as the president. This firm initially sold bicycles and parts in response to a local bicycle craze that started in Portland in the 1890s. The firm became very successful, and by 1910, diversified into motorcycles and automotive parts. The company started branch establishments in Seattle and Spokane.(3) The store was located at the corner of Broadway & Oak.(24) In 1921, the firm had a larger building built at the NW corner of NW 10th & Flanders and remained active many more years. He was also the vice-president of the Lumbermans Trust Company.(3) Wright was well known throughout the Portland business community and also active in social and civic functions. In 1931, Governor Meier appointed him to the State Parole Board.(18) He also supported higher education and athletic programs. When he died in December 1958 at the age of 81, his will left \$17,000 to local charities. He gave the 1st Presbyterian Church and the Lewis & Clark College \$5000 each. The YMCA 7 YWCA received \$2500 each and \$2000 went to Shriners Hospital for Crippled Children.(21)

On October 25, 1937, the Wrights sold the house to John G. & Eulalie C. Barnett. The Wrights moved to 356 SW Kingston in the West Hills. Mr. Barnett owned the John G. Barnett Company who were importers, exporters, and brokers. After World War II, he became the branch manager for the US Small Business Administration.

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In 1966, the home was purchased and occupied by Earle J. Swan who was an accountant. That family lived in the home until recently. The present owner Brian Faherty purchased the home in March 1996 and has planned restoration and preservation to its original glory.

SIGNIFICANCE

The H. P. Barnhart/ C. F. Wright Residence of 1913-14 is significant as a well preserved example of an upper class home of the Arts & Crafts Style with a strong Prairie School influence. This elegant home was constructed by prominent builder Fred E. Bowman. Of the many fine Bowman built homes surveyed, the subject stands out as one of the most exceptional examples of the master builder. In addition, it is the most distinctive examples of an Arts & Crafts with a Prairie School Style influence. Furthermore, the Barnhart/Wright House is identified in the Portland Historic Resource Inventory of 1983 and ranked high in the category of architecture.(Appendix F)

It is believed that Bowman built over 400 structures in Portland between 1908 and 1931 both on custom contracts and speculation. It is estimated that over 350 were residential dwellings, the majority of them homes for middle to upper class families. He probably built about 40 upper class homes with the majority of them in the general Irvington neighborhood. In order to obtain a good representation of the architectural styles for comparison, the survey area was expanded covering several fine close-in east side neighborhoods. 19 houses were selected for study. The minimum estimated construction cost was set starting at about \$8000 when built. The average cost of building a dwelling in Portland in the 1910s was around \$1500. Deed covenants in these developing subdivisions generally stated a minimum construction cost from \$2000 to \$2500.

The H. P. Barnhart/C. F. Wright Residence is one of the most costly homes constructed by Fred E. Bowman. It is the most distinctive home of this class in the Arts & Crafts Style that has a strong Prairie School influence that was carried out more fully in many other houses constructed by Bowman. Its original floor plan and use is well preserved. Of the Prairie School styled houses surveyed, no other is textured with the smooth stucco and decorated with half timbers.

Only 2 homes built by F. E. Bowman come close to the architectural style blend of the subject property. They were both inferior in cost compared to the subject house. The Prairie School house (1914) built for Leo Arnett, president of Montavilla Bank cost \$14,000. This home at 2230 NE Brazee slightly suggests the Craftsman Foursquare due to exposed rafters under the eaves but is broadly massed (less box-like). It closely adheres to Frank Lloyd Wright's principles with a shallow roof pitch and an extended carport.(photo 8) The stucco exterior has a more rough texture and the home lacks half timbers. The second comparison, the William Smith

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House (1914-15) at 3311 NE 19th, is another Prairie School that exhibits only a few Craftsman characteristics and only one on the exterior.(photo 9) It contains interesting pergola type exposed rafters in the portico. The Prairie School style is also dominant here due to a shallow roof pitch and the lack of dormers. The floor plan inside along with some Arts & Crafts features is similar to the subject property. This executive residence was initially reported to be the next home of F. E. Bowman where a drawing of the exterior by Bowman was published in the Oregonian on 26 July 1914. Apparently, he changed his mind early in construction since the finished house varied from the original plans. Exterior ornament was never used and no stone was used to dress the foundation.(appendix M) The initial cost was stated to be \$15,000 but when completed in 1915, it was sold for less than \$12,000.(27)

Several other Prairie School houses built for upper class residents were discovered and compared. The E. J. Condon House (1912) at 2311 NE 18th is the earliest known example of a Prairie School built by F. E. Bowman. This decorative home strictly adheres to Frank Lloyd Wright's principles. Another Prairie School as a good comparison includes the T. H. Richardson House (1914) at 2521 NE 24th.

This one has more simple exterior design but contains mahogany woodwork inside and was sold to the first owner for \$8450.(26) A nearly identical house (1914) stands at 2602 NE 23rd but has modified front landscaping done in recent years.

Other elegant Prairie School houses built by Bowman were based on his previous designs and probably derivatives from his plans. One (1916) stands is East Irvington at 2202 NE 25th and the other (1916) in Laurelhurst at 4035 SE Pine. The latter house was recently clad in vinyl siding but the recognizable cornice brackets common in many of Bowman's houses still show. One other Prairie School (1915) at 2223 NE 28th strongly suggests a Colonial Revival with its portico.

Also for comparison, some of the most elegant known Arts & Crafts styled residences were identified in the survey process. A grand but simple shingled Arts & Crafts home (1910) was designed and built for G. F. Anderson at 2747 NE 19th. The plans have survived revealing very detailed specifications as a custom contract.(2) An elegant Craftsman Foursquare (1910) stands at 2401 NE 23rd across the street from Bowman's 1st bungalow (1908). The F. T. McBride House here was designed and built by F. E. Bowman at a cost of \$12,000 according to the Oregonian.(11) A large Arts & Crafts home (1911) at 1709 NE Thompson was built at a cost of over \$12,000.(13) This home has a similar interior floor plan as the subject property with its symmetrical layout. Another elegant Arts & Crafts (1912) next door at 1729 NE Thompson is traditional for the style but has an interesting front porch extension into a carport which is similar to the layout of many of Bowman's Prairie School houses. The extension appears to be original. Another large Arts & Crafts home (1913) at 2626 NE 23rd has similar front porch details and also exhibits an interesting 1st level bay window/turret. It was built for \$9500. The exterior was later resided with asbestos shingles.

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The most grand of the Colonial Revival styled homes built by F. E. Bowman were also surveyed. The only other house that sold for \$20,000 is the Ross R. Giltner House (1912) at 1729 NE Siskiyou. Just as with the subject property, Mr. Bowman built this one on speculation and sold it when completed. Like the subject property, it has a symmetrical floor plan and rich with interior exotic hardwoods with an Arts & Crafts influence.(14) Mr. Bowmans 3rd personal residence (1914) at 2603 NE 24th has a similar interior layout and exterior ornament of basalt stone like the Giltner House but is considerable smaller.(25) A nearly identical Colonial Revival (1914) with the same exterior treatment was identified in the Laurelhurst subdivision at 3443 NE Couch. Mr. Bowman's 4th residence (1915) in his own new subdivision at 2732 NE Thompson is larger and exhibits the rich exterior use of locally quarried stonework. This was his last east side residence as he focused more on the development of multi-family dwellings of higher class. Bowman also built a large Dutch Colonial Revival home (1915) at 3343 NE 19th which is more refined as a Colonial on the interior. A large but traditional Colonial Revival House (1925) in Alameda had plans drawn by Bowman. Fine craftsmanship is very evident in this home that was constructed for \$15,000. The Forest Hillier House at 2308 NE Alameda was the only residence identified in the Historic Resource Inventory associated with Bowman and possibly one of the last homes built by him on the east side.(4)

In summary, the H.P.Barnhart/C.F.Wright House of 1913-14 stands out above all the surveyed homes as unique for its two architectural style components. Its cost was only equaled by the 1912 R. R. Giltner House. In addition, it is evident that F. E. Bowman is significant for major architectural contributions to Portland's housing stock where a group of the homes he built would meet the criterion as an ensemble. It is also evident that the Irvington district meets National Register Criterion as a relatively intact residential neighborhood that was developed with careful planning from the beginning in 1891. It is strongly believed that Irvington was the first development plan in Portland with deed covenants to maintain a fine classed residential character. It is one of the earliest streetcar suburban subdivisions on the east side following the middle class subdivision of Sunnyside (1888). Many other fine subdivisions such as Laurelhurst (1909) modeled their building restrictions after Irvington.

FREDERIC E. BOWMAN: BUILDER

Fred E. Bowman was an active builder in Portland from 1909 to 1931. It is believed that he built over 400 homes and multi-family dwellings throughout the Portland area. A large number of the houses are in Irvington and Laurelhurst.

Mr. Bowman was born in 1862 in Illinois but a lot of details about his early life are unknown. U.S. Census records indicate he finished secondary school but the field of study was not specified. It is strongly believed he studied construction engineering or another architectural related subject. He married Harriet Virginia

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(last name unknown) in 1881. They had only one child who died early in childhood and no other siblings.(8)

F. E. Bowman arrived in Portland in 1908 with his wife. He immediately engaged in the building contracting trade by establishing his own firm F. E. Bowman & Co., architects and building contractors. His nephew Mark D. Hawes joined the firm in 1910 and handled most of the real estate transactions.(19) Bowman built his first home for himself in the Irvington district in 1908, a simple Arts & Crafts Bungalow at 2326 NE 23rd (then 482 E 23rd N in the 1909 Portland City Directory). In 1909, he built a larger Arts & Crafts Bungalow for his family at 2416 NE 20th. This home has a classic rustic look by the use of river rock for the porch columns and chimney, a trademark of the early homes Bowman designed and built. There seems to be strong evidence that Mr. Bowman had extensive previous experience in designing and building homes. Comparing his early homes with those of other builders in the district, he carried out the Arts & Crafts style a little bit further. The homes do not fit the general profile of homes featured in popular pattern books although he may have used published general floor plans. Numerous bungalows with the similar exterior ornament exist throughout Irvington that were built by Bowman. His name was found on many surviving city plumbing inspection cards.(22) During this period he drew up the plans for and built varied versions of the Arts & Crafts Style such as the Swiss Chalet types at 2736 NE 22nd (1909) and 2614 NE 19th (1910).(appendix L) The second home is around the corner from the subject property. His homes became immediately popular and received mention numerous times in the Oregonian by 1910. In July 1910, the paper reported that he had built over 30 homes and was constructing 9 at the time. He was noted by the quality of his construction and in demand.(11) His extraordinary initial success collimated on his artistic designs and the peak period of the great Portland housing boom. By 1912, his home designs diversified into other styles such as the Colonial Revival and the up and coming Prairie School. He built his 3rd personal home in 1914 at 2603 NE 24th which is a rustic looking Colonial Revival built with fine basalt stonework on the lower level. His two most expensive homes built (both amazingly on speculation) are the R. R. Giltner (1912 Colonial Revival at 1729 NE Siskiyou) and Barnhart/Wright Houses (1913-14 Arts & Crafts/Prairie School mix at 1828 Knott). They were both subsequently sold for \$20,000 each. He also built many other Prairie School houses of pure form of large to medium scale. Bowman also experimented with other architectural styles. He built (and probably drew the plans for) a Mission Revival styled house (1910) at 2524 NE 19th, which is down the street to the south around the corner from the subject property.

In 1911, Fred Bowman started to diversify his building operations into the construction of flats (4-plexes) and into apartment buildings in 1912. He started numerous flats in the southwest portion of today's Irvington neighborhood in the Holladays Addition plat (where there were no deed or zoning restrictions at the time). In a 10 year period, many structures were built in the vicinity of NE 8th to NE 17th and south of NE Tillamook towards NE Weidler. Many of these structures survive today and some are surrounded by modern buildings. Bowman built larger

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decorative Arts & Crafts apartment buildings in this area and also other close-in east side locations. A well preserved example stands at 1624 - 1636 NE Tillamook with the liberal use of clinkerbrick. This graceful 1913 building contains larger apartment units than what was standard at the time and cost \$27,000 to build. It was placed on the National Register of Historic Places in 1989 for significance in architecture.(8) Another similar building built in 1912 stands at 1825-1835 NE 16th. Bowmans apartment building ventures became more successful during and after World War I. He constructed numerous other apartment structures at many west side locations due to increasing population densities there.

In 1915, as a result of his recent wealth and popularity, Fred Bowman platted his own small subdivision called "Bowmans Addition" east of the East Irvington plat (east of NE 27th between Tillamook & Thompson). In that parcel at 2732 NE Thompson, he built for himself and wife a larger Colonial Revival House of fine stonework in a similar fashion to his smaller 1914 house at 2603 NE 24th.(25)

After World War I, Mr. Bowman focused more on the construction of flats and apartment buildings. He often used the hired help of local architects in the plans for these more complex buildings.(8) In the southeastern portion of the Irvington neighborhood (John Irvings 1st Addition to East Portland) east of NE 17th, he built numerous "higher classed" buildings (mainly flats) on remaining vacant parcels after the 1891 - 1916 covenants expired. In spite of his efforts in blending the architectural styles with surrounding single-family residences, he received increasing opposition from local residents.(17) By this time, he had already moved into unit #4 inside his Arts & Crafts Apartment House (1916) in the west hills at 1825 SW Elm where he lived the rest of his life. In the 1920s, his residential and multi-family dwelling building activity became more focused on the west side ranging from the densely populated areas to the West Hills neighborhoods.(28) The last known building he built in Irvington was an English Cottage styled duplex (1924) at 1510 NE Brazee. This stucco surfaced building was designed by noted architect Wade Hampton Pipes who lived in the neighborhood at the time.(5) In 1931, the F. E. Bowman & Company ceased operation in response to the Great Depression. Apparently, Bowman got involved in investment management (apartment buildings?) by 1936 according to directories but only for a few years. He died alone at the age of 86 on May 20, 1948. After his major architectural contributions to the Portland area, it is ironic that none of the newspapers printed an obituary, only a funeral notice.

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- (11) Oregonian, "Many fine Irvington Homes Rise", 3 July 1910, section 4, p.8.
- (12) Oregonian, "Homes Show Tone", 18 September 1910, section 4, p.6.
- (13) Oregonian, "East Side keeps up Steady Pace", 27 November 1910, section 4, p.8.
- (14) Oregonian, "Beautiful Irvington Home Sold", 9 June 1912, section 4, p.10.
- (15) Oregonian, "East Side Active", 18 January 1914, section 4, p.8.
- (16) Oregonian, "Irvington Home sells for \$20,000 to Eastern Millionaire", 17 May 1914, section 4, p.9.

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- (17)Oregonian, "F.E. Bowman says Law Prevents new Structures", 28 August 1921, Section 1, p.10.
- (18)Oregonian, "Portland man named", 26 March 1931, p.6.
- (19)Oregonian, Obituary for Mark D. Hawes, 29 December 1953, p.11.
- (20)Oregonian, "C. F. Wright Passes", 9 December 1958, p.19.
- (21)Oregonian, "\$17,000 left to Charities", 17 December 1958, section 2, p.6.
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Boundary Description

The nominated property is legally described as Lots 1 and 2 of Block 38, Irvington Addition to the City of Portland, in Multnomah County, Oregon.

Boundary Justification

The above-described property of 0.22 acres (100 x 100 feet) encompasses the entire urban tax lot associated with the house and garage built for H. P. Barnhart in 1913-1914. The garage is counted an accessory feature contributing to the significance of the property.

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Photographs

Barnhart - Wright House (1913-1914)
1828 NE Knott Street
Portland, Multnomah County, Oregon

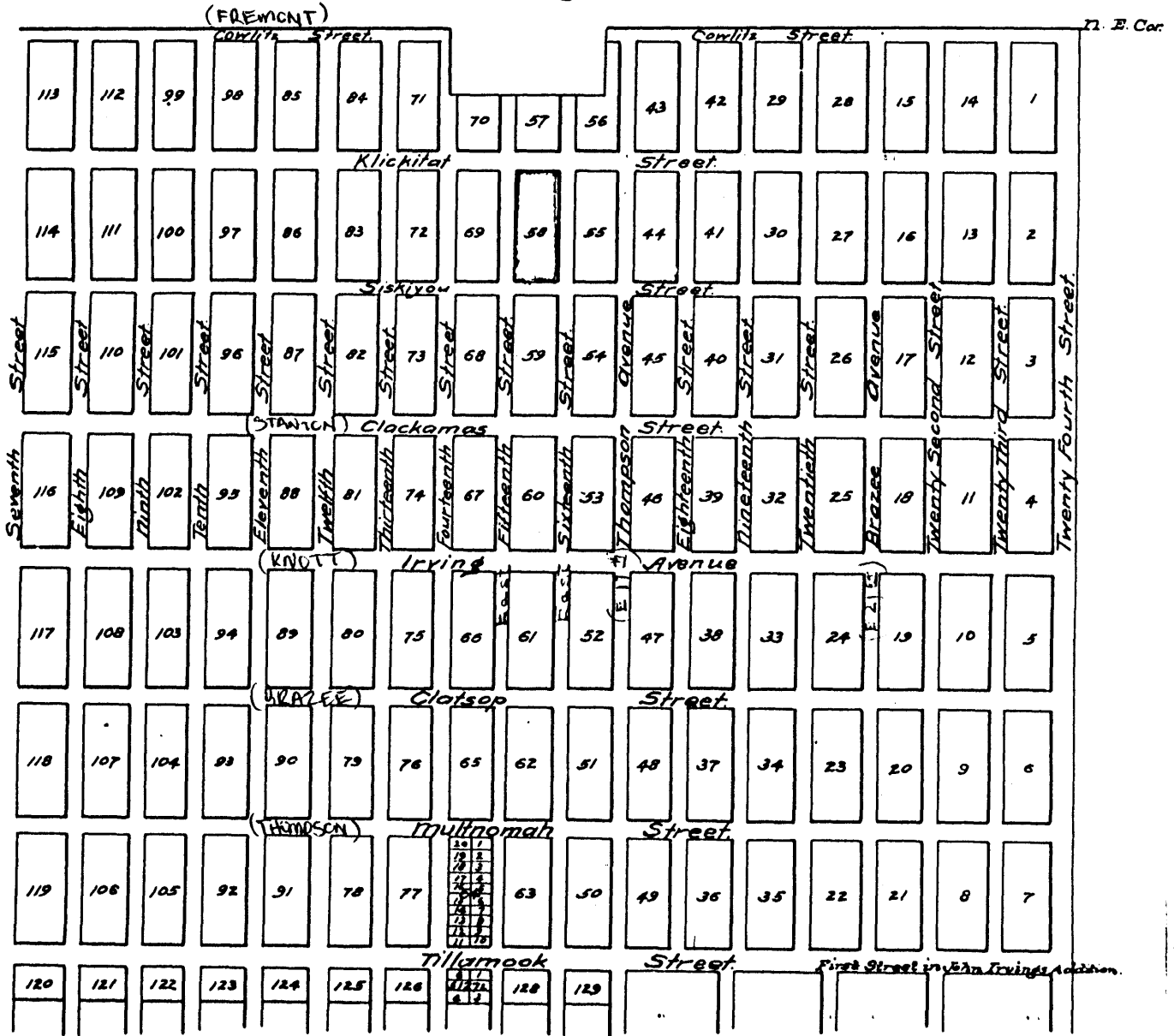
Roy E. Ross, photographer, Nos. 2 through 9, November 1996

Negatives: Brian Faherty
1828 NE Knott
Portland OR 97212

- 1 of 9 Historic view, north (front) elevation, January 1914, Oregon Historical Society
negative CN 019790; 1200 SW Park Avenue, Portland OR 97205
- 2 of 9 North (front) elevation from NE Knott Street
- 3 of 9 East (side) and north (front) elevations from street corner
- 4 of 9 South (rear) elevation
- 5 of 9 Interior view, entry stairhall, looking south
- 6 of 9 Interior view, dining room, looking east
- 7 of 9 Chimneypiece detail, southeast room (office), ground story, north wall
- 8 of 9 Comparative analysis photo, Leo Arnett House (1914), 2230 NE Brazee,
Irvington neighborhood, north elevation
- 9 of 9 Comparative analysis photo, William Smith House (1915), 3311 NE Nineteenth
Avenue, Irvington neighborhood, east elevation

PLAT OF IRVINGTON

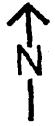
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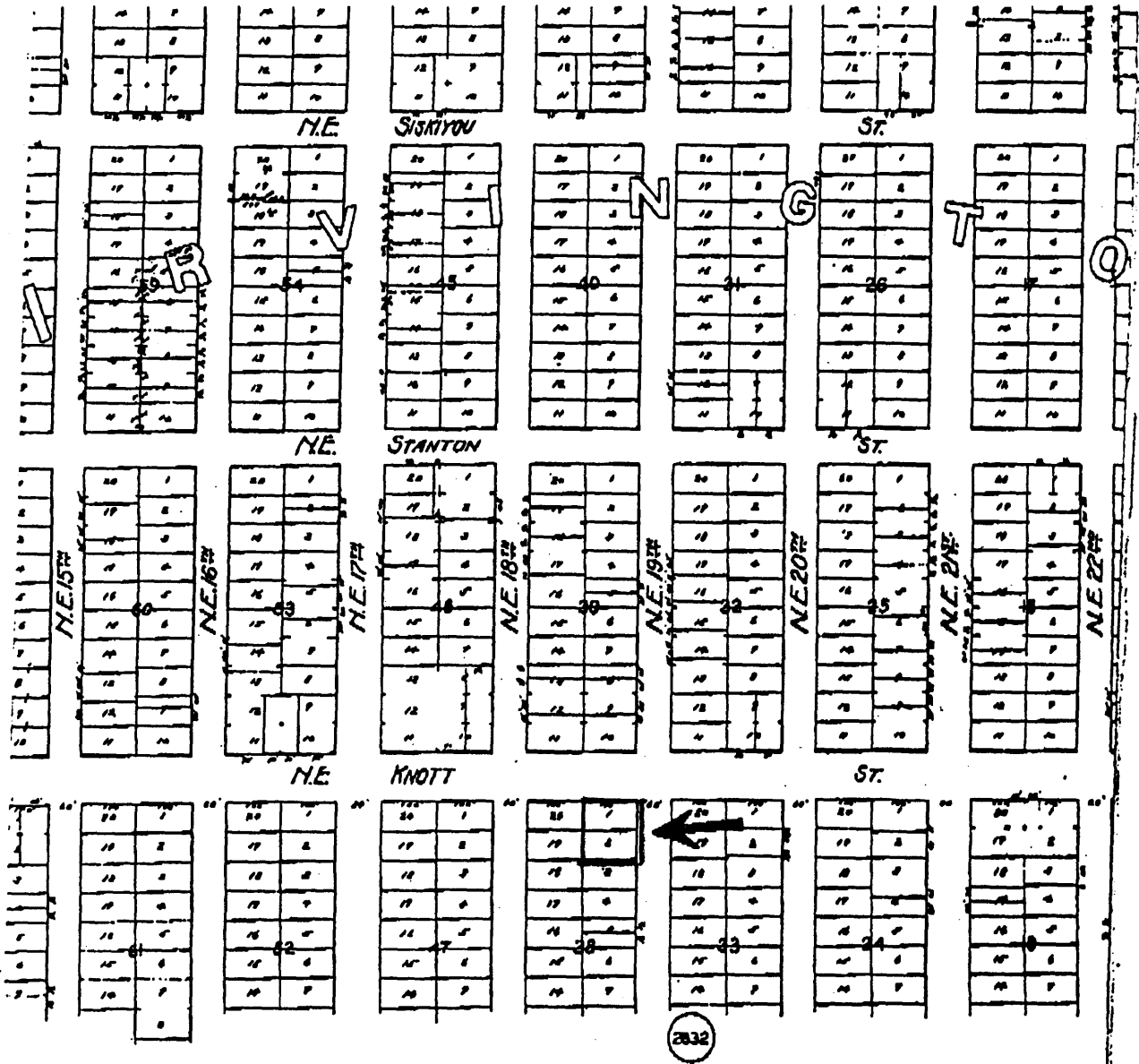
C. T. & K.

TICOR TITLE INSURANCE

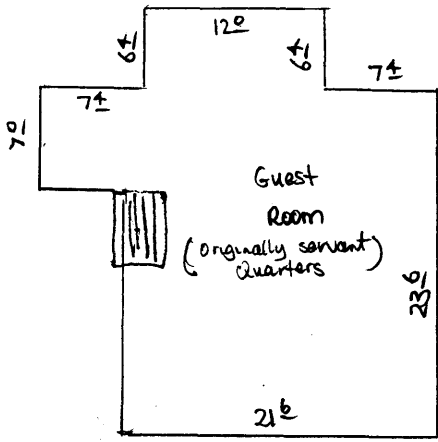
This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.



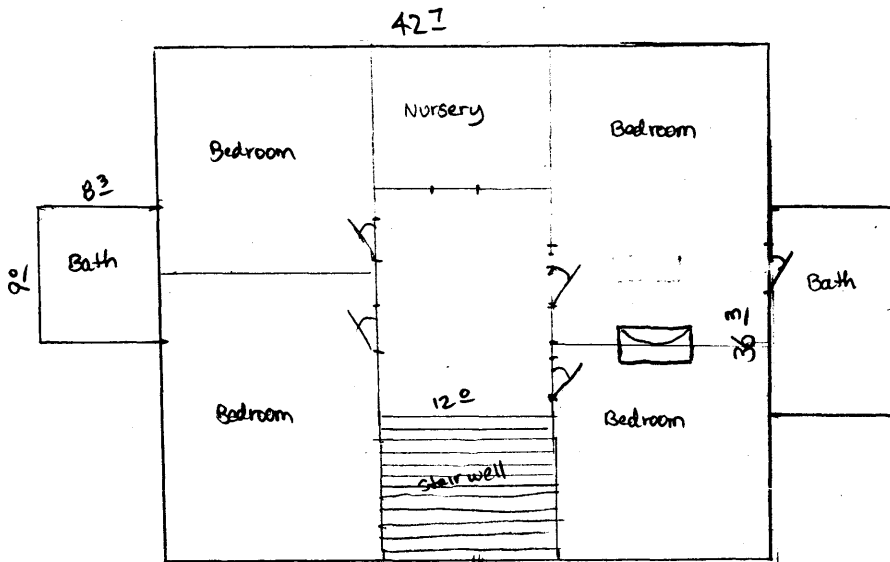
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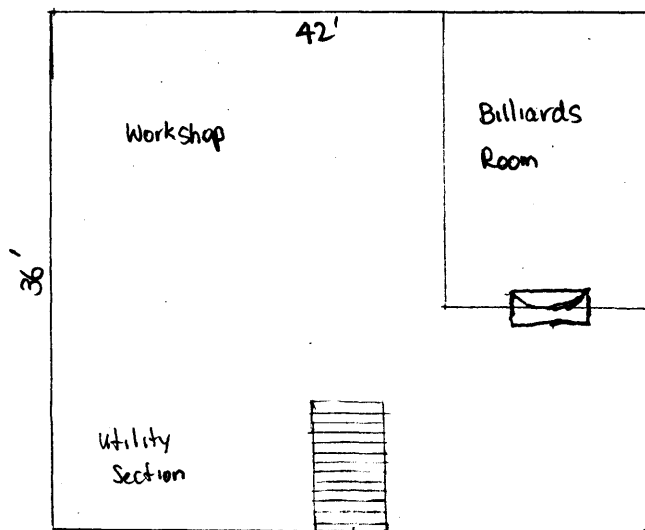
Appendix C



3rd LEVEL



2nd LEVEL



BASEMENT

Appendix E

SCALE: 1" = 13'3"

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



6-487-01828

1828 N.E. Knott Street

Irvington, Block 38, Lots 1, 2
QUARTER SECTION MAP #: 2732
Irvington

ORIGINAL FUNCTION: Residence

DATE BUILT: ca. 1915

STYLE: Arts and Crafts

TAX ASSESSOR'S ACCOUNT #: R-42040-8070
ZONING: R5

HISTORIC DISTRICT: Irvington (potential)

SPECIAL FEATURES AND MATERIALS:

Low-pitch hip roof with shed-roofed dormer. Segmental pediment over entry.
Recessed front porch with Tuscan columns. Exterior finish of stucco with mock
half-timbering.

AREAS OF SIGNIFICANCE: Architecture

FORM W-206

CITY OF PORTLAND, OREGON

PERMIT NO. 124608

1828 NE Knott St

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

38

Date May 11, 1923.

REPORT OF INSPECTION

Building on 674 Knott St. Between E. 18th St. and E. 19th

Lot _____ Block _____ in _____ Addition _____

Owner O. F. Weight. Address above

Contractor same Address _____

2 Story, Class VII, Grade 4-A Rep. Res. Cost \$600.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
		Enlarge present sleeping porch. etc.
5.16.23	12 ⁵⁵	Moved side wall + sleeping porch 4' x 4' = 17' x 17'
7/15/23	3.10	Lead flat cover Complete (G.A. Hill) G.K.

freely and voluntarily

In Testimony Whereof, I have hereunto set my hand and Notarial seal the day and date last above written.

(Notarial Seal)

H F Lee

Rec for Record May 24 1912 at 11:38 A M

Notary Public for Oregon

-----000-----

M N 58140

RALEY ET UX TO HAWES

This Indenture made this 12th day of April 1912, by and between F J Hays of Portland, Oregon, his wife, of the first part, and Mark D Hawes of Portland, Oregon, of the second part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations to them in hand paid, receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain and convey unto the said party of the second part, his heirs and assigns forever, certain premises situated in Multnomah County, State of Oregon, more particularly described as follows, to wit:

Lots One (1) and Two (2) Block Thirty eight (38) Irvington, City of Portland, Oregon.

Subject, however, to the following conditions:

During the period of twenty five years from and after the first day of July A D 1912, and until and after the first day of July A D 1916, no intoxicating liquors shall be manufactured sold or otherwise disposed of as a beverage in any place of public resort on the premises hereinbefore described and herein and hereby conveyed nor shall said premises during said period of twenty five years be occupied or used for any kind of saloon, factory or other place of business, or be used for the carrying of goods, wares, or livery stable, laundry, foundry, or of any trade or business whatsoever, nor for any other purpose than residence purposes, nor be in any manner, form or way used or occupied by Chinese, other than as the said Chinese may be employed by residents thereof as domestic servants, and no building to be within twenty five feet of the street and no building to be within ten feet of the

existing under and by virtue of the laws of the State of Oregon, in consideration of the sum of (\$1000.00) Dollars to it in hand paid by Julia A Hays of Portland Oregon, and sold and by these presents does grant, bargain, sell and convey unto said party of the

Appendix II

said corporation by authority of its Board of directors and the said Julia M. Hannaford acknowledged said instrument to be the free not and deed of said corporation

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at my office in the city of St Paul the day and year last aforesaid
(Notarial Seal) W.P. Von Dayn

MY commission expires May 10, 1920 Notary Public, Ramsey County, Minnesota
Rec. for record May 12 1914 at 10:50 A.M.

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M.M.# 47210

F.E. BOWMAN & CO TO BARNHART

KNOW ALL MEN BY THESE PRESENTS That F.E. Bowman & Co a corporation duly organized and incorporated under the laws of the State of Oregon in consideration of \$20000.00 Twenty Thousand Dollars to it paid by H.P. Barnhart do hereby grant bargain sell and convey to said H.P. Barnhart his heirs and assigns forever the following described parcel of real estate situate lying and being in the County of Multnomah and State of Oregon to-wit:

All of Lots Numbered 1 and 2 in Block Numbered 38 Irvington now within the corporate limits of the City of Portland Multnomah County Oregon

Subject however to the conditions and restrictions set forth in a deed of record and recorded in Book 588 page 37 Records of Deeds of Multnomah County Oregon

Subject however to a certain mortgage in favor of Peter Nelson dated September 11, 1913 for the sum of \$7000.00 and on record in book 526 on page 252 records of Mortgages of Multnomah County Oregon which the grantee agrees to assume and pay

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all its estate right title and interest at law and equity therein and thereto

TO HAVE AND TO HOLD the same to the said H.P. Barnhart his heirs and assigns forever... And the said F.E. Bowman & Co does covenant with the said H.P. Barnhart and his legal representatives forever, that said corporation is lawfully seized in fee simple of the above granted premises that the above granted premises are free from all incumbrances and that it will and its successors shall warrant and defend the same to the said H.P. Barnhart his heirs and assigns forever against the lawful claims and demands of all persons whomsoever except bonded city liens for street and sewer assessments.

IN WITNESS WHEREOF F.E. Bowman & Co pursuant to a resolution of its Board

granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever except street and sewer assessments.

IN WITNESS WHEREOF We, the Grantors abovesigned hereunto set our hands and seals this 22nd day of June 1913
Signed Sealed and delivered in

J.M.B.
S.E.
L.E.

corporate seal, and signed by its President the day and year first above written

Appendix H

Signed, Sealed and delivered in the Presence of

172

of Directors duly and legally adopted has caused these presents to be signed by its President and its Secretary and its corporate seal to be hereunto affixed this 11th day of May A.D. 1914

Signed Sealed and delivered in the presence of us as witnesses

W.M. Adair
M.A. Ross
(Corporate Seal)

F.E. Bowman & Co
By F.E. Bowman President
F.E. Bowman & Co
By M.D. Hawes Secretary

STATE OF OREGON)
)SS
County of Multnomah)

On this 11th day of May 1914 before me appeared F.E. Bowman and M.D. Hawes both to me personally known who being duly sworn did say that he the said F.E. Bowman is the President and he the said M.D. Hawes is the Secretary of F.E. Bowman & Co the within named Corporation and that the seal affixed to said instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said F.E. Bowman and M.D. Hawes acknowledged said instrument to be the free act and deed of said Corporation

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal this the day and year first in this my certificate written.

(Notarial Seal) W.M. Adair

Rec. for record May 12 1914 at 11:10 A.M. Notary Public in and for said County and State.

-----oOo-----

M.M. Hough

BROWN ET UX TO LAYTON ET VIR

KNOW ALL MEN BY THESE PRESENTS That we, Samuel A Brown and Mary E Brown husband and wife of Portland State of Oregon in consideration of Nine Hundred (\$900.00) Dollars to us paid by Ellen Layton and John J Layton of Portland State of Oregon have bargained and sold and by these presents do grant bargain sell and convey unto said Ellen Layton and John J Layton her husband their heirs and assigns all the following bounded and described real property situated in the County of Multnomah and State of Oregon

Lot Twenty-four (24) in Block Five (5) "Terminus Addition to Albina" according to the duly recorded plat thereof and now within the corporate limits of the City of Portland

.....together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining and also all our estate right title and interest in and to the same including dower and claim of dower.

REPORT OF INSPECTION

Street and No. 670 Knott St City S.D. Co. 1914 ✓

Owner Bourman Address _____

Master Plumber Carran + Slack Lot 1-2 Blk. 3-8

Jour. Plumber _____ Addition Irvington

No. Stories and kind of Building 2 story frame new

What used for Dwelling

No. Water Closets 4 No. Basins 4 No. Rain Con'd 1 (sewer or curb)

No. Bath Tubs 3 No. Laundry Tubs 1 No. Floor Drains 1

No. Sinks 2 No. Urinals X Not and Size of Stacks 3-4"

No. Slop Sinks X (Connected to Sewer or Casseol)

Kind of Vents galv. Kind of Drains 4" X.H.

Other Plumbing Fixtures _____ Total No. Fixtures 14

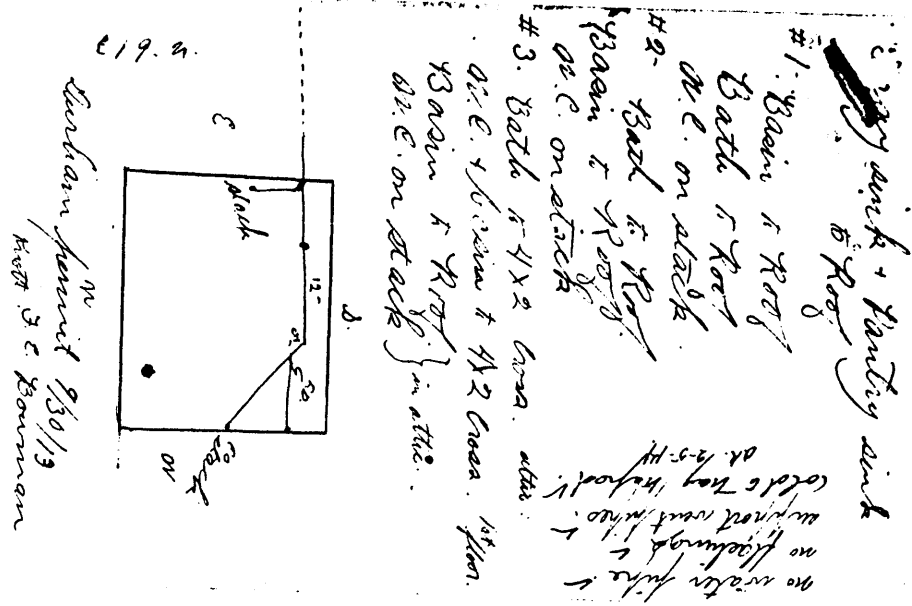
Water Permits 10/13-3646

Date of First Inspection 10/10 1913 Date of Final Inspection 1-16 1914

Carran Inspector Carran Inspector

Date of First Certificate _____ 19____ Date of Final Certificate _____ 19____

SEE OTHER SIDE FOR REMARKS



Appendix I

PLETION
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IRVINGTON HOME SELLS FOR \$20,000 TO EASTERN MILLIONAIRE.



RESIDENCE LOCATED ON SOUTHWEST CORNER OF EAST NINETEENTH AND KNOTT STREETS, PURCHASED LAST WEEK BY H. P. BARNHART.

The handsome three-story residence built by F. E. Bowman & Co., on the southwest corner of East Nineteenth and Knott streets, was sold last Monday to H. P. Barnhart, a millionaire, who moved to Portland recently from the East. The consideration was \$20,000 cash. The property is 100x100 feet in dimension. The new home contains a living room, a billiard-room, and has, in addition, two sleeping porches. All floors are hardwood. The frame of the lower floor is finished in oak and mahogany, while those of the second floor are dressed in white stained. The entire building is served by a vapor vacuum heating system. The exterior is finished in cement stucco. A double garage is located in the back yard.

Mr. Barnhart will move into the new home immediately.

Appendix K

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Portland P)
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\$30,000 has been

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been completed. The first and will be one of the best buildings in the city. The new building is being constructed at the corner of East and Main streets at a cost of \$100,000.

At the southern end of East Third street, the city is planning to build a new building. The new building is being constructed at the corner of East Third and Main streets at a cost of \$100,000.

The city is planning to build a new building. The new building is being constructed at the corner of East Third and Main streets at a cost of \$100,000.

MENT IS FIRST
RIGHTS TO BE READY MARKED.
A Tract Will Be Sold in Spring Next Year.

The tract purchased by the city is being developed. The new building is being constructed at the corner of East Third and Main streets at a cost of \$100,000.

IE WORK PUSHED
TION CREWS BUSY AT NEAR GRESHAM.
taking Rapidly Assuming Form—Work Now Starting West of Sandy.

4. Or. Sept. 17 (Special). The new Bull Run pipe line shed forward with all possible haste to get the advance remaining good Fall weather steam shovel in use at a point a mile from the dam. The work is being done westward at a good pace, and the remainder of the work is being done at the same rate.

DRIVES ARE NEXT

Having Parks City Will Take Up Boulevard Problem.

OLMSTED PLAN FOLLOWED

Municipality Will Now Strive to Fix Up Terwilliger Boulevard and Also East Side and Portland Heights Driveway

Having acquired by heavy expenditure and through the generous donations of private citizens a magnificent group of parks Portland is to have within a comparatively short time a system of boulevards extending to the city limits. The plan is to follow the Olmsted plan, which is the most famous and the most successful of all the plans for parks and boulevards. The plan is to have a series of boulevards extending to the city limits, and to have a series of parks and boulevards extending to the city limits.

The first portion of the proposed boulevard system that will be reconstructed is that which has been debated by the Terwilliger heirs and the city. The plan is to have a series of boulevards extending to the city limits, and to have a series of parks and boulevards extending to the city limits.

It is the proposal of the D. R. & N. Company to purchase an acre of park property in South Portland in exchange for property rights (ought) by the corporation with relation to the Broadway high bridge. It is anticipated that the question will soon be disposed of by the city council, when the ground will be placed in the hands of the city for use. This will enable the board to proceed and to connect the parks on the West Side. After some property is acquired by the city, the park and the northern end of the Terwilliger boulevard donation.

Mayor Simon says that work on this boulevard will undoubtedly be started within a few weeks, subject only to the adjustment of the property rights of the city and of the railway company. Much progress will be made before the rainy season sets in, he says, if the Council settles the property subject soon.

"We certainly will have a fine system of boulevards connecting all of our parks," says Mayor Simon. "We have delayed construction work only because we felt that we should have all of our rights of way before proceeding with actual work."

There is another choice piece of property involved in the D. R. & N. case. It is proposed to secure a strip that runs from Lower Alhina north about one mile, ending at Lewis avenue. This connecting up the two sides of the river. A proposed high bridge in South Portland, if built, would probably serve the same purpose in that section. This would give Portland direct connection by boulevard with every park in the system. It is anticipated that the activities of the Park Board next summer will be largely devoted to the boulevard problem and that much progress will be made along that line.

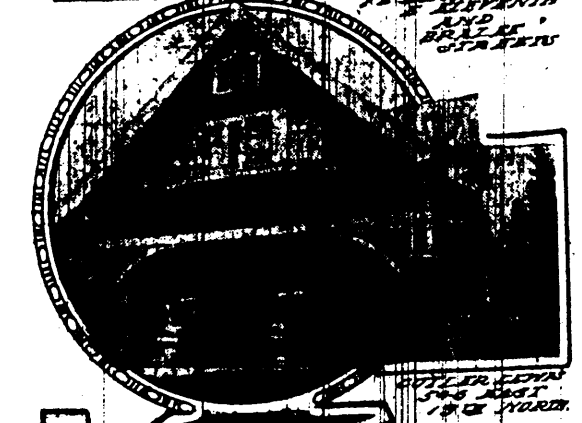
COTTAGE GROVE FARM SOLD
E. E. Whitney Buys 424-Acre Ranch for \$9000.

The Branton or Phillips ranch of 424 acres near Cottage Grove was sold through the Veatch & Spence agency to E. E. Whitney, of Klamath Falls, for \$9000. The new owner will assume personal charge of his newly-acquired property within 60 days.

This farm was owned by Frank John and Foster Phillips and is adapted to stock fruit and grain-raising.

Handsome Homes Planned.

HOMES IN IRVINGTON RECENTLY COMPLETED.



SHERRIDAN BROS. 870 EAST SEVENTH ST.

18 HOMES QUICKLY SOLD

BUILDING GOES ON RAPIDLY IN KENILWORTH.

Citizens in District Seek Fire Protection—City Already Has Engine-House Site.

In Kenilworth Addition, south of Powell Valley road, George Ross, contractor, has so far erected 18 new dwellings ranging upward to \$3000, all of which were sold as fast as completed to persons who wanted homes. Mr. Ross is engaged in erecting other buildings. Much property has been sold, and a general improvement is under way. Residents hope to get an engine-house and engine company next year, and have filed their petition with the Mayor and Council for fire

HOMES SHOW TONE

Building in Irvington Results in Costly Residences.

DISTRICT HAS REAL BOOM

Scores of Handsome Dwellings Being Put Up in Distinctive Residence Addition—Street Work Being Completed.

Irvington has won the distinction of being the district of beautiful homes. No section of the city is growing more rapidly, and a large number of beautiful homes have been erected since the first of the year. Residences range in cost from \$2500 to \$10,000, and even higher. J. P. Howland & Company, who have put in many of the fine residences in Irvington, have nine new dwellings under way, averaging \$3000 to \$5000 in cost, and all representing an expenditure of \$90,000, including the improvements of the property.

Other contractors also are busy all over the territory north of Thompson street to Fremont. At least 50 new residences of the very best class are being erected. Foundations of many of these homes have attractive surroundings. The streets are clean and paved with hard-surface improvements. All the streets will be improved north to Fremont, and forces are at work grading and preparing the streets north of hard-surface improvements have already been laid at a cost of about \$200,000, and the work is going forward. Three lines of car tracks extend into Irvington—Irvington on East Fifth and the Broadway on East Twenty-second and East Twenty-fourth streets.

Among the important residence projects in Irvington is that of H. P. Palmer, to be erected at East Twentieth and Brass streets, at a cost of \$7500. McJannet Bros. have the contract for this building. At East Sixteenth and Broadway streets a four-flat building will be erected, costing \$2000. It will be two-story, 60x60 feet. John Gledhill has the contract. Architect Benson & Hendricks have drawn plans for a \$6000 residence at the northeast corner of East Twenty-first and Hancock streets. It will be 32x50 feet in size. Roberts & Roberts have completed the plans for a seven-room colonial residence to be erected for James Phillips on Williams street near Knott street, to cost \$2500. The building investment company has started on the erection of a seven-room residence at the southwest corner of East Twenty-sixth and Brass streets for J. K. Hibbard, of J. K. Hill & Co. It will cost \$1800.

J. C. Gledhill has started the erection of his new home at the corner of East Twenty-first and Tillamook streets, to cost \$15,000. This residence, when completed, will be one of the finest private homes on the East Side. Plans were drawn for this building by Architect Jacobberger.

Work has been started on the residence of G. W. Roachke at the corner of East Twenty-third and Thompson streets, to cost \$10,000. This structure will be a two-story colonial residence. Hardwood will be used throughout the interior of this structure. Moore Brothers are doing the work.

Extension of the hard-surface improvement on Broadway street to East Thirtieth street has opened a fine street into the district east of Irvington. It is one of the longest paved streets in this part of the city, extending from Grand avenue to East Thirtieth street, which is within two blocks of the city limits. It is to be extended to the boulevard. Beautiful new homes are being built along Broadway street, and especially in the district northward, and Irvington on the east.

SUBURBAN ENTERPRISE

By First of Year Fine Building Will Be Completed—Sale of Acreage Made at \$11,000.

Evidence of the enterprise of the suburb of Seffwood is seen in the fine houses of M. C. A. building now under way. The new building is being erected on the corner of East Oak street and Avenue B, and is being erected on the corner of East Oak street and Avenue B, and is being erected on the corner of East Oak street and Avenue B.

is another necessary. The clearing is establishing a series of trees to the west of this locality. The cost of this work is \$10,000. The clearing is being done by the M. C. A. building company. The clearing is being done by the M. C. A. building company.

The men engaged in the clearing are the M. C. A. building company. The clearing is being done by the M. C. A. building company.

YAMHILL AFTER COUNTY HAS FIRST FINE ORCHARD. The orchard is being planted by the M. C. A. building company. The orchard is being planted by the M. C. A. building company.

It's third-class instead of fourth. The total sales for the year were \$1853.51, which is \$593.04 more than last year's sales.

At this rate there is not the slightest doubt that next year this office will become third-class. This means that the postmaster will be a Presidential appointee instead of being under the civil service, and that in addition to securing a \$1000 salary, he will be entitled to a salaried assistant.

E. L. Farrans, of Edenbower, has paid the Perrine & Marsters Agency, of Roseburg, \$2500 for a ten-acre tract set to 4-year-old apple trees. The place is highly cultivated and regarded as one of the choice spots of that locality.

Oregon Bank Makes Trade.
The Farmers' Bank, of Weston, Or., gave a Kiesling orchard, a Saltese Lake stock farm, both near Spokane, and \$14,640 cash to J. F. Nolan, of Spokane.

What to Do in Handling Country.

Here are en speech on "Ad ship," delivered July 9, before National Real Pittsburg:

Use small w ing from the s

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Every man are more skill others.

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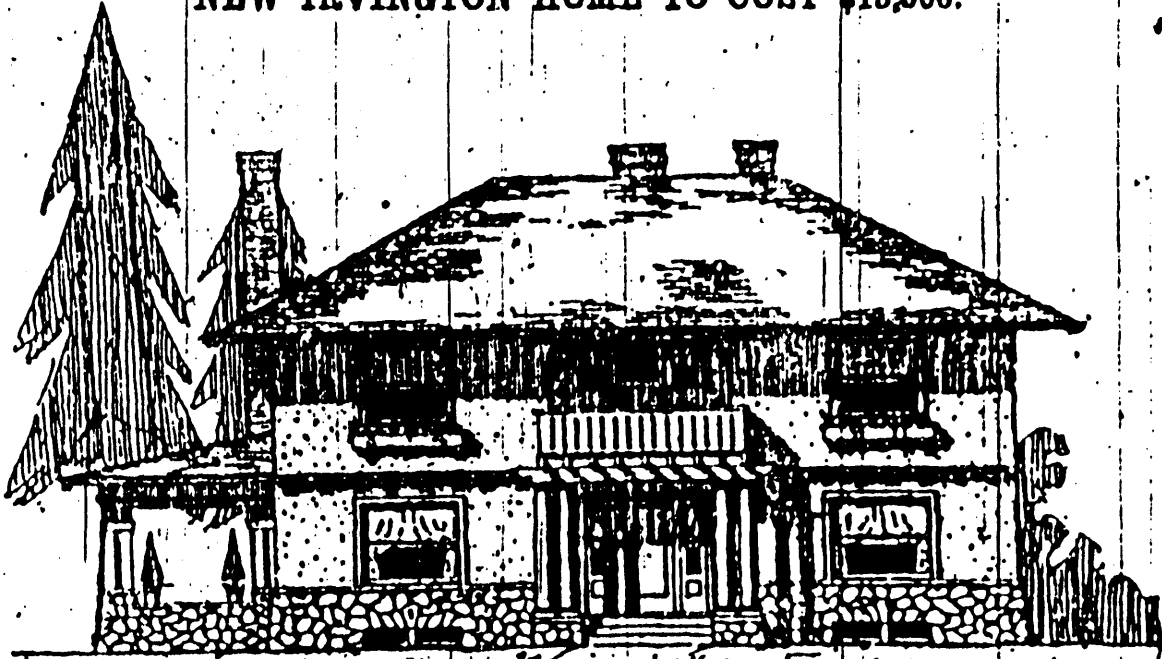
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NEW IRVINGTON HOME TO COST \$15,000.



FUTURE RESIDENCE OF F. E. BOWMAN, CONSTRUCTION OF WHICH WILL BEGIN TOMORROW.

Construction will be commenced tomorrow on a \$15,000 residence to be built on the quarter block at the northwest corner of East Ninth and Klickitat streets for the personal use of F. E. Bowman, of the F. E. Bowman & Company. The foundation for the work is already completed.

To the first story window line the new residence will be of stone. Above that a rough cast stucco material will prevail. There will be 11 rooms, including a billiard-room. Three fireplaces, two tile-floored bathrooms, hardwood floors and plate-glass windows are included in the specifications.

A double machine garage will be built adjoining the residence.

Appendix M

26 July 1914