

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0681113

FOR NPS USE ONLY	
RECEIVED	AUG 3 1978
DATE ENTERED	NOV 28 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Mackenzie
MacKenzie (W. R.) House

AND/OR COMMON

same

LOCATION

STREET & NUMBER

1131 S.W. King Avenue

__NOT FOR PUBLICATION

CITY, TOWN

Portland

CONGRESSIONAL DISTRICT

First

STATE

Oregon

__ VICINITY OF

CODE
41

COUNTY

Multnomah

CODE

051 ✓

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Terry O. Bernhardt

STREET & NUMBER

1131 S.W. King Avenue

CITY, TOWN

Portland

__ VICINITY OF

STATE

Oregon 97205

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Multnomah County Courthouse

STREET & NUMBER

1021 S.W. Fourth Avenue

CITY, TOWN

Portland

STATE

Oregon 97204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Portland Historical Landmark

DATE

1977

__FEDERAL __STATE __COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Portland Historical Landmarks Commission

CITY, TOWN

Portland Bureau of Planning, 424 SW Main Street
Portland

STATE

Oregon 97204

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The W.R. Mackenzie Residence, built ca. 1893-4, and designed by the Portland architect firm of Whidden & Lewis is located on a 100' by 100' corner site (Lots 1 & 2) at SW Kings Court and SW Kings Avenue in Block 1 of Johnson's Addition.

The area in which the Mackenzie Residence is located is known as Kings' Hill, an area that has always been closely related to the growth and development of Portland. Being one of Portland's first affluent residential neighborhoods, the early residents were the city's most monied and influential citizens. Events and decisions which took place within the boundaries of present day Kings' Hill often affected the lives of those outside its perimeters and on occasion even had an impact on the entire Northwest.

Early residential development of Kings' Hill was slow because of the topography of the land and the large parcels of land held by early owners. In 1890 Harvey Scott, editor of the "Oregonian" for 40 years, published a book describing various sections of Portland. Scott observed of the Kings' Hill area that, "The big plats, grassy and set with small trees, lie wide, with but few houses, but those present (are) large, stately." The area was, he proclaimed, "by popular consent -- and still more by prevailing prices -- forever dedicated to dwellings of wealth and elegance."

Street car developments in the 1890's made the city's core much more accessible from Kings' Hill and resulted in increased land values in the area, further establishing Kings' Hill as a wealthy residential enclave.

At the time the Mackenzie Residence was built Portland was ending a period of economic expansion which dated from 1887-93 and continued after the Lewis & Clark Exhibition in 1905. Millions of dollars were being invested in new construction throughout the city. Specifically, in the Kings' Hill area larger homes were being built on smaller plots of land making the area more dense. It is from this period that the majority of architecturally significant buildings date, with several houses in the area being designed, like the Mackenzie Residence, by the prominent Portland architect firm of Whidden and Lewis.

Kings' Hill perpetuation as a wealthy residential neighborhood continued into the twentieth century. As Portland continued to expand space became more precious and costly, and house lots in the Kings' Hill area continued to shrink. As in the case of the Mackenzie Residence which originally sat on a three lot section of the block and today sits on a two lot section. Although dwellings were less "a complete whole" in themselves, they were no less impressive in design and size. The area continued to house some of Portland's most prominent lawyers, doctors, politicians and business people, such

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

as Solomon Lipman, T.B. Wilcox, Judge Wallace McCamant, and Samuel King.

In most recent years, the growth of Portland, the highly assessed land and zoning on Kings' Hill have altered the character of the hill, and in many cases, been the demise of older, architecturally noteworthy homes. Particularly within the last twenty years, eight- to twelve-story apartments have been constructed on entire blocks. The fringes of the district have been developed for commercial use. In addition, the high cost of maintaining single-family residential structures has encouraged the conversion of many older homes to office space. Fortunately, the Mackenzie Residence is one of the remaining structures which has retained its use as a single-family unit over the years.

The original owner of the house and whom the house is named for, W.R. Mackenzie, resided with his family in the house from ca. 1893-94 till 1915.

Other landmark buildings located in Kings' Hill include the Theodore B. Wilcox Residence (Whidden & Lewis, 1892), Judge Wallace McCamant Residence (Whidden & Lewis, ca. 1899), L.A. Lewis Residence (David C. Lewis, 1900), J.N. Barde Residence (Carl Lind, 1926), James D. Honeyman Residence (Whidden & Lewis, 1900), and the Charles Cornelius Residence (Architect Unknown, 1900).

STRUCTURE

The structure of the house is typical of the period; brick foundations (with the exception of the garage, added later, which is concrete); 2 x 4 stud framing with wood floor joists and rafters. A low pitched, hipped roof caps the structure.

There are four levels to the house including the basement. The floor to ceiling measurements are as follows: basement 7'6", first floor 9'0", second floor 8'6", and third floor 8'0".

The garage, at basement level, was added in 1922. It extends under the 10' x 31' addition (2 stories) on the southside of the house which had been added prior to that time, as had the 14' x 35' addition at the eastside or back of the house. There is no record of when these were added, but the foundations, as well as differences in the detailing of the cornice, indicate they were not part of the original scheme.

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RECEIVED	AUG 3 1978
DATE ENTERED	NOV 23 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

STYLE & EXTERIOR

The exterior of the house is executed in the Federal Style. The original house, a simple three story, one before modification, was purer stylistically than what we see today; however, the sparse classical decoration that is characteristic of the style is used consistently on both old and new. The house is clad in clapboard siding and punctuated with rusticated wood decoration which is typical of wooden Federal Style buildings: the decoration imitates stone construction.

The original house is symmetrical in plan with large covered porch at the central entry. On the facade the windows, with shutters, are symmetrically placed and diminish in size accordingly by floor: first floor, large; second floor, medium size; third floor, smaller. The windows on the sides are more informal in their arrangement and are of secondary consideration, as the house is meant to be viewed from the front. There is large molding that runs around the building just above the second floor, that serves the same purpose as a string course. Above, a cornice completely encircles the structure at the roof, partially obscuring the hipped roof. It is composed of simple modillions juxtaposed above a row of dentils (on the south and east wings, as well as on the projecting porch, the dentils appear in the cornice but the modillions are omitted). All exterior corners of the structure are trimmed with wood in imitation stone corner stones. A wooden balustrade caps the projecting porch and matches the detail of the handrail below.

The exterior is in good repair and original condition, but in need of paint.

INTERIOR

The walls and ceilings on the first and second levels are plaster on wood lath, with the ceilings of the first and second levels having been replastered. The ceiling of the third level and the walls are of 7/8" x 3 1/2" tongue and groove. Ceilings in the basement are exposed.

Woodwork throughout the structure has been painted, (formerly the trim and woodwork was stained) as are the walls, with the exception of the main staircase leading to the second level; which has been refinished. The main stairway is open well, made up of 3 flights of stairs. Above the first landing is located a double-hung,

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

1 over 1, sash window, of leaded glass.

Within the structure are located 4 fireplaces, 3 on the main floor in the study, living room, and dining room. The fourth is located on the second level in the master bedroom. All have rectangular openings, but are distinct from one another in decorative features and trim. All fireplaces are intact and operative.

Doors throughout the structure are mostly original being rectangular 4 panel doors, with the exception of the double hung doors which lead to the dining room, living room, and connect the study with the living room. These doors are 6 paneled with 2 tiers of 3 panels.

Floors throughout the building have been carpeted as well as the main stairway.

Alterations to the interior have been mainly in the kitchen and on the 3rd level. Overall, the original interior is intact and in good condition, (with the exception of having been painted).

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

Whidden & Lewis introduced the Georgian in residential design, the Second Renaissance Revival in public buildings, and the classically detailed Commercial Style in office buildings.

Besides the Mackenzie Residence, there are a number of notable examples of their work within Kings' Hill. Namely, the Wilcos Residence (1892), the McCamant Residence (1899), the L.A. Lewis Residence (1900), and the Honeyman Residence (1900); all landmark structures.

Besides residential structures notable commercial structures by Whidden & Lewis include the Postal Building (1900), the Hamilton Building (1893), and Portland City Hall (1892-95); all National Register properties.

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CONTINUATION SHEET

ITEM NUMBER 9

PAGE 1

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Vol. III, Chicago: 1912.

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Herb Fredericks (former office boy at Whidden & Lewis), Oregon
Historical Society.

Withey, Henry F. and Elsie Rothburn Withey, Biographical Dictionary
of American Architects (Deceased), Los Angeles, 1956.

Unpublished Manuscript, "A brief History of Kings' Hill" by R. Barton.
Portland, Bureau of Planning.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES ca. 1893-94

BUILDER/ARCHITECT Whidden & Lewis

STATEMENT OF SIGNIFICANCE

The Mackenzie Residence is a fine example of style and the work of the distinguished Portland architect firm of Whidden & Lewis. Located in an area where many other large houses have already been converted to use as business offices, the Mackenzie Residence today has retained its original use as a single-family unit; and plays an integral part in the make-up of Kings' Hill.

Although the residence is named after W.R. Mackenzie, the prominent railway financier, accountant and Portland Academy bursar; other prominent and influential individuals have also occupied the house. After Mackenzie moved in 1915, Chester G. Murphy, a widely known attorney, rancher and athlete with his wife, resided in the house until 1921-22; they then sold to Robert S. Farrell, of the firm of Everding & Farrell, Portland foodstuffs and produce firm, and whose father planted the "Sycamore" at Park & Main and whose son R.S. Farrell, Jr. was Oregon Secretary of State; the Farrell's left in 1950.

From 1950 until 1956, Dr. Z.C. Edelson and family had the house, followed by Ramond O. Marks, architect. Today, Terry O. Bernhardt, Real Estate Appraisal and Investment Analysis, owns the house.

William M. Whidden and Ion Lewis were both trained at M.I.T. After graduation, Lewis worked in the Boston office of Peabody & Stearns, and later formed a partnership with Henry P. Clark.

Whidden, after four years at the Ecole des Beaux Arts in Paris, joined McKim, Meade & White in New York. Accompanied by McKim, Whidden came to Portland in 1882 to supervise work on railroad magnate Henry Villard's Portland Hotel. Villard's financial collapse in 1883 ended work on the hotel and Whidden returned to the east coast.

In 1888 the partially completed hotel was acquired by a local syndicate headed by H.W. Corbett and William Ladd who invited Whidden to return to Portland to oversee construction. A year later Whidden was visited by his friend and classmate, Ion Lewis, who stayed on and joined Whidden in partnership.

The arrival of Whidden & Lewis marked the arrival of current eastern styles, and architecturally speaking, Portland had "come of age".

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .230

UTM REFERENCES

A	1 0	5 2 3 8 5 0	5 0 4 0 5 8 0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

Lots 1 & 2, Block 1, Johnson's Addition to the Plat of Portland, Multnomah County, Oregon

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

John M. Tess Historian/Consultant

ORGANIZATION

DATE

5/15/78

STREET & NUMBER

TELEPHONE

1970 S.W. Roxbury Avenue #3

503-297-5146

CITY OR TOWN

STATE

Portland,

Oregon 97225

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

David Stralber

TITLE State Historic Preservation Officer

DATE July 25, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles Anderson
DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE

11-28-78

ATTEST:

W. Ray Juce

DATE

11-24-78

KEEPER OF THE NATIONAL REGISTER