

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH 0683396

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AUG 28 1978	
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DATE ENTERED	NOV 22 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

Holt - Saylor - Liberto House

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

3625 SW Condor

--- NOT FOR PUBLICATION

CITY, TOWN

Portland

--- VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

Oregon

CODE

41

COUNTY

Multnomah

CODE

051

**3 CLASSIFICATION**

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

**4 OWNER OF PROPERTY**

NAME

Kurt and Michele Hutton

STREET & NUMBER

3625 SW Condor

CITY, TOWN

Portland

--- VICINITY OF

STATE

Oregon 97201

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Multnomah County Court House

STREET & NUMBER

1021 SW 4th

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 checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input 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 Holt-Saylor-Liberto House, built in 1888, occupies a 75' x 100' view site overlooking the City of Portland and the Cascade Mountains. The property is immediately adjacent to (across Barbur Boulevard from) Portland's Lair Hill Historic Conservation District. This district has local historical status owing to its origin as a fashionable "suburb" at the southern terminus of the horse-car rail lines in the late 19th Century.

### STRUCTURE AND PLAN

The Holt-Saylor-Liberto House is an example of the typical "modern" frame structure of the late 19th Century. Its foundation walls are brick, its balloon frame is of full dimension Douglas fir lumber on 16 inch centers throughout, and its walls are lath and plaster. The roof is atypical, being constructed of ornate Italian tin tiles over ship-lap sheathing. The floor plan is somewhat unconventional for a Queen Anne Revival residence. The typical floor plan has been altered to provide every room in the house with a view. The front rooms enjoy the natural view of Mt. Hood to the east and Mt. St. Helens and downtown Portland to the north. The rear rooms on the south extend five feet further south than the front rooms, to provide them with an uninhibited view of Mt. Hood. The rear rooms on the north of the house have double sets of windows overlooking downtown Portland and Mt. St. Helens. That view is partially obstructed on the lower floors by houses to the north. The view from the upper story is unobstructed.

On the first floor, the entry hall is graced by a stairway on the left, an entryway to the front parlor on the right, and two side-by-side doors straight ahead. The door, bearing right, leads to the living room, and the door to the left leads to the dining room. Sliding mirror-paneled doors connect the parlor to the living room, and a conventional doorway connects the living room to the dining room. Another doorway at the rear of the dining room connects into the large (14'x 24') kitchen. Another door in the living room connects to a small bathroom which has a second door that also leads to the kitchen. The kitchen contains a pantry and a utility closet. The first floor guest closet is located beneath the stairwell in the dining room.

Outside the back door of the kitchen is the exterior, enclosed stairway leading to the unfinished basement. In the basement (continued)

## 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" 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 checked="" type="checkbox"/> SCIENCE-Medical
<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 checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" 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 1888

BUILDER/ARCHITECT Unknown

### STATEMENT OF SIGNIFICANCE

The Holt-Saylor-Liberto House and outbuildings make up a property worthy of recognition by a National Register listing because they were built in 1888 for one of Oregon's most noted missionaries, W.S. Holt; because they were occupied from 1889 to 1904 by Portland's most prominent physician, William H. Saylor, one of the founders of the University of Oregon Medical School and president of the Portland Medical Society and the Oregon State Medical Board; and because from 1911 to the late 1940's they comprised the nucleus of a family community whose Italian culture was nurtured by the property's vineyards and bread ovens and wine vats and terraced gardens.

#### William Sylvester Holt (1848-1931)

The house was built in 1888 by W.S. Holt. Holt was a Presbyterian missionary to China from 1873 to 1884. In 1885 he founded a Chinese mission in Portland and began soliciting funds to build the Chinese Presbyterian Church in Portland's Chinatown (which was then located immediately south of the merchant district and approximately one mile north of the site of the home he was to build). For unknown reasons Holt sold the house to a real estate broker in 1889. The broker in turn immediately sold the house to Dr. William Saylor. Holt subsequently constructed his mission church, founded a school for Chinese children, and established a home for Chinese girls in Portland. He ultimately rose within the ranks of the Presbyterian missionaries to take charge of all missionary activity sponsored by congregations in Oregon, Washington, California, Idaho, and Alaska. Holt was active in mission work of the Pacific Northwest until his death in 1931.

#### William H. Saylor (1843-1904) and Carrie Caples Saylor (1857-1941)

Dr. William Saylor and his wife Carrie bought the house in 1889, shortly after its construction in what was then a fashionable Portland suburb in the heights above the Oregon Railway tracks. He was soon to become Portland's most prominent medical practitioner.

William H. Saylor was one of the Oregon's first medical students graduating from Willamette University's 1869 class of the Oregon Medical College (then located in Salem). After broadening his medical education at New York's Bellevue Medical College, he returned to Oregon in 1876 where he began a practice that he maintained for the rest of his life. He was appointed professor of anatomy at the Portland based Willamette U. Medical College in 1882, and in 1887 he and three other Willamette U. faculty members resigned their positions and founded the University of Oregon Medical School, of which he was a faculty member until his death in 1904.

He was also a founding member of the Portland Medical Society and in the late 1880's and throughout the 1890's was successively elected president of the Portland Medical Society and of the Oregon State Medical Board. In 1887 Governor Mundy appointed him

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.17

UTM REFERENCES

A 

1	0	5	2	5	1	6	0	5	0	3	7	9	6	0	
ZONE	EASTING	NORTHING													

B 

ZONE	EASTING	NORTHING													

VERBAL BOUNDARY DESCRIPTION

Lot 3 and the south 1/2 of Lot 2, Block 149, Carruthers Addition to Portland, Multnomah County, Oregon.

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

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Kurt Hutton

ORGANIZATION

DATE

April 4, 1976

STREET & NUMBER

3625 SW Condor

TELEPHONE

503-228-1652

CITY OR TOWN

Portland

STATE

Oregon 97201

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL X

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

*[Handwritten Signature]*

TITLE State Historic Preservation Officer

DATE August 18, 1978

FOR NPS USE ONLY

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

*[Handwritten Signature]*

DATE 11-22-78

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST W. Ray Luce  
KEEPER OF THE NATIONAL REGISTER

DATE 11-21-78

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is a 600-gallon concrete wine vat, and a concrete freezer chest. Both structures are square and bulky having been designed more for utility than architectural grace. The main stairway from the entry hall leads to a second floor hallway. The master bedroom is located at the front over the parlor on the north side of the structure. The front bedroom on the south side is located partially over the entry hall and partially over the recessed front porch. A balcony which connects both front bedrooms extends over the northern half of the front porchway. The unique architectural feature of both the master bedroom and the front parlor is a 6' x 8' alcove extending at a 45 degree angle from the northeast corner of the house. From this alcove an occupant can enjoy a 270 degree view of the city, as well as a view of the side yard and outbuildings.

On the second floor there are two other bedrooms at the rear: A large one on the north, and the smaller one on the south. Between these two bedrooms is the master bathroom. A doorway off this bathroom leads to a stairwell that ascends to the partially finished attic. Two gable windows light the attic. In the center of the attic, next to a 6 x 6 pole, a small stair/ladder ascends to a hatch cover opening onto the roof. The hatch cover opens to a widow's walk, and the pole in the attic extends through the roof and 20 feet above it where it takes form as the house flag pole.

INTERIOR FINISHES

Walls and ceilings throughout were plaster on wood lath. All walls and ceilings were covered with wallpaper. The room height is 10 feet on the first floor and 9 feet on the second. Ornate picture frame moldings with plaster floral patterns over wood framed all rooms at an 8 foot height. In addition, all walls featured an 8-inch baseboard with cap moldings and quarter-round shoes.

Floors are single layer, 7/8th inch x 3-1/2 inch tongue and groove fir flooring, which were originally covered with wall-to-wall carpeting on the first floor.

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The main stairway was constructed of naturally finished oak, having a formed handrail, turned balusters, square paneled newel posts with ornate circular cap moldings with high-relief leaf elements. Treads and risers were fir, jointed with moldings, and covered with carpet. All elements of the original stairway remain.

The details of the original sliding doors are unknown. All doors on the first floor had five horizontal panels, and the doors on the second floor had four panels, two over two, with upper panels taller than lower. Casings for both doors and windows are 6 inches wide and detailed in the Eastlake manner with circle-patterned square cornered elements. The front door consisted of a stained glass window enclosed in a solid oak frame. Casings, baseboards and other wood trim were cedar with sanded finish.

All door handles and window hardware are solid brass, and door plates are solid copper. The original fireplace which was located at the rear of the living room has been removed, and details of its construction are unknown.

LANDSCAPING

The stairway from the street ascends through four terraces, 40 feet up the hillside. The city sidewalk passes through the first terrace, which is planted on either side with boxwood hedges and rose bushes. A bank of ivy covers the exterior surface of the first terrace. The second terrace consists of a concrete retaining wall with a tooled masonry veneer. This retaining wall is capped at 8 foot intervals by 3 foot high pedestals that are hollowed to a depth of 1 foot and which serve as planter boxes. The retaining wall is breached by an ornate cast iron gate, 6 feet tall by 5 feet wide. The second terrace is dominated on the north side of the stairway by a 30 foot magnolia tree. Beneath the tree are a variety of rose bushes and ferns. To the south of the stairway, the second terrace is planted with a large rhododendron, a variety of ferns, and various flowering plants.

The stairway rises through a third rock terrace. On the north side of the third terrace are two 40-foot Italian Cypresses with

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garden flowers at their base. A flowering quince, a 10-foot camelia bush, a small cherry tree, and a variety of rose bushes populate the south side of the third terrace. A fourth and last terrace contains a bay tree, and a string of laurel hedges surrounded by hydrangia and daffodils at the base. The side yard on the north of the house begins at the fourth terrace, and is enclosed by boxwood hedges at the edge of the terrace, and is buffered from the house by a laurel hedge. A grape arbor and a lilac tree are the notable flora in the side yard. Two additional terraces rise from the rear of the house. The first terrace contains a laurel hedge, a hawthorn tree, and a peach tree. The second terrace is unplanted.

EXTERIOR

The street facade on the east of the house is a mixture of Queen Anne and Classic Revival elements.

At the top of the fourth terrace is a concrete stairway leading to the northeast corner of the front porch. The stairway is graced on either side by the same concrete flower pots which cap the retaining wall that forms the second terrace. The porch extends the entire width of the house. The floor of the porch and the balustrade are concrete. Four Doric columns of fir stand on the balustrade and support the balcony and front bedroom which extend over the porch. Sawn scroll work supports sustain the porch ceiling at the front of the first floor.

The second story unit presents a gable-headed facade on the south, and an alcove recessed behind the balcony which angles at the northeast corner to form another gable. The southern unit has paired double-hung windows with minor cornices at the head. Centered above these windows on the attic level is a small 5-sided window in a gable shape. Above this small window suspended from the gable is a scroll decoration in a style somewhat heavier than is typical for residences of the period.

On the northern side, the balcony is entered from the southern front bedroom window. On that side, the house angles out to

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form a projecting squared bay with paired double-hung windows on the front and a single double-hung window on either side. This same effect is also maintained on the first floor. Scroll work is also suspended from the gable above the bay. Each of the gables is headed by a large cobra-shaped cap of sheet metal. The roof, as previously mentioned, is tin tile with a widow's walk in the center and flag pole above.

Siding on the first floor consists of 1 x 8 ship lap drop siding. Cedar fish scale siding is used on the second floor. The second floor wall flares to meet the first floor cornice, which consists of typical cornice molding with a nail head shoe.

The north facade begins with the projecting bay on the east, and consists of a long straight run of siding on both the first and second floors before being punctuated by paired double-hung windows on both the first and second floor at the rear. The entryway to the basement, covered by a shed roof, projects from the rear of the first floor. The kitchen at the rear of the first floor is covered by a hip roof, and entered from a recessed porch.

The west facade consists of a large double hung window on the first floor above the kitchen sink, crowned by the tin tiled hip roof over the kitchen.

The second story unit consists of a plain expanse of siding punctuated by the double-hung master bathroom window at the center, and a double casement window on the south. The south side of the house has no windows or other distinguishing features.

THE BREAD HOUSE

To the northwest of the main house is a small outbuilding which houses an Italian bread oven, called a "forno". This 10 x 16 foot building has concrete veneer exterior on the first floor, and wood siding on the gabled attic. The roof is of the same ornate tin tile as the main house. The interior consists of



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unfinished concrete floor and walls, a simple wood ceiling, and a 5 x 5 x 5 brick oven covered with concrete veneer. A step wooden ladder at the back of the interior rises to the attic on the second floor. A small four paned casement window lights the attic at the front (east) of the "Bread House".

THE GRANDFATHER'S HOUSE

Another outbuilding is situated in the northwest corner of the property, on the hillside immediately behind and above (west) of the "Bread House". This 14 x 17 foot building has a single finished room at the upper level, and an unfinished concrete basement with an earth floor below. The "Grandfather's House" has the same tin tile roof as both the main house and the "Bread House". There are no other architecturally distinctive features about this structure.

ALTERATIONS AND RESTORATION

Until 1964 the house and outbuildings were occupied as a single-family residence and were well maintained. Two significant alterations are known: The conversion from gas to electricity (approximately 1924), and the "modernization" of the plumbing (1946). It is believed that three major features of the house were altered at the time of the electrical conversion: The removal of the sliding doors separating the hallway from the parlor and separating the parlor from the living room; the removal of the fireplaces and the upstairs heating stoves; and the installation of the wine vats in the basement. When the plumbing was upgraded in 1946, the kitchen and both bathrooms were remodeled, including installation of cabinets.

From 1964 to 1975 the house was rented as a single family unit. During that time all of the wallpaper and woodwork in the house was painted, the ornamental chandeliers in the interior were removed, the stained glass front door was replaced by a hollow-core unit, and a number of locks and other hardware were installed on interior doors.

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In addition, asphalt shakes were applied over the exterior siding protecting the kitchen. Wrought-iron fences and gates which enclosed the side yard were torn down. And the exterior of the house was ill maintained. An unrepaired leak in the roof caused substantial water damage to the first and second interiors. The front porch settled, causing the second story unit above the porch to sag noticeably. The kitchen, which was built directly on the ground with only six inches of crawl space also settled, and substantial dry rot developed in the kitchen area.

Restoration was begun in 1977. The tin tile roof, which is protected by galvanized paint, was repaired for leakage and repainted. The front of the house was jacked, the floor of the concrete front porch was removed with pickaxe and shovel, and the concrete members of the balustrade were partially disassembled, remortared, and set. Shims were placed at the head of the Doric columns on the front porch to balance the second story unit, and the jacks were removed. New cap pieces were constructed at the head of the columns to cover the shims, and flashing was attached above them to provide water runoff.

When the concrete front porch was removed, substantial dry rot was disclosed on the mud sills and lower portions of the wall studs. These members were replaced, and matching siding was replaced to provide an exterior cover for the repairs. The concrete porch was repoured, and a base molding with quarter-round shoe was attached at the front of the house.

The exterior of the house was thoroughly scraped, and the remaining paint was feathered with a hand sander to give a smooth exterior. Damaged fish scale sidings on the second floor were removed, and replacement cedar shakes were fabricated using a jigsaw. The entire exterior of the house was covered with two coats of primer, and finished with two coats of paint. It should be noted that the asphalt shakes in the kitchen area were removed, and all nail holes were sanded and caulked to restore the exterior to its original appearance.

In order to repair the rot beneath the kitchen, a crawl space was dug with pickaxe and shovels, and the dirt was hauled from

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beneath the basement in buckets. This effort required approximately 500 man hours. The kitchen was jacked, beams and floor joists were removed and replaced, new footings were poured, the beams and joists were balanced and shimmed, and the jacks removed.

In the interior the hollow core front door was replaced by an old plate glass door recovered from a demolished older building.

In the interior, all lath and plaster in the ceilings was removed, and replaced with plain-finished sheet rock. The open passageways between the downstairs rooms were restored -- sliding, mirrored doors were placed between the parlor and the living room, and a set of hinged doors were installed between the hall and the parlor. The picture frame moldings throughout the house had occurred substantial damage, and insufficient material was available for the entire house. As a result, the original moldings on the house were reinstalled only on the second floor. For the first floor, the cap moldings on the baseboards were copied. New knives were cut, and 300 board feet of new moldings was manufactured. These are installed as cornice moldings rather than picture frame moldings. All the wallpaper was steamed off throughout the house, and areas of substantial plaster damage were patched with dry wall. Areas of minor damage were patched with extra-strength plaster material. All walls were skim coated with joint cement to give a smooth exterior surface, and were sanded. At the time this application was submitted, work was still in process on the first floor walls. On the second floor, ceiling moldings and walls were primed and painted. The extent of damage to wood casings and moldings was so severe that substantial puttying was required. Because of this, restoration of natural wood finishes created a generally unattractive appearance, and instead, the wood surfaces were painted.

All floor coverings were removed, and all wooden floor surfaces (including the stairs) were sanded and waxed. This effort is complete throughout the entire house.

The "Bread House" and "Grandfather's House" have not yet been restored.

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to head the medical staff of state militia in Oregon, Washington, and British Columbia.

In 1889 the Univeristy of Oregon named the Medal for highest scholastic achievement attained by a graduating medical student in his honor.

Dr. Saylor's wife was the former Carrie Caples, the daughter of John Caples, a notable pioneer Oregon lawyer, legislator and at the height of his career, the ambassador to Chile. After her husband's death in 1904, Mrs. Saylor continued to reside in the house until 1911 when her only daughter, Evelyn reached the age of majority. Mrs. Saylor then sold the house to Antonio Liberto. She then retired to her parents' estate in McMimville until her death in 1941.

The Liberto Family

In 1911 Carrie Saylor sold the house to a successful immigrant Italian concrete contractor, Antonio Liberto. Liberto and his son Rosario bought five other houses adjacent to the main house for the grandchildren and transformed the hillside into a family community which became known as "Little Italy".

The family rebuilt dilapidated terraces, planted gardens and a vineyard, and constructed a 600-gallon concrete wine vat in the basement of the main house. They baked bread for the entire community in the Bread House. In 1924 Antonio deeded the main house to Rosario. Rosario in turn deeded the five houses to his children. In 1941 Rosario died and left the main house to his wife Guilia. During and after World War II the children began selling their homes and moving away. In 1974 Guilia died and the main house was sold from her estate to the present owners, Kurt and Michele Hutton.

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