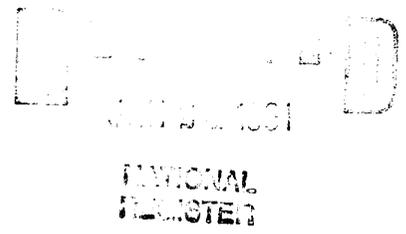


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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Corbett, H. L. and Gretchen Hoyt, House  
other names/site number \_\_\_\_\_

2. Location

street & number 01405 SW Corbett Hill Circle  not for publication  
city, town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97219

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
James M. Jamrich January 3, 1991  
Signature of certifying official Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. Patrick Andrus 2/28/91  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain): \_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

---

**6. Function or Use**

---

Historic Functions (enter categories from instructions)

Domestic: single dwelling

---

---

---

Current Functions (enter categories from instructions)

Domestic: single dwelling

---

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---

---

**7. Description**

---

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:

---

Colonial Revival

---

---

Materials (enter categories from instructions)

foundation brick

---

walls wood: shakes

---

roof wood: shingle

---

other 

---

---

---

Describe present and historic physical appearance.

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# National Register of Historic Places Continuation Sheet

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## Setting and Background Information

The Henry Ladd Corbett Residence was built in 1915 and 1916 on a 19-acre tract acquired by Corbett in 1904 in the Dunthorpe/Riverwood area, then known as Rivera. It was part of the 1850 land claim of 640 acres of William S. Torrance and his wife Mary Jane. The land had previously been inhabited by the Clackamas Indians.

Henry Corbett's Residence, designed by the prominent Portland architectural firm of Whitehouse & Fouilhoux, was sited at the top of the property with a view of Mt. Hood to the east. Henry Corbett lived in the house until his death in 1957, and his wife Gretchen Hoyt Corbett continued to live there until her death in 1978. The original 19 acres was then subdivided into a number of building sites ranging in size from 1/2 acre to more than 3-1/2 acres. A site of 1.57 acres was retained around the Henry Corbett house and designated as Lot 10 of Block 2, Henry Ladd Corbett Estates Addition. Houses have since been built on most of the other platted sites of the original property.

## Description

The house which Whitehouse & Fouilhoux designed for Corbett was conceived in a Colonial Country House style with a generous veranda, side porch and sleeping porches for the owner, his children and for the servants. The exterior is clad with sawn shakes, painted, and porch pillars are squared Classical columns. The house looks out on a large lawn and garden area. This is a large house with two stories, an attic and a full basement. The areas of the first and second floors together is some 7,000 square feet. Its original cost was \$15,000, a large sum in pre-World War I dollars.

In plan the house is a large rectangle 80 feet long by 40 feet wide, with a two-story servants' wing on the left joined to the main body of the house at a 45-degree angle.

Approached by a long driveway which circles in front of the house, one enters by a gracious brick floored porch through a wide door set in a polygonal bay. Door and sidelights are glazed with beveled glass lights. Inside is a 19 foot by 30 foot reception

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hall with a view from the windows at its far end over the lawn to Mt. Hood in the distance. A 5-foot wide stairway in a "U" shape with a broad landing over the entrance, leads to the second floor. To the right is a 21 foot by 33 foot living room, and to the left a large dining room, the owner's room and a passage to the servants' wing. The living room and owner's room both feature a large curved bay window facing the front of the house. A large breakfast room is reached through the dining room.

Originally a brick floored veranda extended 40 feet long across the back of the reception hall and living room. This has since been closed in, creating a sitting room east of the reception hall and extending the living room to a length of 50 feet.

Upstairs, all of the principal rooms are of generous size. The owner's bed/sitting room has a fireplace and a sleeping porch and a large dressing room for Mrs. Corbett adjoining. There were two guest rooms, one with a fireplace. There was a large children's room, 21 feet by 24 feet in size, with a large fireplace, and adjoining a nurse's room and a children's sleeping porch. This sleeping porch has since been closed in. In the servants' wing were three maid's bedrooms and a maids' sleeping porch.

The attic is unfinished and the basement was used largely for boiler and fuel storage and for other storage.

The impression made by this house of quiet, tasteful elegance, with its high ceilings, large rooms and well detailed interiors reflected the important social and financial position of Henry Corbett in the Portland community.

The house is very well maintained; and while the bathrooms and kitchen have all been remodeled, and the original veranda has been incorporated in the house, the balance of the house is in very nearly original condition. A three-car garage beyond the servants' wing is a modern addition.

Besides the historical importance of the Corbett family, this house is an excellent example of the fine design work of the Whitehouse & Fouilhoux architectural firm, and of a way of life belonging to an age gone by.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)  
(Community Planning and Development)

Architecture \_\_\_\_\_  
Commerce \_\_\_\_\_  
Politics and Government \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

(1910-1915) \_\_\_\_\_  
1915-1916 \_\_\_\_\_  
1916-1941 \_\_\_\_\_  
1923-1936 \_\_\_\_\_

Significant Dates

(1910) \_\_\_\_\_  
1916 \_\_\_\_\_  
1924-1941 \_\_\_\_\_  
1935 \_\_\_\_\_

Cultural Affiliation

N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

Henry Ladd Corbett (1881-1957) \_\_\_\_\_

Architect/Builder

Whitehouse & Fouilhoux, architects \_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 1.57 acres Lake Oswego, Oregon 1:24000

UTM References

A 

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5	2	6	3	9	0
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5	0	3	1	5	2	0
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 Zone Easting Northing

B 

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 Zone Easting Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The nominated property is located in NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 34, Township 1S, Range 1E, Willamette Meridian, in suburban Multnomah County, Oregon. It is an area of 1.57 acres legally identified as Lot 10 of Block 2 of the Henry Ladd Corbett Estates Addition at said location.

See continuation sheet

Boundary Justification

The nominated area follows the legally recorded lot lines of the parcel occupied by the house built for Henry Ladd Corbett and Gretchen Hoyt Corbett in 1916. A three-car garage at the northwest end of the servants' wing is a non-historic addition.

See continuation sheet

**11. Form Prepared By**

name/title John M. Tess, President with Richard E.Ritz, FAIA  
 organization Heritage Investment Corporation date July 15, 1990  
 street & number 123 NW Second Suite 200 telephone (503) 228-0272  
 city or town Portland state Oregon zip code 97207

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National Park Service

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### SUMMARY

The large country estate of Henry Ladd Corbett at the heart of the old Rivera district on the southern outskirts of Portland, Oregon was designed in the Colonial Revival style by Whitehouse and Fouilhoux and constructed in 1915-1916. Once the centerpiece of a 19-acre tract, it now commands a viewsite of an acre and a half. The 80 x 40-foot two-and-a-half-story main block of the house is oriented with its long axis north to south so that its private elevation overlooks the Willamette River plain and Mt. Hood to the east. A two-story service wing extends at a 45-degree angle from the northwest corner, giving the whole the rambling linearity that characterized Shingle Style estate houses that were the height of fashion in East Coast suburbs two decades earlier. The design was varied only slightly in detail from a similar plan prepared concurrently by the noted Portland architectural firm for the owner's younger brother, Elliott R. Corbett. The Elliott Corbett House stands at 01600 SW Greenwood Road in nearby Dunthorpe, an exclusive residential section of southwest Portland. The H. L. Corbett House meets National Register Criterion C as a well-preserved and important residential work by Whitehouse and Fouilhoux, a partnership that endured a decade, from 1909 to 1919.

The house of H. L. Corbett is dominated by a gable roof with boxed cornice having gable cornice returns. Exterior elevations historically painted white overall, are varied by porches, pergola and gable projections, and are clad with sawn shakes and finished with trim elements based on the Classical vocabulary, including squared columns and pilasters, keystone bull's-eye, fanlight and Palladian windows. It is a pseudo-vernacular design of stately proportions that was described contemporaneously as "farmhouse Colonial." Whitehouse and Fouilhoux had mastered this idiom in the handsome clubhouse for the Waverly Country Club in 1913. In fact, long after the partnership with J. Andre Fouilhoux was dissolved, Morris Whitehouse continued a special facility in interpreting Colonial and Classical architecture, eventually blending traditional form and vocabulary skillfully with the new Modernism. The frank eclecticism of the Whitehouse and Fouilhoux Colonial Revival work of the 1910s is displayed in the Corbett houses in such features as ground story transomed and mullioned window banks that are a characteristic element of the Jacobethan mode.

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National Park Service****National Register of Historic Places  
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The house is significant also under Criterion B as the place most importantly associated with Henry Ladd Corbett (1881-1957), scion of a prominent Portland pioneer family and platter of the Riverwood/Abernethy Heights subdivision originally known as the Rivera district. The subdivision was laid out 1909-1910. Corbett occupied the house until his death in 1957. His widow, Gretchen Hoyt Corbett, continued in the house to 1978, after which time the estate was subdivided as the Corbett Estates Addition to the City of Portland. Henry Ladd Corbett, educated at Harvard University, continued in the tradition of his illustrious grandfather, merchant banker Henry W. Corbett, by pursuing family business interests and venturing into civic affairs. His surpassing service to the city was his leadership of the Port of Portland. His service on the Port Commission spanned the years 1924-1951, a period marked by unprecedented growth, followed by economic depression, then war and recovery, the entire duration of which corresponded with his occupation of the property on SW Corbett Hill Circle. The historic period of significance, however, is drawn to the country's entry into the Second World War (1941) and commencement of Federal involvement in the operation of Portland's harbor facilities during wartime. Corbett's identity with Portland docks and shipyards reached back to the 1910s when, as Chamber of Commerce head, he worked with early dock commission members in support of expanding facilities that would swell significantly the tonnage of Pacific Northwest commodities shipped to East Coast markets. Their successful promotion resulted in voter approval of necessary bond measures for development. Corbett led developments as president of the Port of Portland Commission for 15 years, beginning in 1935. Prior to that time he had been vice-president. Corbett, a Republican, also served four terms in the State Legislature (1923-1936) and was Acting Governor on occasion during his tenure as president of the Senate.

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The Henry Ladd Corbett residence is located on Lot 10 of Block 2 of the Henry Ladd Corbett Estates addition to the City of Portland.

Dunthorpe/Riverwood

Prior to 1850 the land south of Portland and Lake Oswego was inhabited by the Clackamas Indians. In 1850 William S. Torrance and his wife Mary Jane, claimed 640 acres on the west bank of the Willamette River. This area comprised what is now Riverwood, Abernethy Heights, Riverdale, Palatine Hill, and Dunthorpe. Torrance mortgaged most of his claim to Lloyd Brook, keeping only a nine acre plot.

In the 1880s the Ladds' acquired part of the original Torrance land claim along the Willamette River. A portion of this area became the focus of a group of families, including the Ladds, Failings, and Corbetts, who wanted to build a cemetery. The group formed an association and a 300 acre tract of land was cleared for the Riverview cemetery in 1882.

William S. Ladd and Simeon Reed purchased several hundred acres south and west of Riverview cemetery, down to what is known today as Lake Oswego, to be used for iron-ore development. The Oregon Iron and Steel Company was incorporated in 1882 by William S. Ladd, Simeon Reed and Henry Villard. By 1889 the company was the largest metal working plant in the Northwest. The plant for the iron and steel company was located south of the Dunthorpe area and was closed in 1894 due to economic problems.

Country estates were being built in the Palatine Hill district in the 1890s. The plat for Palatine Hill was filed in 1886 by Amos and Melinda King. Charles H. Carey built a home in 1896 in the Palatine Hill area. Another section of the Ladd territory was developed by Henry Ladd Corbett. In 1904 Henry L. Corbett purchased some land in the Riverwood area, known at the time as Rivera. This part of Riverwood had been the site of the White House hotel and race track before it was destroyed by fire in 1904. In 1909 Henry L. Corbett platted the Riverwood/Abernethy Heights district and an extension of Riverwood Road was completed in 1910. One of the early builders in the Abernethy Heights district was Portland grain tycoon Peter Kerr. He built a Scottish manor house in Abernethy Heights- Elk Rock which is just north of Dunthorpe.

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## Dunthorpe

The Dunthorpe development was one of many real estate developments involving the Ladd Estate Company. It began in 1916 when William M. Ladd selected a 125 acre plot for the upper Dunthorpe development. Several restrictions were placed upon the land. The deed stated that only residential buildings, and buildings to keep domestic animals could be built. Domestic animals were allowed on the land, but swine and goats were specifically restricted. All main houses that were built in Dunthorpe had to cost at least \$3,000. Advertising signs were not allowed to be posted in the area and the selling and disposing of liquor was restricted. There was also a restriction against persons of "African or Mongolian descent" living in the area, except if they were house servants. The developers felt these provisions were necessary to protect the property rights of the Dunthorpe area.

Land for the lower Dunthorpe development came from Ladd's Oregon Iron and Steel Company. This wooded area of land was sold to the Ladd Estate Company for \$1 when the iron company was dissolved. The Ladd Estate Company developed the area into an attractive district for country living. When the Ladd Estate Company offered residential tracts for sale in 1922, the district had 165 acres. The Oregonian reported that the development had "perfected an ideal, the fulfillment of many a city man's dream -a country home, in scenic surroundings, in a thoroughly restricted district, with every city convenience." With the advent of the automobile and rapid transit, the previously isolated area was readily accessible and only a short distance from downtown. By 1922 the roads were paved and both street car and stage had routes to Dunthorpe. The Riverdale school was on the boundary of the Dunthorpe property.

Prospective buyers of the Dunthorpe development were offered numerous conveniences in the new location. The Dunthorpe corporation was formed to provide services, such as caring for the gardens, repairing the roads and parking areas, and the general upkeep of the neighborhood. The district was described as a permanent residential park, unique to the city and the first of its kind.

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Before 1922, a number of country estates had been built. The Corbett brothers, Henry L., Elliot, and Hamilton, all built homes in Dunthorpe. Elliot and Henry began their building projects in 1915. William M. Ladd built a home in Dunthorpe in 1920 and the Lloyd Frank Estate, later the site of Lewis & Clark College, was built in the 1920s. Hamilton Corbett had a mansion on Palatine Hill designed by Pietro Belluschi, built in 1928.

The Dunthorpe development was an instant success. As the city began to expand and Nob Hill became overcrowded with apartments, the elite, Portland's founding families, looked to Dunthorpe as the new area to relocate. Dunthorpe was the fashionable place to live and soon the area became a neighborhood of the aristocracy of Portland. Large country estates and manor houses were built in the area for both the new and old families of Portland.

It remains today as one of Portland's unique neighborhoods, giving dwellers the atmosphere of the country within a close distant to the city. Many of the estates have been retained by

the families of the original owners over a long period of time. Although, many of the large estates have been subdivided in recent years.

### History of the Residence

The Henry Corbett residence was built on a 19 acre estate in 1915 during the early development of the Dunthorpe residential district.

Two residences were completed at the end of 1915, one for Elliot Corbett and the other for Henry L. Corbett at a cost of \$15,000 each. Elliot Corbett's house was designed by Whitehouse & Fouihoux. Henry L. Corbett's home was similar in plan and cost to Elliot's house, but it differed in regard to finish and appearance. The original building was a two-story structure with a basement. One of the features of the home was a long hallway that ended with a large window looking out upon Mt. Hood. Both houses were designed in the farmhouse colonial style.

Henry L. Corbett resided in the house until his death in 1957, and his widow Gretchen Hoyt Corbett continued to reside in the house until her death in 1978. After Mrs. Corbett died in 1978, the children's wing was removed to another Dunthorpe lot. In the 1979

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the estate was subdivided into the H.L. Corbett Estates addition of the City of Portland. The home was noted for its annual Christmas caroling events which included the arrival of Santa Claus.

Architect

The prominent Portland architectural firm of Whitehouse & Fouilhoux, designed the Henry Ladd Corbett Residence as well as other family houses.

Morris H. Whitehouse(1878-1944) a native of Portland, formed a partnership in 1909 with Edgar M. Lazarus and Jacques Andre Fouilhoux. Lazarus left the firm, and Whitehouse & Fouilhoux continued on until 1917. Whitehouse practice by himself from 1917- with various associations with Walter Church, Earl Newberry, and Glenn Stanton. The firm was known as Whitehouse & Church in 1936.

Henry Ladd Corbett

Henry L. Corbett was born in Portland in 1881, the first of three sons of Henry J. and Helen C. Corbett. Henry L. Corbett's grandfather, pioneer merchant and banker Henry W. Corbett, came to Portland in 1850. Corbett was involved with numerous business, public, and community organizations. He also owned a significant amount of downtown real estate. H. W. had two sons from his first marriage, Henry J. and Hamilton F. Corbett. Both sons died early in life. Henry L. Corbett's father, Henry J.

Corbett, died in 1895 at age 35. When Henry W. Corbett died in 1903, his oldest grandson, Henry L. Corbett, became the heir of his estate, which was valued at over \$5 million dollars.

Henry L. Corbett was 22 years old when he graduated from Harvard in 1903. He returned to Portland and for a short time he was a rancher in eastern Oregon. He decided to move back to Portland and he managed his grandfather's estate. He lived with his family in his late father's residence on Park Avenue that was designed by Whidden and Lewis. They lived there until the estate in Dunthorpe was completed.

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Business wise, H.L. Corbett achieved many distinctions. He became president of the First National Bank and was also president of the Portland Chamber of Commerce. Corbett then ventured into state politics, corporate, and civic affairs. He served in the state senate for four terms from 1923 to 1936, was acting governor of Oregon two times, and president of the Senate in 1935. Corbett was one of the most popular senators in the history of Multnomah County.

Corbett was president of the Harney Valley Railroad Company from 1917-1929. He was on the Port of Portland commission from 1924-1951 and served as president of the Port for 13 and a half years. Henry Ladd Corbett played a significant role in development of the city. His activity in the political and social arenas occurred during times of both growth and depression. He influenced the development of Portland with his business in the Ladd and Corbett estates, his civic leadership in government, and his business experience with the First National Bank. Corbett's varied talents enabled him to work a number of different settings. He died in Portland in 1957.

### Gretchen Hoyt Corbett

Gretchen Hoyt was born in 1886 in New York City. She came from a prominent family and her uncle was Civil War General Sherman. She grew up with the children of Theodore Roosevelt. Miss Hoyt studied music and singing, and was involved with social work. She came to Portland in 1908 as the young bride of Henry L. Corbett. Along with her husband, she played a significant role in the development of Portland's social and cultural scene.

Mrs. Corbett was one of the organizers of the Oregon Symphony and she served for 25 years as a member of the board. She also served on the board of the Portland Art Museum and she founded the Junior League in Portland. Mrs. Corbett was involved in the formation of the Civic Theatre and the Portland Opera. Awarded for her work in the arts, she received Portland State University's Distinguished Service award in 1976, and was given an honorary doctorate degree in Humane Letters from Reed College. Mrs. Corbett lived in the Corbett residence for over 60 years. She died in Portland in 1978.

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Continuation Sheet

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Oregon Historical Society, Biographical file- Mrs. Gretchen Hoyt Corbett.

Portland City Directory.



S 55° 36' W 458'

(14)  
3.60 Ac.

N 3° 09' E 370'  
30' EASEMENT

(15)  
50 A.

(36)  
69 A.

(38)  
1.47 A.

A

S 68° 02' E 300'

9  
39,600 \$

H. L.

R B E T T

8  
40,752 \$

27

TRACT "A"  
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4.32 AC.

E S T A T E S

5  
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4  
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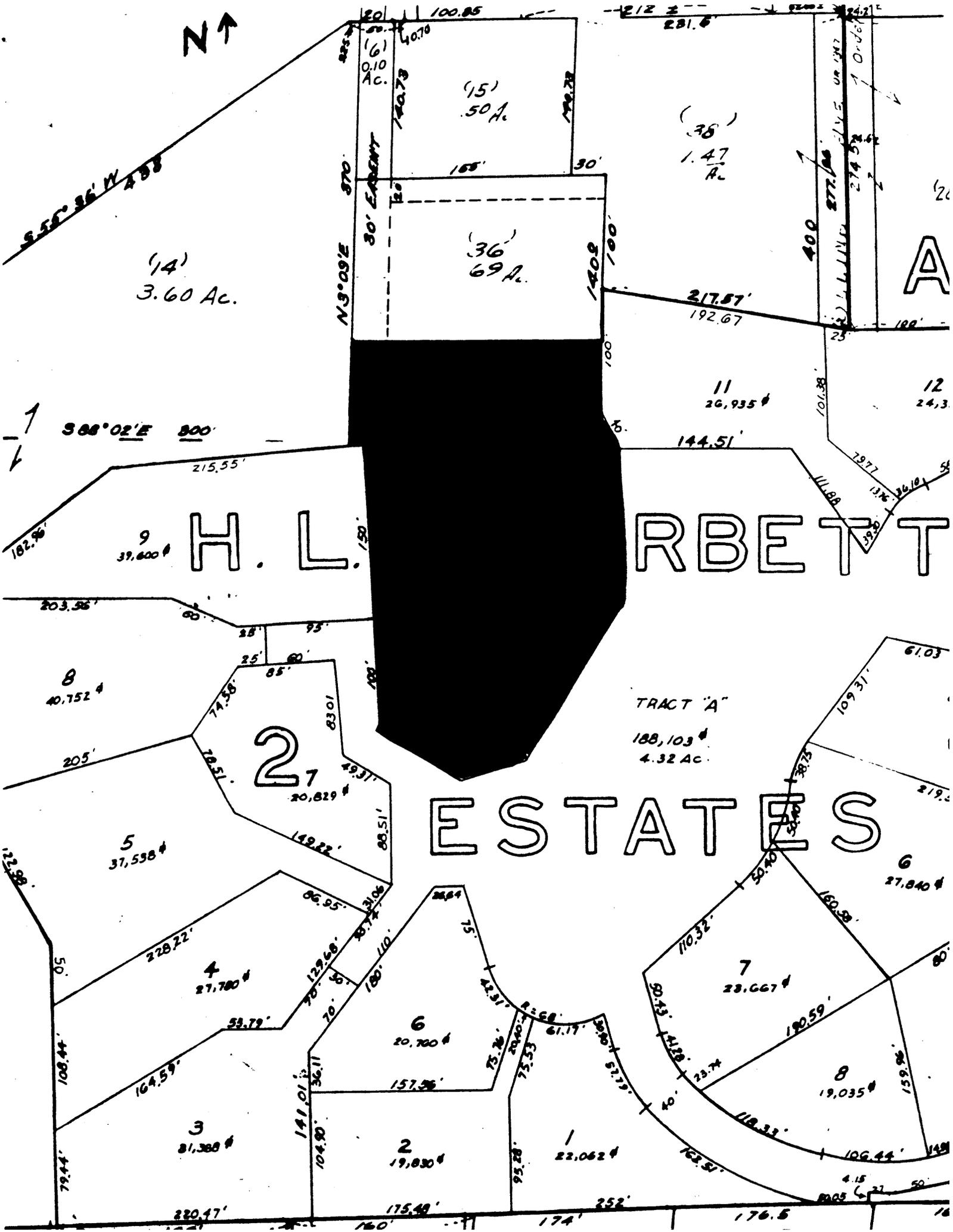
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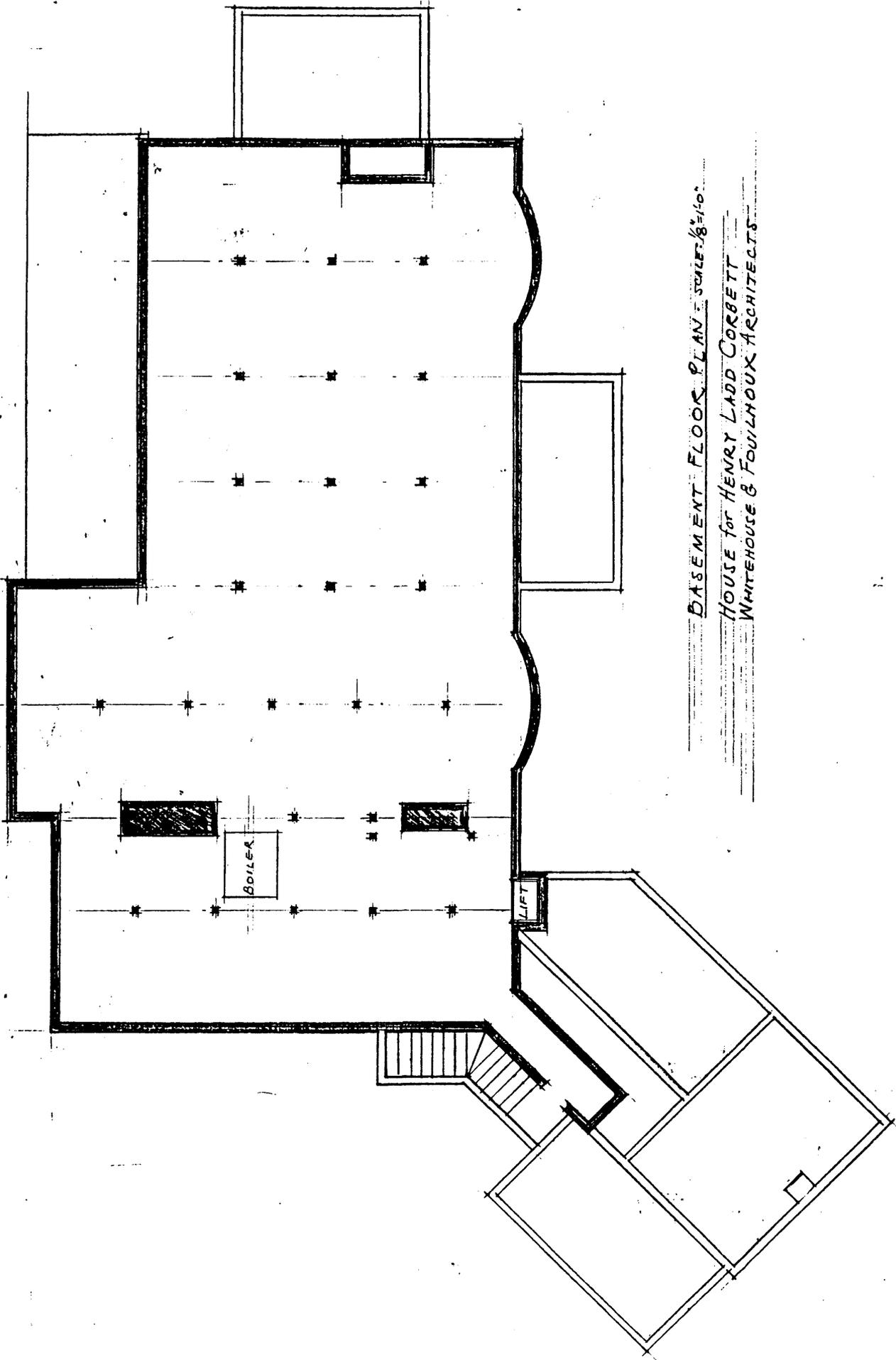
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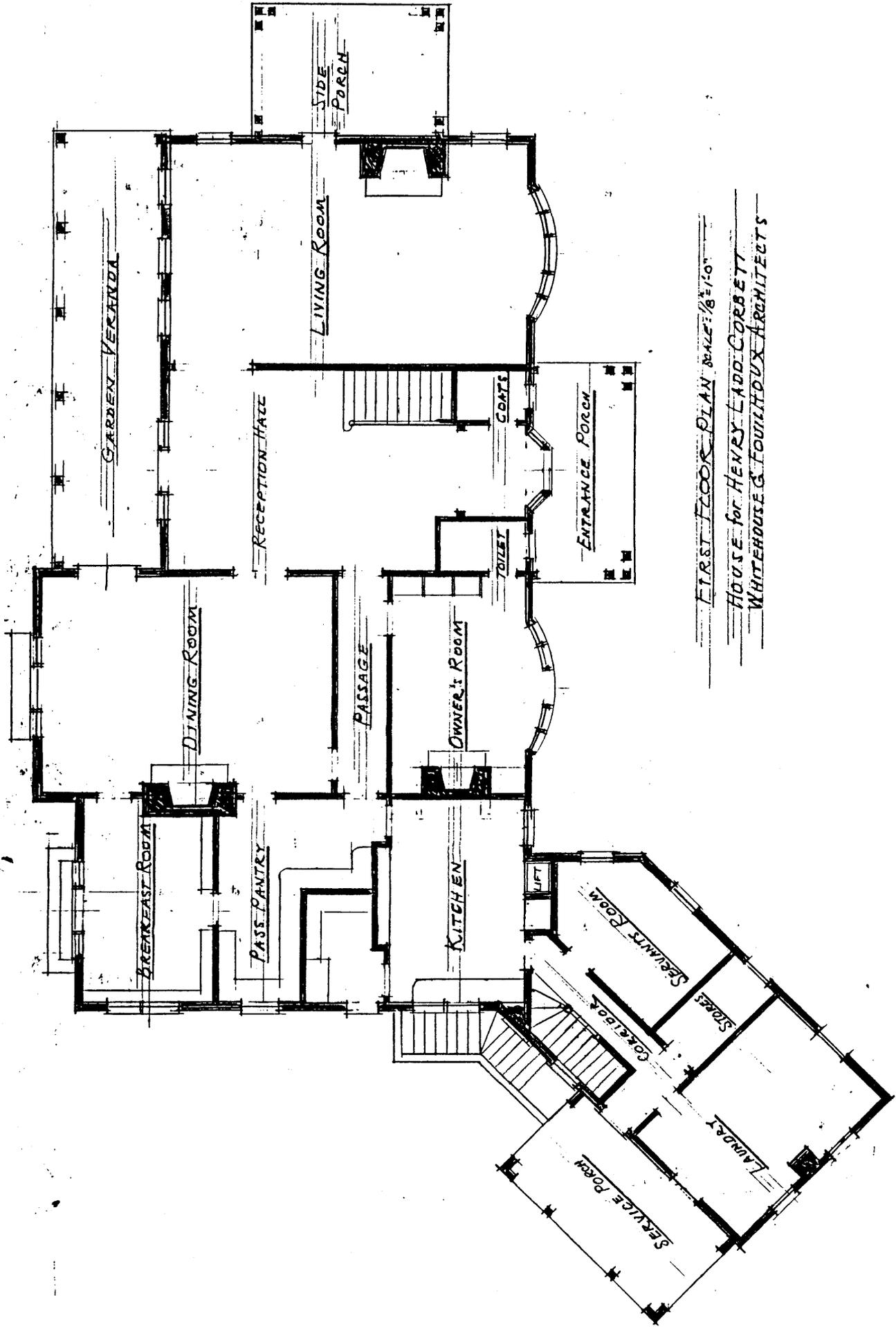
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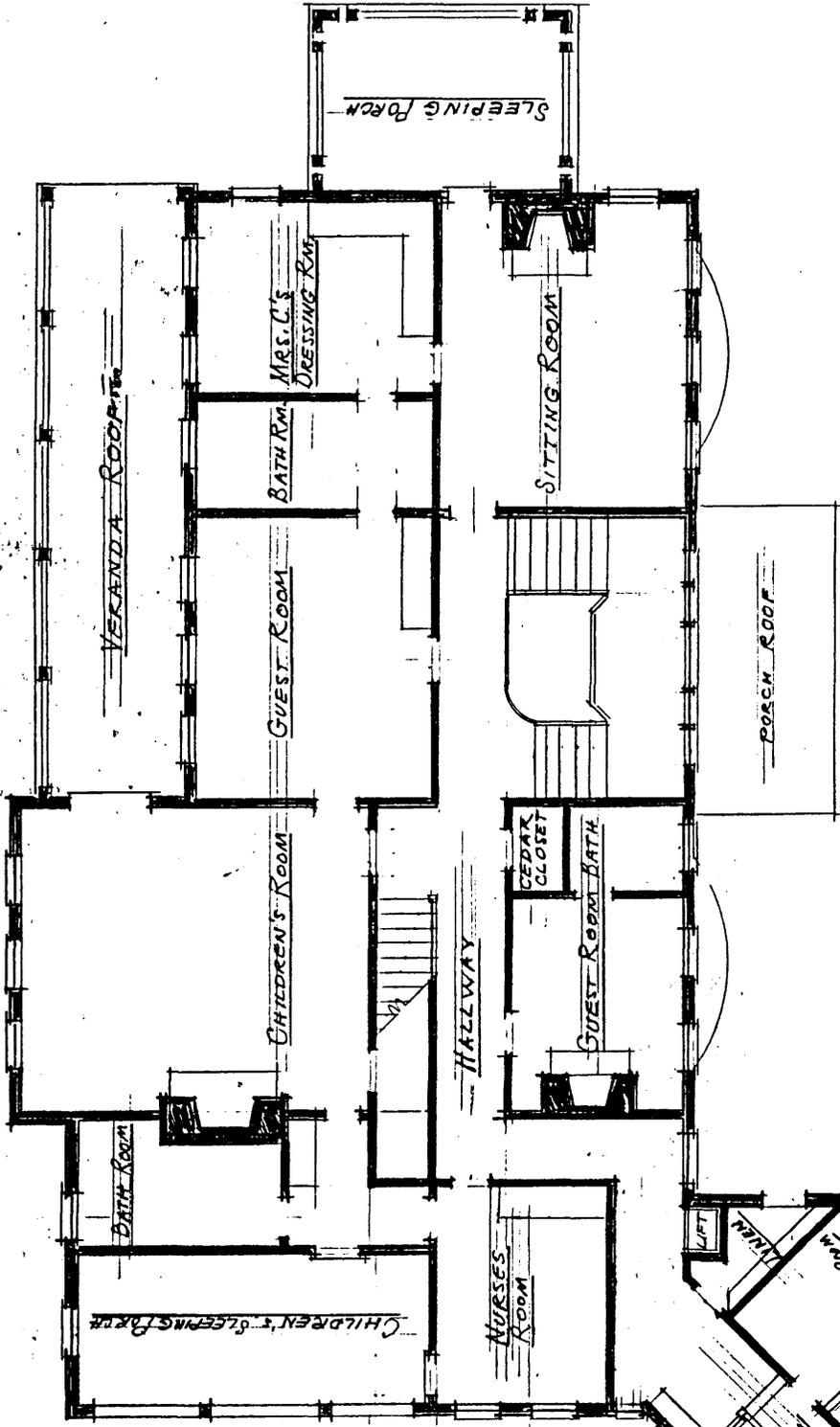
BASEMENT FLOOR PLAN. SCALE: 1/8" = 1'-0"

HOUSE FOR HENRY LADD CORBETT  
WHITEHOUSE & FOULHOUX ARCHITECTS



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

HOUSE FOR HENRY LADD CORBETT  
 WHITEHOUSE & FOULHOUX ARCHITECTS



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"  
 HOUSE FOR HENRY LADD CORBETT  
 WHITEHOUSE & FOULLOUX ARCHITECTS

