

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received MAY 7 1986

date entered 6-5-86

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Zimmerman, Jacob, House Number of contributing resources 2
and/or common Same Number of non-contributing resources 1

2. Location

street & number 17111 NE Sandy Boulevard N/A not for publication
city, town Gresham N/A vicinity of Third Congressional District
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 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 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	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Isobel F. Zimmerman
street & number 17111 NE Sandy Boulevard
city, town Gresham N/A vicinity of state Oregon 97230

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse
street & number 1004 SW 4th Avenue
city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no
date 1977 federal state county local
depository for survey records State Historic Preservation Office, 525 Trade Street SE
city, town Salem state Oregon 97310

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Jacob Zimmerman House is a two-story farmhouse with one story kitchen wing, originally constructed in 1878 in the Classic Revival style. Altered substantially in 1899, the house today primarily reflects its Queen Anne/Eastlake-style modifications. Apart from the 1899 alterations, the house retains its original integrity and finishes. The nominated parcel includes a woodshed, "brick dairy" and garage, of which the former two are contributing buildings. The garage does not relate to the historic period of significance, but is nonetheless compatible with the ensemble.

The Zimmerman House is located on a tract of 98.10 acres bisected by Sandy Boulevard (Old Columbia River Highway) in rural east Multnomah County, Oregon. The nominated area of 1.5 acres encompasses the house and its outbuildings, the remnants of fruit and nut orchards, and a flower garden planted in the historic period.

The house is essentially L-shaped in plan with a single-story kitchen wing on the east side. The main two-story volume presents gable ends to the south (front) and west elevations. As originally constructed, the building consisted only of a two-story rectangular volume (north/south orientation) with an attached one-story wing to the east. Cornice moldings over windows, beveled wooden "quoins," classicized square porch columns, wide raking cornice and boxed eaves are typical Classic Revival features present on the 1878 building.

In 1899, the house was enlarged by a local carpenter, Jack Brown, to reflect a Queen Anne/Eastlake profile. Changes included the substantial expansion of the exterior porches, in the Eastlake style, an extension of the east wing, the addition of a west wing, the addition of a slanted bay projection on the south elevation, the addition of a cedar shingle covering on the upper south elevation gable end, the alteration of east wing windows, the addition of a "flower house" on the east wing extension, plus the addition of jigsaw, scroll-cut boards beneath selected window sills.

The Eastlake-style ornament on the Zimmerman House is particularly notable. The elaborate foliated sawn balustrade on the upper porch shown in a c. 1890 photograph, appears to have been the inspiration for the 1899 upper balustrade, although changes in supports and spacing suggest that the existing balustrade may have been copied from the one seen in the photograph. Parenthetically, there is also reason to suspect that the sawn balustrade in the 1890 photo was not original, as its design was not in character with the house's original Classical Revival decorative motifs.

A slightly flared shingled skirt appears below the upper balustrade, and shelters the frieze below, which consists of an applied band of scallop-edged boards over identical bays consisting of opposing rectangular panels with a pierced, stylized foliate design, between which appears a succession of reel ornaments. These features are supported by a plain horizontal board, below which appears a sawtooth frieze. Porch supports are 6-inch turned posts embellished with sawn scroll brackets and a circular applied ornament. There is no lower porch balustrade.

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Bargeboards on the south and west elevations are equally elaborate, consisting of various applied and pierced boards, with sunburst bead and reel patterns. Notable are the star cutouts on the west, and quarter moon cutouts on the south elevation.

Most windows are one-over-one double-hung sash set into wooden frames. Several windows have original operable shutters.

The four exterior doors have colored and frosted glass panes. Three have ornamental screen doors painted black. The main entrance door is oak and has a large ornate brass door bell. Colored glass side lights and transom frame the doorway.

The main entrance hall is plastered with a blue and gold picture molding. The open staircase is oak and leads to the three bedrooms upstairs. Two of these bedrooms were enlarged during the extension of the west gable approximately five feet. The three bedrooms are also finished in plaster. The hallway upstairs contains one floor-to-ceiling attached cabinet, which probably served as a clothes closet, and a cedar woolen storage bin.

The parlor is plastered and wallpapered and features gilt picture molding and painted baseboards. It is illuminated with a c. 1920s light fixture. The property owner recalls electricity coming to the area at that time. During the 1899 remodeling, the two front windows were eliminated in favor of a projecting bay with three windows, the central one containing colored glass.

Beyond the main hall and to the north lies the sitting room which contains the only interior fireplace. The mantel is wood and dark-stained plaster. The room is wallpapered and has a dark chair rail stained to match the fireplace and 4-panel doors. The wood in this room has been stained so heavily that it appears not to be wood at all. This room contains the entrances to the two main floor bedrooms. The rooms are also plaster finished, and you can see the scar caused by enlarging these bedrooms approximately 5 feet to the west. The sitting room has an elaborate colored glass door for it's own separate entrance. Beside this door there is a coat closet which contains a trapdoor to the 1/2 basement.

The basement is small and is largely filled with the oil furnace. The walls are constructed of stone and masonry, and appear to be in good repair. The exposed wood in this area shows no sign of rot. There is a set of wooden double doors which were used to bring wood and potatoes in from the fields. These are not visible from the outside because of the Himalayan blackberries, which are beginning to overtake the house.

The dining room lies east of the sitting room in the east wing and has a separate entrance from the front (south) and the back of the house. This room, originally being the kitchen, is paneled in 1" x 4" tongue and groove fir that is horizontally applied with no wainscoting. This room is completely painted except for the two built-in china cabinets which incorporate the same design for sawn wood ornamentation as the exterior.

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To the back of the dining room (north) lies the bathroom, which has early fixtures probably dating to 1900-1910. Miss Zimmerman cannot recall it ever having looked any different. The back entrance door now leads to the attached woodshed.

The new kitchen was added in 1899 directly east of the dining room. The kitchen remains unchanged except for a more recent electric stove. To the north of the kitchen is the pantry, which now serves as a utility room. The kitchen addition sets on brick piers, which appear to be sturdy.

The attached woodshed was constructed c. 1899, measures 25' x 30', and lies directly north of the kitchen and dining room. It is 1-1/2 stories and is sided with 6" drop siding and now has composition roofing. Cedar shingles were most likely the original roofing material. Windows are four-over-four, double-hung sash. This building had quarters for the hired hands above, and drive through doors for wood delivery. Between the west drive-through door below and the basement double doors is a brick paved area. The owner recalls her uncle exchanging room and board for labor. He laid the brick paving where the wagon wheels always made ruts behind the house. Overgrowth makes this area inaccessible.

The "brick dairy" (c. 1890s) measures 14' x 25', and is of frame construction with brick veneer. It has two windows with six-over-six, double-hung sash. George Zimmerman made cheese and butter in this building. There is one interior chimney with corbel cap. Boston ivy has overtaken the building and has damaged the brick veneer facing.

The double garage which was built c. 1920 from salvaged drop siding and other available materials may or may not be significant on its own, but blends in with the cluster of outbuildings that remain of the Zimmerman farm.

The grounds in Jacob Zimmerman's period at the farm (1870-1887) appear to have consisted of a meadow type lawn, which probably contained native plants such as Queen Anne's Lace, Foxglove, Columbine, Ox Eye Daisy, Chickory, etc. This area was probably cut with a scythe.

In George Zimmerman's time the yard was transformed to a more manicured state, containing Wisteria, English Laurel, and Roses of all types. The front garden was enclosed by a picket fence, which was replaced by a woven wire fence in later years. George had a concrete walkway and steps installed which led to the mailbox on Sandy Road (Sandy Blvd.). On the banks near the steps English ivy grew. Along the walkway are roses of varying types planted by different members of the family. Earlier, the flower beds probably contained an equal balance of annuals and perennials. Now the area lining the walkway is planted exclusively in perennials. Although overgrown, this area supplies color throughout the growing season. A partial list is as follows: Lavender, Heather, Iris (several types), Day Lilies, Columbine, Ribbon Grass, Sweet William, Sedum, Sweet Rocket, Tansy, Mint, Vinca Minor, Arabis, Lunaria and Sweet Pea. Shrubbery includes Holly, Boxwood, Privet, Japanese Quince, Snowball, Lilac, Forsythia and Ruby Hawthorn.

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The orchard has two areas with apples, prunes, plums, nuts and cherries behind and East of the house; pears on the West. A few apple, prune and plum trees survive. Some of the apple varieties are Yellow Bellflower, Striped Astrachan and Gravenstein. Nuts are English Walnuts. The owner does not recall any plums, save the existing yellow plum. The Black Republican and Royal Anne Cherry trees are both gone, but Miss Zimmerman replaced the Royal Anne in 1960.

The pear orchard is not included in the nominated area, but is worthy of mention. There are 24 pear trees, the varieties being Bartlett, Winter Nellis, Vicar of Wakefield, Rust and Pound Pear. This pear orchard is unusually large and contains unusual varieties.

The remaining fruit trees, with the exception of the Royal Anne Cherry, are or are near 100 years old and still bear heavily. These pear trees are not to be confused with the ones planted by the log cabin.

The original water system was gravity flow from a spring up near the railroad tracks that lie south of the farm. The house now shares a well with a nearby neighbor.

The 100 cow capacity dairy barn built c. 1888-93 was burned by vandals in 1976. An earlier horse barn was also lost to fire during a period when the farm was rented out.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1878-1915 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Situated in rural East Multnomah County on a one and one-half acre parcel amidst fruit and nut orchards, the Jacob Zimmerman House, constructed in 1878 and altered in 1899 to its current Queen Anne/Eastlake configuration, is of balloon-frame construction. The house, located at 17111 NE Sandy Boulevard in Gresham, Multnomah County, Oregon, remains in Zimmerman family ownership and has been altered little since an 1899 remodeling.

Locally significant, the residence meets Criterion "c" as a fine, intact example of a rural architectural type which had received fashionable Queen Anne/Eastlake accoutrements, reflecting the relative affluence of the Zimmerman family. Character defining-features of the property include the prominent Eastlake-style veranda, whose highly textured surfaces dominate the front (south) elevation; equally elaborate bargeboards on the south and west elevations, ell-shaped plan with extended wing to the east and c. 1899 wing to the west, Classic Revival and other Queen Anne/Eastlake decorative features; and essentially unaltered interior. Although substantially reduced in size, the one and one-half acre parcel still contains original plantings and several outbuildings, including the woodshed addition and "brick dairy," both dating to the 1890s.

Of equal local significance under Criterion "b", the house was built by Jacob Zimmerman, a German immigrant and pioneer who acquired 320 acres of land in the Blue Lake region of the county in 1870, having previously farmed in various sections of the state since 1851. Jacob Zimmerman caused the construction of the Classic Revival farmhouse in 1878 and later rented the property to his son George in 1881. George Zimmerman enlarged the farm and conducted a successful dairy business until his death in 1915, the end of the historic period. His daughter Isobel Zimmerman was born in the house and continues to reside there. The house contains a plentitude of historic family furnishings and decorative arts.

The site on which the Zimmerman House is located is significant, because it was near the Chinookan village of Nech-co-kee. By the time Lewis and Clark visited the Blue Lake region, most of the Native American population had been decimated by smallpox. There were still significant numbers of the Native Americans to give Lewis and Clark a good idea just how prosperous life in the Columbia River area had been previous to discovery by white men. Nineteenth century agricultural cultivation turned up numerous artifacts, many of which were found by the Zimmerman's. During the latter part of the 1800s the Zimmerman's provided a home for Indian John, who was the last Chinook speaking Indian from the Blue Lake area who remembered Lewis and Clark's visit and how the Indians of the area had lived along the Columbia River.

Indian John lived in the original building on the site, a log cabin constructed c. 1870. It is in deteriorated condition and is not included in the nomination.

9. Major Bibliographical References

Interviews, Miss Isobel F. Zimmerman, granddaughter of Jacob Zimmerman, periodic, August, 1985.

Kongas, L. The Blue Lake Survey Region: A Cultural Resources Approach, City of Portland, Ceta Project, 1979.

10. Geographical Data

Acreeage of nominated property 1.5

Quadrangle name Camas, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A

1	0	5	4	0	1	3	0	5	0	4	3	8	2	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Juanita Graff, Treasurer

organization Crown Point Historical Society date August 28, 1985

street & number 44222 SE Loudon Road telephone (503) 695-5452

city or town Corbett state Oregon 97019

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

title Deputy State Historic Preservation Officer date April 23, 1986

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 6/5/86

J. Alvares Byers
Keeper of the National Register

Attest:

date

Chief of Registration

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Jacob Zimmerman, a machinist from Germany, lived in Philadelphia, PA and Cincinnati, Ohio, before coming to Oregon by way of ox drawn wagon in 1851, hoping to find land on which to farm.

Late in the same year he settled on Hayden Island in the Columbia River below Portland. Beginning work immediately, Jacob was disappointed when in the spring/summer of 1852, the Columbia River drowned his attempts at farming. Not to be discouraged, he relocated about 10 miles east of Portland on a 320 acre tract which contained some timber and bottom land along the Columbia River. His son, George Zimmerman was born there.

Jacob traded this farm for a larger farm nearby, and continued farming until 1868, at which time he moved to Portland and worked at the Oregon Iron Works Co.

In 1870, anxious to farm again, Jacob purchased the farm where he was to remain the rest of his life. Jacob continued to farm until renting the farm to his son, George H., in 1881. He died in 1887.

George married Jessie McCall in 1883 and had four daughters, Jessie M., Olive M., Mabel J. and Isobel F. George then enlarged the farm to 660 acres and carried on a profitable dairy business. The butter and cheese from the Columbia Butter and Cheese Factory was a sought-after commodity in the Portland, Oregon area, nine miles to the west.

George continued farming until his death in 1915. An older married daughter and her husband moved back home and tried unsuccessfully to operate the dairy. Sometime in the early 1920s, George's widow Jessie decided to rent the land and dairy buildings. This started the rental period, which continues to the present time. Several different Swiss dairymen operated their business's at the Zimmerman farm. Nowadays the remaining land is leased by a local wholesale nursery firm.

In his personal life, George belonged to the Republican Party, and served as school director and clerk in the local area. He knew the value of hard work, but also was aware that a vacation was a well deserved treat. Isobel fondly remembers traveling to Hawaii in 1909, and still has souvenirs that the family purchased at that time.

George and Jessie's daughters were genteel young ladies, taking up hobbies such as oil painting, wood burning and piano playing. Many of these items remain in the house today.

All in all, the Zimmerman House is a complete collection of one family's history accumulated over a century's time. Isobel Zimmerman worked as a teacher until retirement and has lived her entire life on the Zimmerman farm, keeping intact her family's history. She never married. As a result, the house never required enlarging or modernization.

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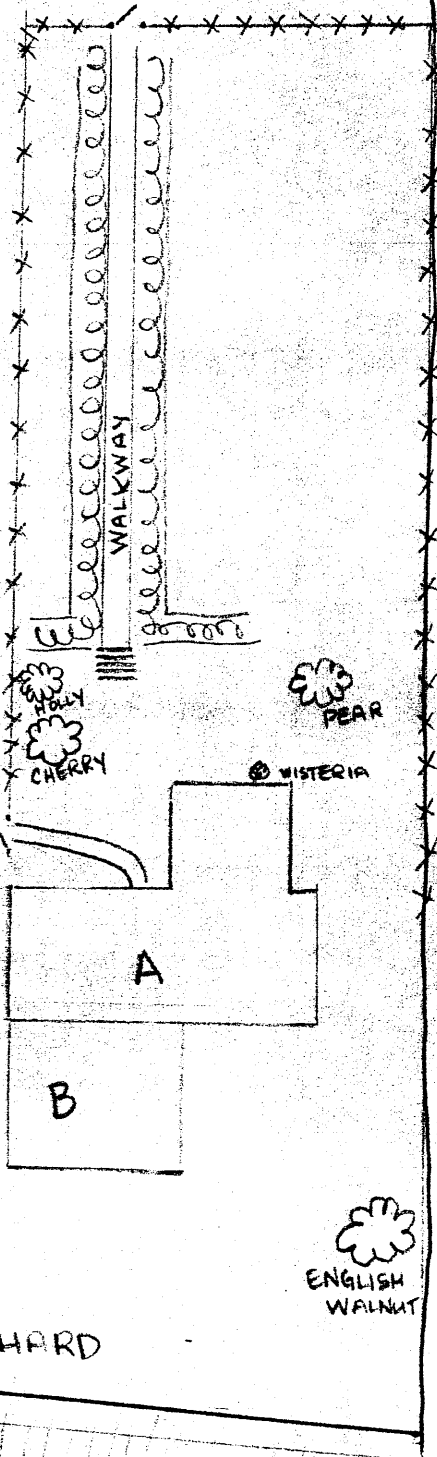
The nominated area is a tract of land in the SW1/4 Sec. 19, T. 1N, R. 3E, Willamette Meridian, in Multnomah County, Oregon described as follows:

Beginning at a point on the North line of NE Sandy Boulevard that is South 74 33' 30" East, 1189.77 feet from the East line in deed to J. E. Furlong and Myrtle Furlong, rec. 10/27/1945, in Book 981 at Page 276, Deed Rec.; thence North parallel to the East line of the Furlong tract a distance of 298.58 feet to a point that is 87.0 feet from the South line of the O.W.R. & N. Company Railroad right-of-way; thence South 81 56' East parallel to the South line of said right-of-way a distance of 176.15 feet; thence South 8 23' 50" West 312.64 feet to a point in the North line of NE Sandy Boulevard; thence North 74 33' 30" West along said North line 132.55 feet to the beginning, containing is all one and one-half acres, more or less.

SANDY BOULEVARD



DRIVEWAY



Pear Orchard

KEY

- A Zimmerman House
- B Woodshed
- C Brick Dairy
- D Garage
- Flower Beds
- x-x Fence
- Railroad
- | nomination area

APPLE ORCHARD

ENGLISH WALNUT

Zimmerman House- 1878
Multnomah County