

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Wilcox, Theodore B., Country Estate

other names/site number Wilcox Manor

2. Location

street & number 3787 SW 52nd N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97221

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick December 30, 1992
Signature of certifying official/Title Date

Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper Patrick W. Andrews Date of Action 2/19/93

Wilcox Theodore B., Country Estate
Name of Property

Multnomah, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1 (house)</u>		buildings
<u>1 (garden)</u>		sites
		structures
		objects
<u>2</u>	<u>0</u>	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Domestic: multiple dwelling

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 _____

Narrative Description

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

73-17

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**National Register of Historic Places
Continuation Sheet**

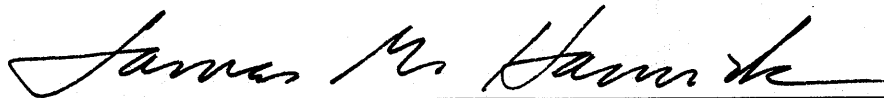
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Section number 2 Page 1

WILCOX, THEODORE B., COUNTRY ESTATE (1917)
3787 SW 52nd Place
Portland
Multnomah County
Oregon

The purpose of this continuation sheet is to confirm that the correct and complete address for the above-named property, which recently was nominated to the National Register of Historic Places, is 3787 SW 52nd Place. The word "Place" was omitted from the location information under Item 2 in the nomination document.



Deputy State Historic Preservation Officer

DATE: January 11, 1993

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**National Register of Historic Places
Continuation Sheet**

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SETTING

Described in the OREGONIAN of April 8, 1917:

The Wilcox country estate embraces 50 acres situated beyond and below Council Crest at the border of the picturesque Tualatin Valley, about three-quarters of a mile the other side of Hewitt's Station on the Portland Heights car line. It borders on the Garden Home Road, in what is known as the Hillsdale district.

The OREGONIAN of September 17, 1917 again describes the location:

The new suburban mansion is situated at the edge of Tualatin Valley, about three-quarters of a mile beyond Hewitt's Station, on the Portland Heights car line. It is reached by motoring over Montgomery Drive to Mount Zion and then following the Garden Home Road for a half mile, or by walking from Hewitt's Station via Mt. Zion.

Theodore Burney Wilcox originally bought 160 acres of the 320 acre Peter Smith land claim, from which he carved 50 acres to develop his country estate. Prior to moving into his new home in 1917, Mr. Wilcox and his family lived at 931 SW King. That property is located within the Kings Hill Historic District and is considered a Primary Contributing building.

Wilcox's move to the suburbs was not uncommon at the time. E. Kimbark MacColl in The Growth of a City discusses the development of the suburb:

To withdraw like a hermit and live like a prince--this was the purpose of the original creators of the suburb. As the writings of Lewis Mumford have shown, the suburb became visible almost as early in history as the city itself. The suburb provided an escape from the density, noise and drabness of city life. For the wealthy, a life of privacy and princedom seemed appropriate, almost necessary as a visible embodiment of their high status in society. For those less affluent who followed in their wake, suburban living might restore dreams of Jeffersonian democracy as well as provide a small, intimate community of identifiable people.

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The estate maintained its country setting despite the development of the country roads surrounding it. Shattuck and Patton Roads grew into arterials while Scholls Ferry Road to the west became a major thoroughfare. Later Bertha-Beaverton Road was built to provide more direct access to the valley and development continued in the area. The estate maintained its' pastoral setting until 1955 when the property was sold to a developer who subdivided the property leaving the original house sitting on a holding of three and a half acres. Today some 2000 people populate the former country estate grounds. The estate house itself is sympathetically divided into apartment units. The nominated area is confined to Lot 20, a parcel of 1.8 acres containing no non-contributing features.

EXTERIOR DESCRIPTION

The Country House of Theodore Burney Wilcox, located at 3707 S.W. 52nd Place in Portland, Multnomah County, Oregon, and now situated on about three and one-half acres, was constructed between 1915 and 1917. The house was designed by the prominent Spokane, Washington architect, Kirtland Kelsey Cutter. Cutter was well known for his designs of outstanding large houses for the wealthy throughout the Pacific Northwest.

The Wilcox Country House itself is huge. The first floor covers nearly 6,000 square feet, and there are nearly 15,000 square feet on all the floors combined. There is also a large, formal walled Baroque garden with a pool, colonnade and pavilion buildings. After months of consideration, Wilcox named the estate "Glenwood Farm", choosing that name over a similar "Glenside Farm".

The outbuildings of the original estate included a coach house, a stable and a gardener's house, all of which are still standing, although under separate ownership and not part of this nomination. The coach house and the stable have both been converted to single family houses, and have been absorbed into the residential sub-division which now occupies most of the acreage of the original Glenwood Farm. To the south of the formal garden is a swimming pool which was also part of the original estate. The developers who subdivided the estate set this area aside for communal use by the residents. The original pool house has been absorbed into a larger structure built to accommodate the larger use and is not part of the nomination.

The Wilcox Country House was designed by architect Cutter in what is best described as

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Georgian Colonial Revival Style; but Cutter, who is best known for his designs in the Craftsman Style, has given this house overtones of Craftsman Style and also suggestions of Art Deco in the simplification of exterior Classical details. Inside, the Classically inspired detailing is derived from the work of the 18th Century English architect and interior designer, Robert Adam, except in the kitchen, which is in the Craftsman Style.

The exterior of the house is clad in sawn cedar shakes, painted gray. The corners have white painted corner boards, built-up with wood moldings to resemble simplified Classical pilasters with capitals. The capitals are Art Deco in their flattened simplicity. Under the eaves is a projecting cornice with dentils, under which is a wide frieze board ornamented with tigllyphs. The roof is constructed with intersecting gables, except at the 1-1/2 story portion of the service wing, where the roof is hipped. The roof dormers are pedimented, with double-hung, 8 over 8 wood sash windows. The second floor windows are all double-hung, 8 over 8 wood sash, and most have wood louvered shutters, painted blue, hung on the exterior.

The colonnade at the living room wing consists of flattened, segmental arches, supported on round Doric columns of wood. The living room has paired French casement windows at the Loggia behind the colonnade, and French windows and doors at the garden side. Other first floor windows are double-hung 8 over 12 wood sash, with the meeting rail above the normal line of sight. The opening at the porte-cochere is surmounted by over-sized broken pediments, which look almost Post-Modern in their exaggeration.

The house is 165 feet long, and consists of a central element which houses at the first floor the porte-cochere, reception hall, grand staircase and the garden room. This central element is flanked by two large wings, which extend at right-angles to the north and south. These two wings are offset from each other, and each in turn is terminated by a smaller wing, set at right-angles, and projecting front and back from the larger wings.

The north wing is partly two-story, and partly 1-1/2 story. This wing housed the dining room, kitchen, breakfast room and service areas on the first floor. On the second floor were the servants' bedrooms. The Wilcox family originally maintained a staff of 14 house servants, gardeners and stable hands. There is a full basement under the north wing, which houses the boiler room and storage areas.

The south wing of the house is much larger, and mostly 2-1/2 stories. It contained the living

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room, library, billiard room and an arcaded loggia across the front of the house. On the second floor were two separate suites for Mr. and Mrs. Wilcox, and two other bedrooms. There is no basement under the south wing or under the central element of the house. On the second floor of the central element were two additional bedrooms, one of which was apparently a guest suite with a sitting room.

There were five bathrooms on the second floor for the family and guests, and one on the third floor. These are all in original condition except for one, which has been removed. There was one bath on the second floor of the service wing, as well as a bath in the basement and a guest lavatory off the reception hall.

There are six fireplaces in the house. A seven-foot wide fireplace in the living room, one in the dining room, and one each in the library and billiard rooms, all on the first floor. On the second floor, there is a fireplace in the sitting rooms of both Mr. and Mrs. Wilcox's suites. The house has two built-in safes: A large safe in the pantry for silverware and a small safe in the bathroom of Mrs. Wilcox's suite for jewelry.

Decoration of the principal rooms on the first floor, and of Mr. and Mrs. Wilcox's second floor suites, is Adamesque with characteristic flattened Classical detail. In the dining room there is a broad frieze at the ceiling. In the living room, the beamed ceiling carries elaborate ornamentation on the sides of the beams and on a frieze the depth of the beams surrounding the perimeter of the room. Also in the living room, a carved chair rail surrounds the room perimeter about 30 inches above the floor.

Doorways and windows in the principal rooms of the first floor, and of Mr. and Mrs. Wilcox's suites feature beautifully molded trim at the jambs, and projecting dentilled cornices at the head. Doors are typically six-panelled with two small square panels over four long vertical panels.

Each of the fireplaces in the house is unique, with different moldings at the mantel and surrounds. All except the living room fireplace feature square glazed ceramic tiles at the hearth and in the fireplace surround. The living room fireplace is huge, seven feet wide, with grey stone hearth and surround, and a copper hood, all within an elegant Adamesque mantel.

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The tasteful design and decoration of the kitchen is unusual for a large house run by a staff of servants. The original cooking range was built into an enclosure of unglazed red tile, which concealed an exhaust hood. This enclosure, in the Craftsman Style, is well adapted to modern built-in ovens and cooking top. Other Craftsman features are a bracketed plate rail along the wall above the range enclosure, and plank doors with black strap-iron latch and hinges. The original counters and cupboards with glazed doors and spice drawers are still in place with little alteration. The kitchen is one of the most pleasant rooms in the house.

In 1948, the Wilcox family sold the property to Columbia Prep School, which occupied the house and outbuildings for six years with very little alteration to the original structures. Columbia Prep sold the property to a developer in 1955. Four years later, another purchaser bought the house and garden, as well as the property immediately surrounding the house, and remodelled the house into apartments. This remodelling was carried out in an unusually sensitive way, aimed at preserving the original building with as little change as possible.

The Wilcox's had a large Baroque garden constructed to the west of the house. This garden extends for 150 feet from a terrace at the rear of the house, and is reached by a series of stairs and terraces constructed with brick walls having cast-stone copings and brick steps. At an intermediate level a viewpoint is enclosed by a cast stone railing with turned balusters. The stairs from this level split and follow a curved course at either side, leading to the walks along the enclosing walls at either side of the garden. These enclosing walls are stepped down the slope of the garden and are topped by balustered railings between piers surmounted by ball ornaments. At either side of the flanking walls is a moon-gate which led to walks to other parts of the estate.

At the far end of the garden is a paved terrace with an oval-shaped pool, originally a reflecting pool, but now converted to a swimming pool. This terrace is enclosed by a curved colonnade of the Doric order, supporting a trellis. Each end of the colonnade is terminated by a small, round pavilion building, where seven Doric columns support a low conical roof with a dentilled cornice below the eaves. At the center of the colonnade is a rectangular pavilion, designed to resemble a classical gateway, with a central arched opening, flanked by two rectangular openings. The ceiling of the arch is coffered, and Doric columns support the arch. The roof is hipped. Behind this pavilion, stairs ascend to another garden terrace

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level, enclosed by a balustered railing of cast stone.

The garden is in its original state, except for probable changes in the plantings.

The exterior of the house has had no significant alterations to its original appearance, the principal change having been the conversion of three window openings at the first floor to exterior entrances for apartments. In the 1959 remodelling, eight apartments of various sizes were created within the original building envelope. This was accomplished with remarkably little change to the original building.

The porte-cochere, reception hall and grand staircase remain unchanged as public space. The north wing, containing the original dining room, breakfast room, kitchen and servants' quarters, was converted to a single, large two-story apartment for the owner. Changes are minimal, with the conversion of the old pantry to an entrance hall, alterations to the service entrance, conversion of a closet to a bath at the first floor, and the conversion of two servant's rooms to a single large bedroom and a bath on the second floor.

The greatest changes to the interior are in the south wing, where the original 30 x 46 living room has been subdivided into one apartment and part of a second apartment which includes the former library and billiard room. The library survives virtually unchanged, while the billiard room is reduced somewhat in size. Although the original vast living room has been reduced in size, it is still a major room, 27 x 14 in size, retaining the beamed ceiling and huge fireplace, and even still has the chair rail, which was relocated or duplicated, so that the same feeling of the original room is preserved.

The second floor of the central and south wings has been converted to four apartments with only a few changes to partitions. Mr. and Mrs. Wilcox's suites remain with virtually no change.

On the third floor, a single apartment was created removing the storage room partitions which created a kitchen-dining space, and two small closets for the bedroom were added.

While it is regrettable that any changes had to be made to this fine house, the survival of such a large house today is of necessity dependent on retaining its economic viability. The skill and sensitivity of the conversion to apartments has done so little damage to the original

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structure as to justify the changes to avoid demolition of this historic building.

The Wilcox Country House is one of two house designs in the Portland area which have been identified as those of architect Kirtland Kelsey Cutter, although it is believed that there was at least one earlier house designed by Cutter in Portland. The other identified work is the Autzen house, on the Alameda in East Portland, constructed in 1926, after Cutter had moved to California. The Autzen house is a smaller city house, in the English Style. Portland is fortunate to have two works by this outstanding designer of fine houses, and the two houses differ from each other distinctly in both concept and detail.

The Wilcox House is fairly unusual for Cutter's work, being in the Colonial Revival Style, since a major portion of his house designs were in the Craftsman Style. However, his house for Professor Louis F. Anderson in Walla Walla, Washington, constructed in 1915, is also in the Colonial Revival Style. This, however, is a city house with Classical details inside and a formal symmetrical design.

The only comparable country houses in the Portland area are the Cobb house (1917) by A.E. Doyle, and the Lloyd Frank house (1925), now part of Lewis & Clark College by Herman Brookman. Each of these outstanding country estates is unique.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Period of Significance

1917

1917-1918

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Theodore B. Wilcox (1856-1918)

Cultural Affiliation

N/A

Architect/Builder

Kirtland Kelsey Cutter

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- 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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Portland Bureau of Planning

Wilcox, Theodore B., Country Estate
Name of Property

Multnomah, Oregon
County and State

10. Geographical Data

Acreage of Property 1.8 acres

Lake Oswego, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	1	0
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5	2	1	2	4	0
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5	0	3	7	9	2	0
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Zone Easting Northing

3

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Zone Easting Northing

4

--	--	--	--	--	--	--

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 See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title John M. Tess, President and Richard E. Ritz, FAIA

organization Heritage Investment Corporation date June 1992

street & number 123 NW Second Ave., Suite 200 telephone (503) 228-0272

city or town Portland state Oregon zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Tangent Development

street & number 3707 SW 52nd telephone (503) 292-0857

city or town Portland state Oregon zip code 97221

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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SHPO SUMMARY

The large country estate house of Theodore B. Wilcox south of the Green Hills district on the outskirts of southwest Portland, Oregon was designed in the Colonial Revival style by Spokane and Seattle-based architect Kirtland K. Cutter and was completed in the years 1915-1917. With its extensive formal garden, the house was developed as the centerpiece of a 50-acre tract in the scenic Tualatin Valley. It now commands a viewsite of three and a half acres, of which the southerly half (Lot 20, 1.8 acres) is the nomainted area.

The two and a half story, gable-roofed house is composed as a main block of 36 x 58 feet with prominent end chimneys, ranks of pedimented dormers and pedimented pavilions extending at right angles to the long axis. A dining-kitchen-service wing extends as a parallel volume offset from the northeast corner. Approached by a circular drive centered on the port cochere, the building occupies a site sloping to the southwest that contains a well-preserved garden of the Italian school laid out perpendicular to the long axis of the house. The private side of the estate overlooks the lengthy, 150-foot-long enclosed garden with double staircase having a terminal focal point of a reflecting pool and Doric peristyle.

Though Wilcox was able to enjoy the grandeur of this suburban setting only a short time before his death in 1918, the estate nonetheless meets National Register Criterion B as the place importantly associated with one of Portland's leading tycoons because it represents his ultimate attainment and creation. The Queen Anne style residence of c. 1893 designed by Whidden and Lewis in which Theodore and Nellie Stevens Wilcox resided for the major part of their lives together, still stands as a primary contributing feature of the King's Hill Historic District listed in the National Register in 1991. Wilcox also is commemorated in the 12-story, Commercial style Wilcox Building of 1911 designed by Whidden and Lewis and listed in the National Register in 1989. The Wilcox Building, however, was nominated under Criteria A and C.

As an example of Colonial Revival architecture and complementary landscape design, the Wilcox Country Estate is outstanding both in its scope and quality of design and execution. As such, it meets National Register Criterion C. It is one of only two documented

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residences in Portland designed by the distinguished and prolific Washington architect K. K. Cutter, whose clientele included many of the neighboring state's most prominent industrialists. The other Cutter design is the 1926 Colonial style house of lumberman Thomas J. Autzen in the Irvington district that was listed in the National Register in 1992. The noteworthy garden has been attributed to L. M. Thielan by Wallace Kay Huntington in an essay in Space, Style and Structure: Building in Northwest America (Portland: Oregon Historical Society, 1974). Since Thielan is not known as an Oregon landscape designer, it is assumed Cutter brought a colleague with him from Washington.

The Wilcox Estate left Wilcox family ownership in 1948 and served briefly as the campus of Columbia Preparatory School. It was converted to eight apartment units in 1959 with very little alteration of the building envelope. The reception stairhall was retained without modification, and principal features of other rooms were preserved in the subdivision of space. In the subdivision of the estate, a coach house, stable and gardener's house were severed onto a separate parcel, and while the historic outbuildings still stand, they are not a part of the nominated area. A modern residential subdivision surrounds the nucleus of historic "Glenwood Farm."

The east facade of the house, attenuated to a length of 165 feet by its subordinate two-story dining room and one-and-a-half story service wing at the north end, has the air of New England Colonial Revival with its white-painted trim based on the classical vocabulary sharply contrasting with cedar shake cladding that appears to have been natural-stained originally and is today painted gray. Gable end fanlights and shutters for multi-paned, double-hung windows are characteristic throughout. The distinctive feature of the front elevation is a loggia of five bays fronting the living room in which keystoneed basket arches sprint from Tuscan columns.

Because the north wing is substantially set back from the west facade of the main block, the garden elevation displays a rigorous bilateral symmetry that marries well with the strong axial plan of the formal, enclosed precinct. Circus-shaped and walled by a fence of brick posts and wooden balustrades, the terraced layout is centered on the building's colossal outside chimney with stepped shoulders and a stack bifurcated by a second story balconied

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window. Following High Italian Renaissance tradition, the garden is composed as a gradually descending order of bowed exedras and curvilinear double stairs flowing from the main terrace to a court planted in lawn that is bordered by gravel walks and parterre beds. The peristyle terminal feature has circular end pavilions and a central, hip-roofed garden house with Palladian openings and a coffered, barrel-vaulted ceiling. Based on comparison of current and historic views, existing plant materials appear to retain the structure and flavor of the original design to a remarkable degree.

The interior of the estate house is conventional for the period and high style, well-crafted and generally intact despite the adaptive use for apartments. The decorative program of the living room is the richest and includes a Doric cornice, hooded door and window architrave framements and an Adamesque chimneypiece with the characteristic swags and floral medallions in low relief and firebox surround of glazed ceramic tile.

Theodore Burney Wilcox (1856-1918), a native of Massachusetts, was drawn to Oregon as a young man in the 1870s and rose through his association with William S. Ladd in the banking industry to a position of increasing influence as one of the West Coast's leading grain importers. He expanded his business and real estate interests throughout the period of Portland's upbuilding around the turn of the century. From their vantage points as head of Ladd and Tilton Bank and a member of the board, respectively, W. S. Ladd and T. B. Wilcox financed and incorporated the flouring mill enterprise that eventually would emerge as the Portland Flouring Mills Company, which by the 1890s achieved a daily production rate of 10,000 barrels. Following a pattern characteristic of the careers of the city's titans of industry, Wilcox promoted trade with the Far East and other foreign markets, and to further that purpose he was a leader in the development of harbor and dock facilities as a founding member of the Port Commission.

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CUTTER, KIRTLAND KELSEY

Kirtland Kelsey Cutter was a prominent Northwest architect, living in Spokane, Washington, who did some work in Portland early in the twentieth century.

Cutter was born in Cleveland, Ohio August 20, 1860. He studied architecture in New York, and then travelled in Europe. In 1885, Cutter moved to Spokane, where he established his thriving practice, remaining there about 36 years. In 1923, Cutter moved south and opened an office in Long Beach, California. He remained in Southern California, and died at Long Beach September 26, 1939, at the age of 79.

Cutter designed many important buildings in Spokane, including the Davenport Hotel (1913); the Chronicle Building; the Western Life Insurance Building; the Public Museum; and the Spokane Club (1910). Elsewhere he designed the Bonier Club in Seattle (1907); The Lewis & Clark Hotel in Lewiston, Idaho; the Glacier Park Hotel at Lake McDonald, Montana; and St. Paul's Episcopal Church in Walla Walla, Washington. Cutter also designed many fine homes for wealthy clients throughout the Northwest, and later in Southern California. He also designed the Idaho State Building at the Chicago World's Fair in 1893.

In Portland, Cutter was in partnership, or associated with Portland Architect David Chambers Lewis in 1902. It is not known what work he did with Lewis. In 1903, Cutter was listed in the Portland Directory, with the same office as David Lewis. Cutter exhibited with the Portland Architectural Club in 1913. His two identified projects in Portland are the Theodore B. Wilcox Estate (1917); and the Autzen house at 2425 N.E. Alameda, constructed in 1926. Cutter joined the Washington State Chapter of the American Institute of Architects in 1921, and was elected a Fellow of the Institute in 1923.

THEODORE BURNEY WILCOX

(born, July 8, 1856; died, March 30, 1918)

Theodore Burney Wilcox was born on July 8, 1856 in Agawam, Massachusetts--the only son of Henry and Sarah (Burney) Wilcox. He was descended from David Wilcox, who came from Wales to the new world in 1635, and on his mother's side, from Thomas Burney, who emigrated to Massachusetts from England in 1820. After attending school until the age of sixteen, Wilcox started work at the Hampden National Bank of Westfield, Massachusetts.

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From the outset, Wilcox displayed a strong aptitude for business.

At the age of 21, Wilcox moved to Oregon. Asahel Bush of the Salem, Oregon bank, Ladd & Bush, recognized Wilcox as a man of uncommon talents while visiting Massachusetts in 1877. He offered Theodore a position as a teller, and offer Theodore accepted.

Ladd & Bush was a private bank. Under the leadership of William S. Ladd, it had but one purpose: To invest its resources and gain control of potentially profitable enterprises. In 1883, W. S. Ladd selected Wilcox to serve as his administrative assistant, confidential advisor and protege. He continued in that capacity until Ladd's death in 1893.

In that same year, 1883, Ladd established the Albina Flour Mills and installed Wilcox as general manager. Together, they collected several failing properties into a single profitable entity, ultimately called the Portland Flouring Mills. At the time, grain export was one of Portland's most profitable enterprises with over \$7 million of wheat and flour shipped from the state.

Upon Ladd's death, Wilcox found himself excluded from all of his mentor's enterprises except the flour mills. Over the years, Ladd's wife and sons grew to resent Wilcox's influence over their father. Now in control of the family wealth, they eliminated him.

Nonetheless, over the next three decades, Wilcox worked aggressively to expand Portland Flour Mills, accepting few barriers to growth. His vision was world-wide. To export his grain, he would help establish railroads, build docks, make channels, create banks. Wilcox successfully tapped and developed the Chinese and Japanese markets. Through his enterprise, Portland Flour became one of the largest and most successful of its kind in the world--producing 10,000 barrels daily shipped from Amur River to Cape of Good Hope, Alaska to Cape Horn.

By 1897, perhaps due to their declining wealth, the Ladd family made peace with Wilcox. In that year, he joined with Charles E. Ladd to form the Equitable Savings and Loan from the old Oregon Building and Loan Association. It would fuel his next vision--real estate development.

In 1907, with the Lewis and Clark Exposition spurring city growth, Wilcox joined with Walter F. Burrell, John L. Hartman and Edward L. Thompson to formed the Rose City Park Association of East Portland. Together, they developed a 1000 acres of former

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farmland along northeast Sandy Boulevard, between 45th and 62nd Streets. The Association planned a strictly residential community of homes that was well within the means of the average skilled craftsman. No house could cost less than \$1500 or be closer than 15 feet from the street. Equitable provided the financing. The investors realized an 800% profit from their venture.

During this period, Wilcox also invested heavily in downtown Portland. As a result of annual flooding and the two great fires in the 1870's, Portland's business community was steadily moving to the west. In 1905, that growth sped up. In 1908, Wilcox purchased the quarter block at the southeast corner of Sixth and Washington for \$250,000. He would eventually build the Wilcox Building on this site. In that same year, he purchased two other downtown parcels for \$300,000.

In 1911, Wilcox hired the local architectural firm of William Whidden and Ion Lewis to design a twelve story commercial building of steel frame construction and terra cotta skin for his Sixth and Washington site. Built during a twenty year downtown building boom, he built the Wilcox Building at time when those of importance in Portland were building downtown. John Yeon built the Yeon Building in that same year, while Benjamin Selling had the Selling Building built the year before.

By 1912, Wilcox replaced Charles Ladd as president of Equitable. Under his guidance, it invested \$2.2 million in 38 northwest cities. It returned more than \$2.2 million to investors, including himself.

Over the years, there were few branches of human endeavor vitally affecting the Northwest in which he did not have a part. He was a leader in developing the Columbia River for commercial purposes. He was one of the founding commissioners for the Port of Portland, and served as its President. Other civic memberships included the Oregon Development League, the Chamber of Commerce, the Portland Water Board and the Portland Commercial Club. He was a member of the Lewis and Clark Exposition Committee. He was also a member of the First Presbyterian Church and held memberships in the Waverly Country Club, the Multnomah Athletic Club and the Arlington Club.

Of Wilcox, James Jay Hill, creator of the Great Northern Railroad, said in 1909:

Mr. Wilcox has done more than any other man in Portland through the fame of the institution of which he is the head [Portland Flour Mills] to develop the

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commerce of the Columbia River and gain recognition for the northwest throughout the world.

Besides his interests in real estate and the mills, Wilcox was a stock holder and director of the Pacific Coast Steamship Company, the United States National Bank, and the Ladd & Tilton Bank. At the time of his death, he was serving as Milling Commissioner for the Federal Grain Corporation as the country fought in the First World War. Wilcox's estate was valued at \$10 million. He was survived by his wife, the former Nellie Stevens of Chester, Massachusetts, and son.

Upon becoming President of the Portland Flour Mills in 1893, Wilcox resided in a two and one half story house at the corner of SW Park and King in the King's Hill district. He remained there for over twenty years and it is the home which may be most closely associated with Wilcox's years of wheeling and dealing. As he neared retirement, Wilcox looked to a new home, one befitting his success as a businessman over the years. As E. Kimbark MacColl writes in *THE GROWTH OF A CITY*:

One Portland entrepreneur was well aware of the richness [of the] Tualatin Valley soil but did not envisage a suburban development beyond planning for his own needs. Theodore Burney Wilcox bought approximately 160 acres of the old 320 acre Peter Smith donation land claim. It was lush and fertile farm land, with at least one stream winding its way through the property. Starting construction in 1915, Wilcox was prepared to spend over \$125,000 on one of the most elaborate suburban estates ever built in Oregon. Two years later, he moved from his medium size city home in the King's Hill district of Portland to his new 14 bedroom mansion that was patterned after a colonial southern manor.

Clearly, Wilcox built his manor estate as a statement of his accomplishments. Not only was the home to be a country estate, but at 60 years of age, the New England-born Wilcox planned to live the life of a country gentleman. With 160 acres, 14 bedrooms, sunken gardens, swimming pool, elaborate servant buildings, this new home was one of the grandest in the state of Oregon when completed. That he died only a year after occupying it in no way diminishes the degree to which the estate represents what Wilcox saw as a crowning statement of success by a self-made millionaire.

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VERBAL BOUNDARY DESCRIPTION

The nominated property is located in SE 1/4 Section 7, Township 1 South, Range 1 East of the Willamette Meridian, in the corporate limits of Portland, Multnomah County, Oregon. It is legally described as Tax Lot 20 of Lot 19, Block 7, in the Wilcox Estates Addition to the City of Portland. Tax Lot 20 encompasses 79,200 square feet, or 1.8 acres.

BOUNDARY JUSTIFICATION

The nominated area of 1.8 acres encompasses the main historic features making up the nucleus of the country estate developed by Theodore B. Wilcox in the years 1915-1917. The area includes two separately contributing features, namely the estate house and the Italian garden with its terminal focal point of reflecting pool and Doric peristyle. Non-historic development--an apartment building, crowds the nominated area along the north boundary, adjacent to the reflecting pool, but lies on a separate parcel. There are no non-contributing features in the nominated area.

3324

ROAD

No 605-60

ATLAS

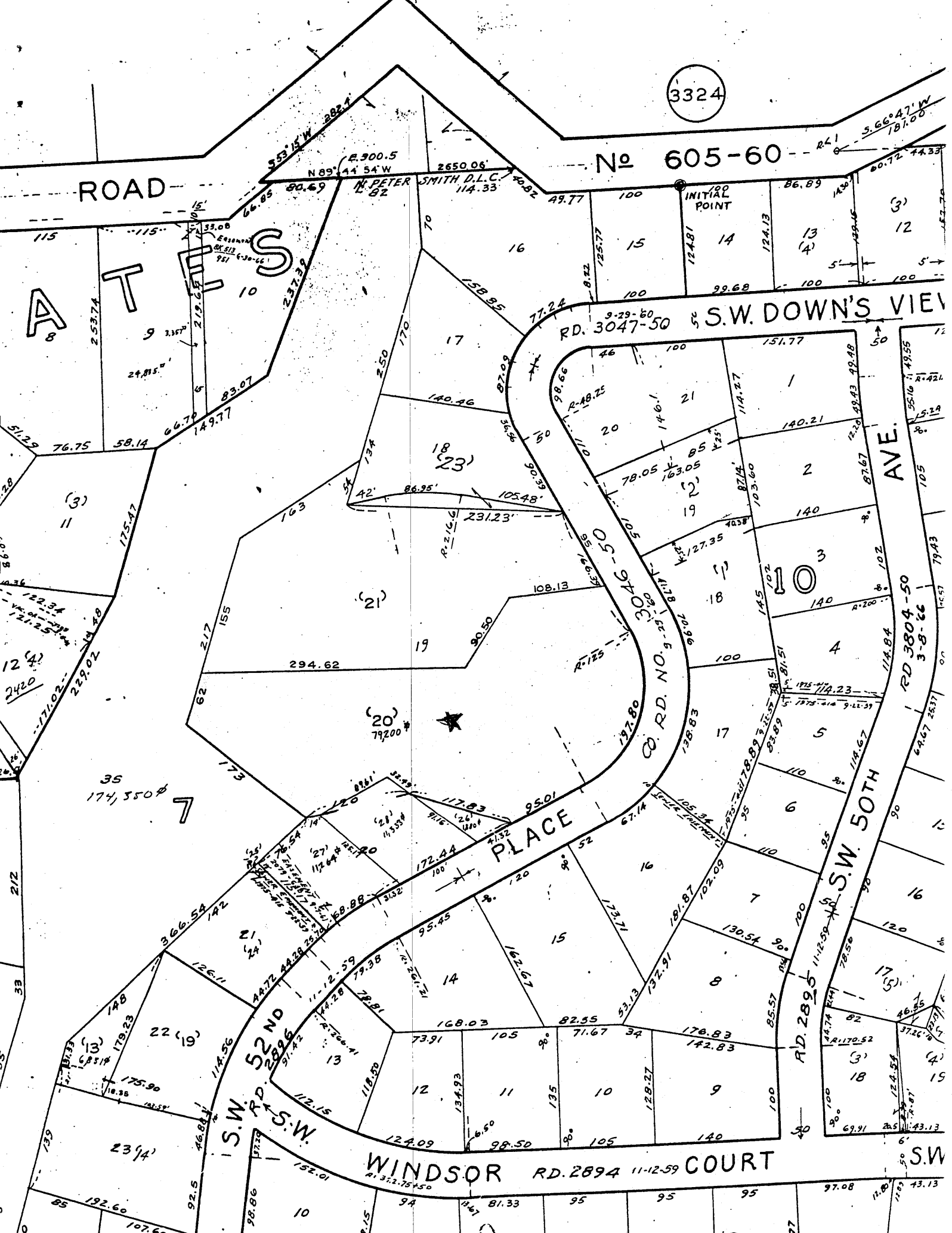
RD. 3047-50 S.W. DOWN'S VIEW

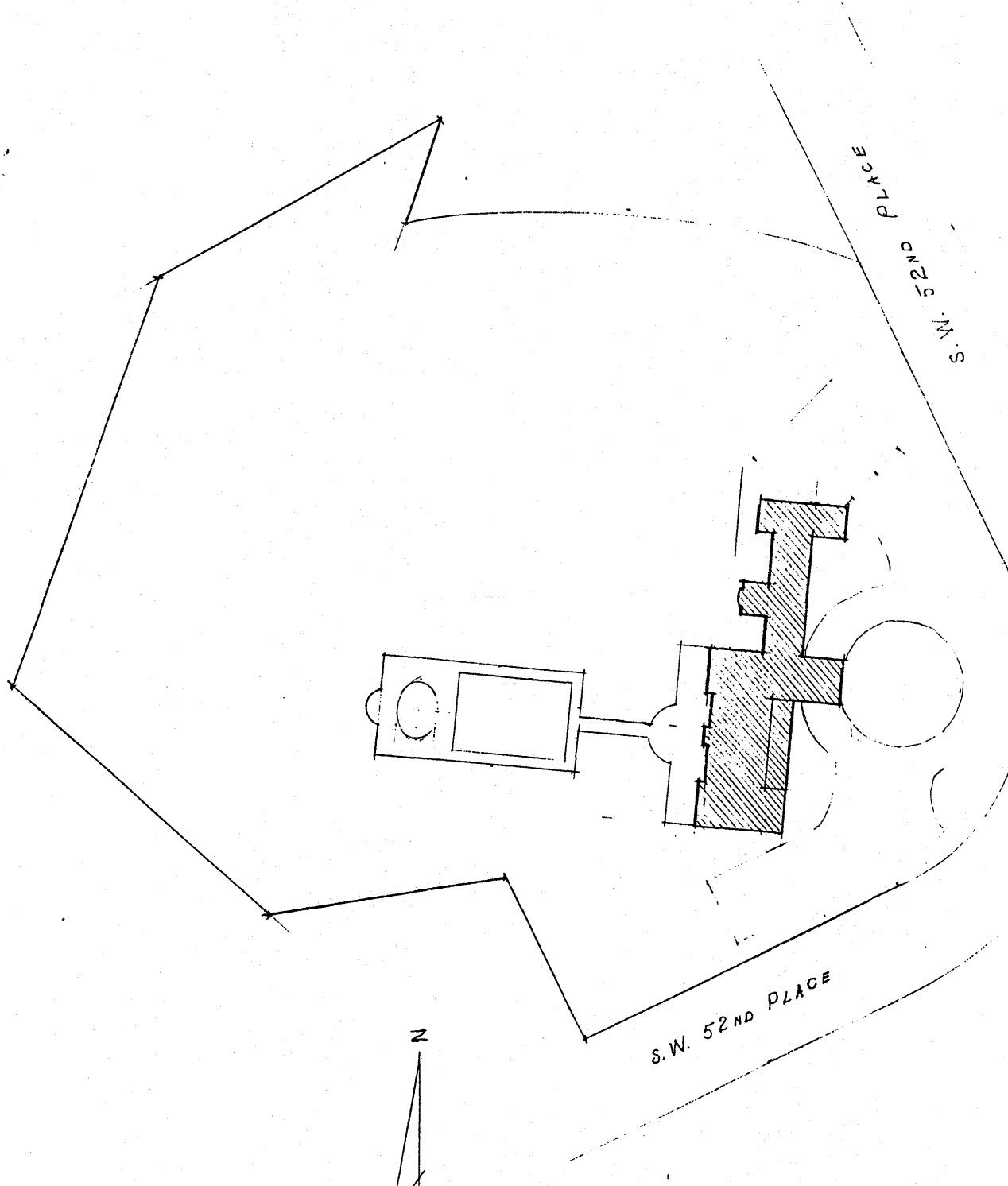
AVE.

PLACE

S.W. 50TH

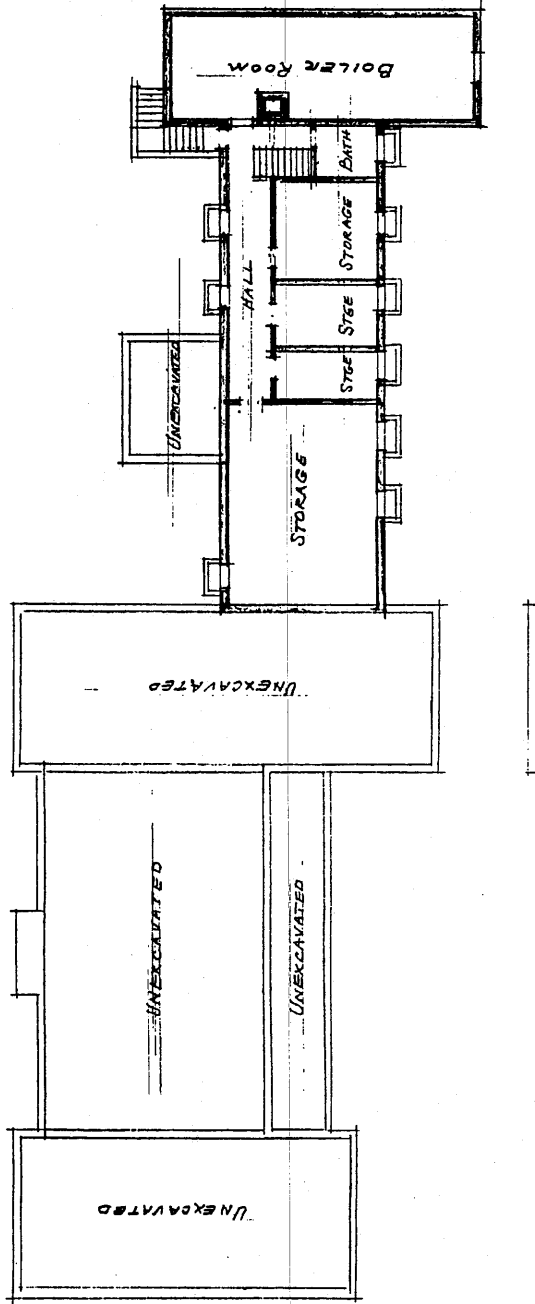
WINDSOR RD. 2894 11-12-59 COURT





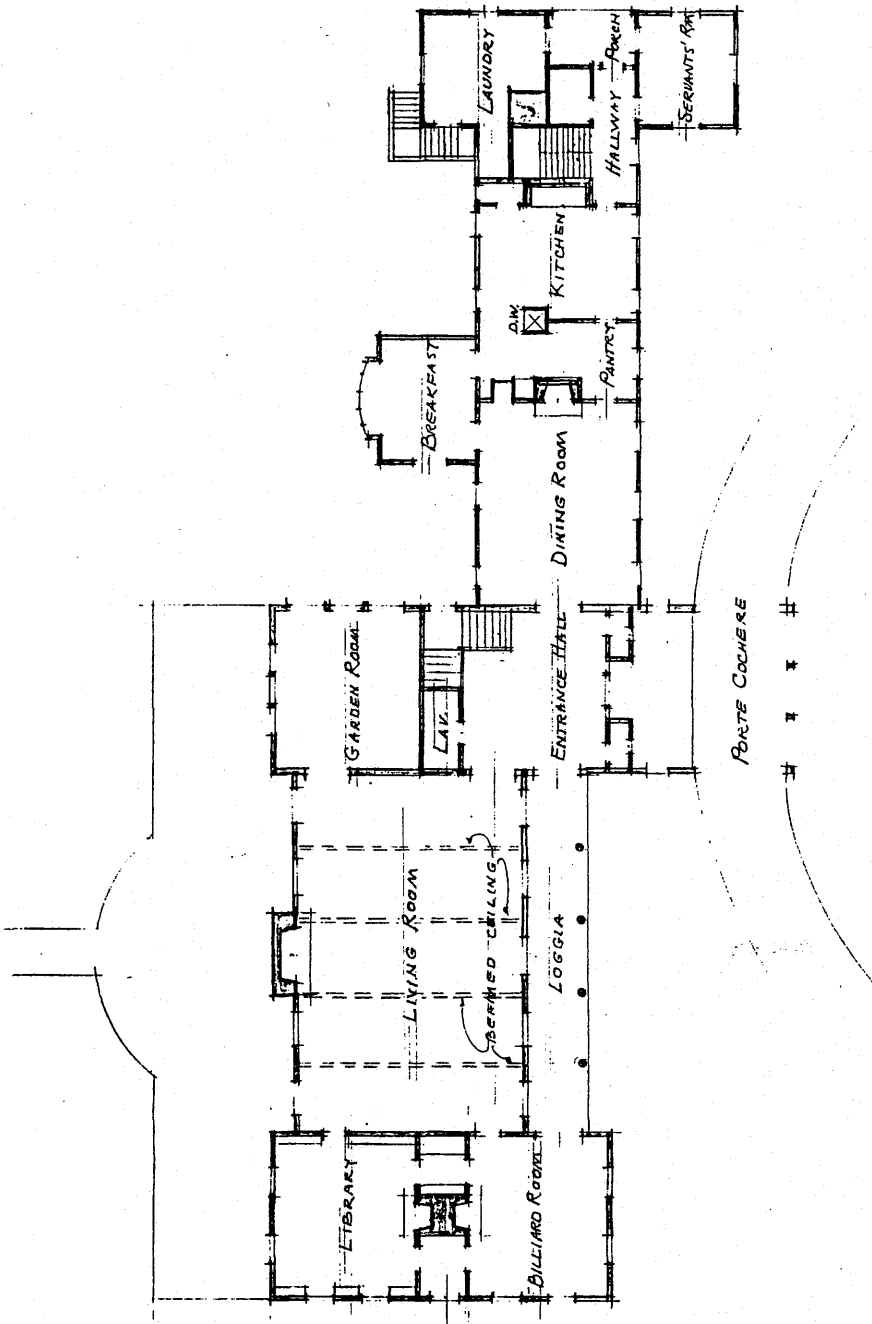
Site plan of 3.5 acres.
 Nominated area includes only Lot 20,
 the southerly half of the acreage,
 containing the house and garden.

THEODORE B. WILCOX COUNTRY HOUSE • KIRTLAND KESSEY CUTLER ARCHITECT
 SITE PLAN SCALE: 1"=50'



BASEMENT PLAN SCALE: 1/8" = 1'-0"

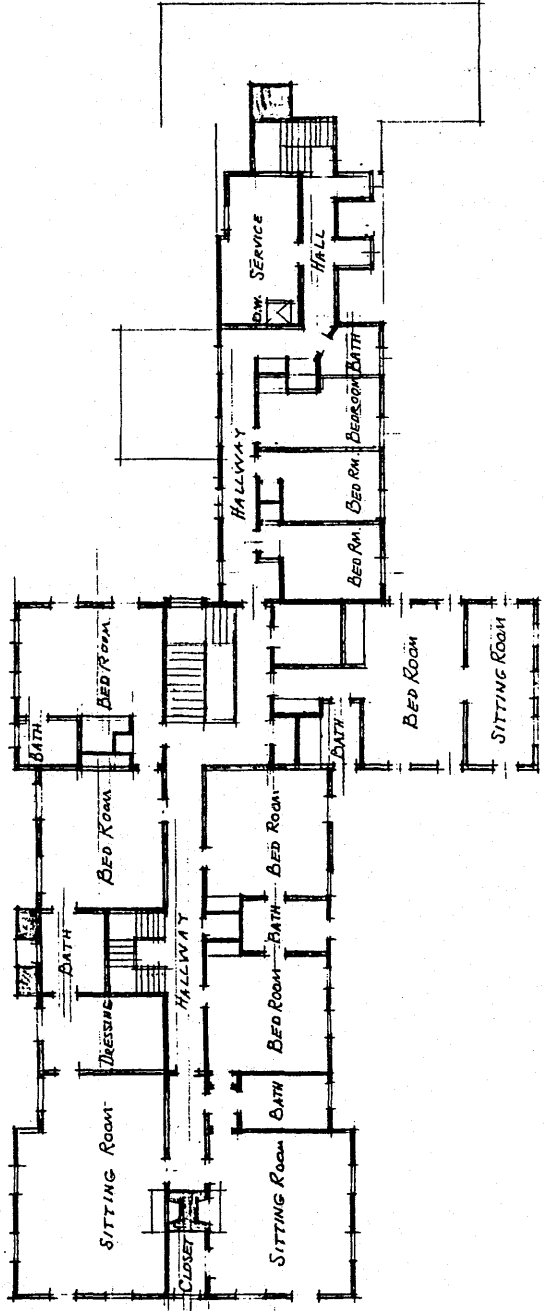
THEODORE B. WILCOX COUNTRY HOUSE • KIRTLAND KELSEY CUTLER ARCHITECT • ORIGINAL CONSTRUCTION



FIRST FLOOR PLAN SCALE: 1/16" = 1'-0"

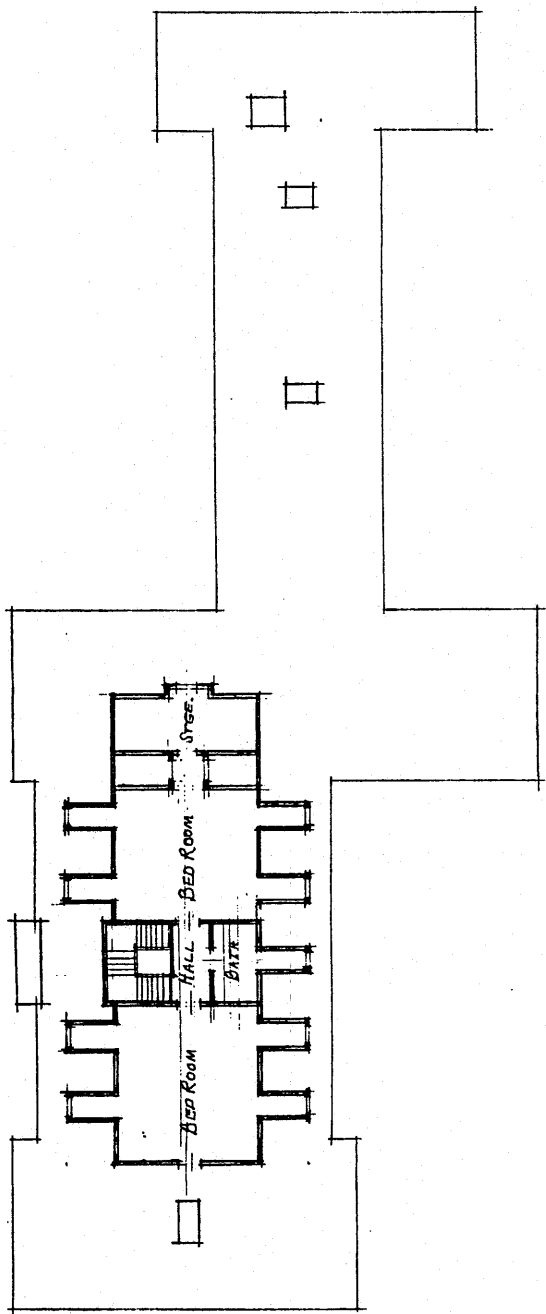
THEODORE S. WILCOX COUNTRY HOUSE · KIRTLAND KELSEY CUTLER ARCHITECT · ORIGINAL CONSTRUCTION

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SECOND FLOOR PLAN SCALE: 1/16" = 1'-0"

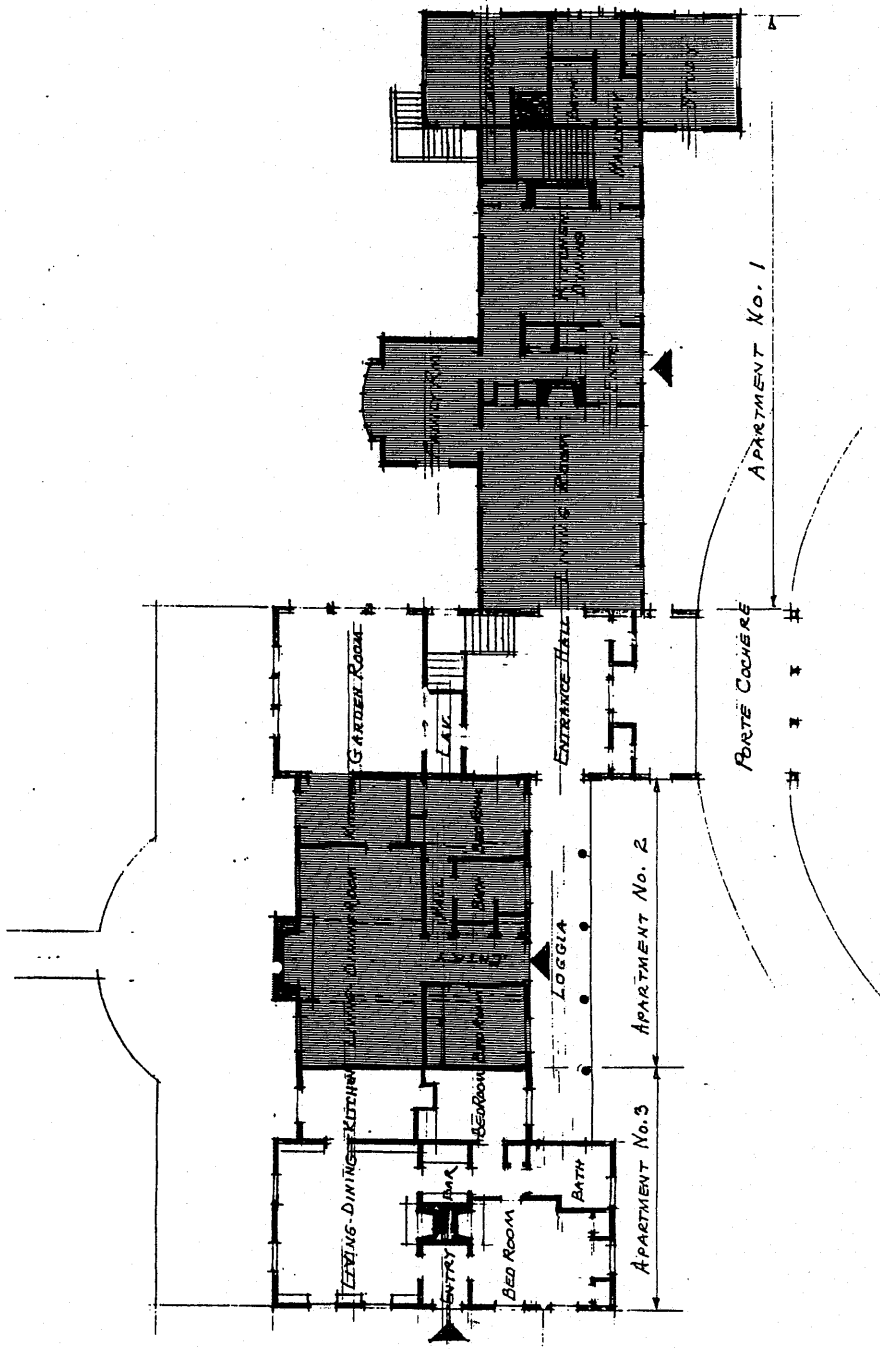
THE HOUSE B. WILCOX COUNTRY HOUSE • KIRTLAND KELSEY CUTLER, ARCHITECT • ORIGINAL CONSTRUCTION



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

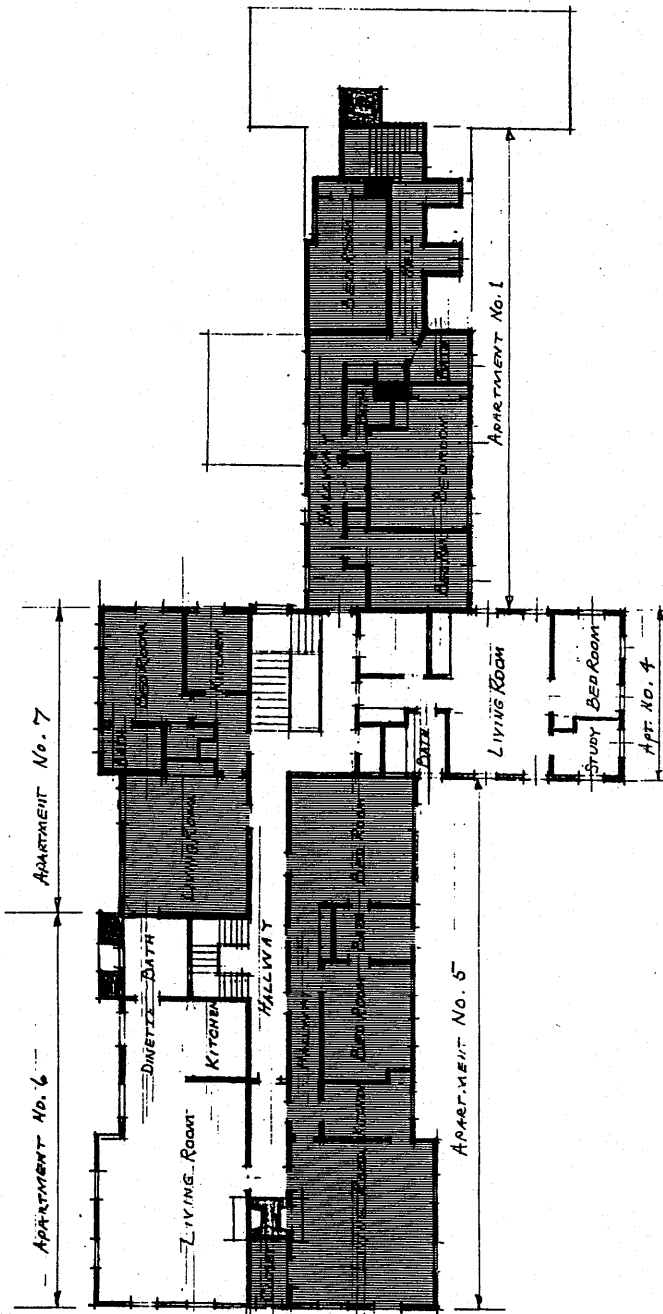
THEODORE B. WILCOX COUNTRY HOUSE · KIRTLAND KELSEY CUTLER ARCHITECT · ORIGINAL CONSTRUCTION

6



FIRST FLOOR PLAN SCALE: 1/16" = 1'-0"

THEODORE B. WILCOX COUNTRY HOUSE · KIRTLAND KELSEY CUTLER ARCHITECT · SHOWING 1959 REMODELLING

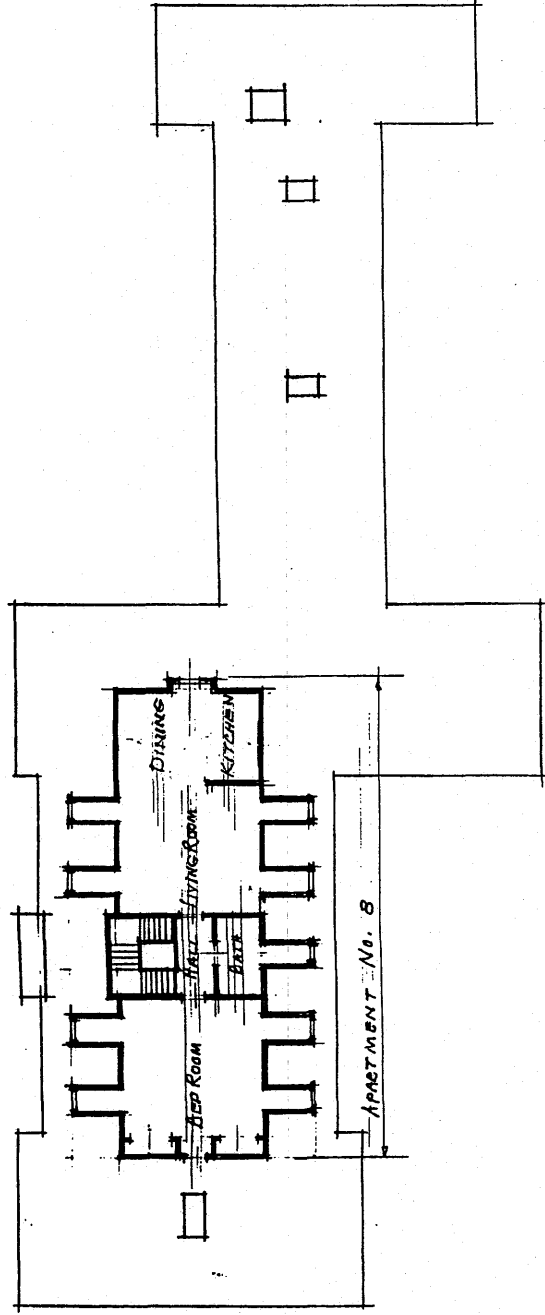


SECOND FLOOR PLAN SCALE: 1/16" = 1'-0"

THEODORE B. WILCOX COUNTRY HOUSE • KIRTLAND KELSEY CUTLER, ARCHITECT

SHOWING 1959 REMODELING

THEODORE B. WILCOX COUNTRY HOUSE • KIRTLAND KELSEY CUTLER, ARCHITECT



THIRD FLOOR PLAN SCALE: 1/16" = 1'-0"

THEODORE B. WILCOX COUNTRY HOUSE · KIRTLAND KELSEY CUTLER ARCHITECT · SHOWING 1959 REMODELLING