

1862

SEP 29 1989

NATIONAL REGISTER

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 MacMaster, William and Annie, House  
other names/site number \_\_\_\_\_

2. Location

street & number 1041 SW Vista Avenue N/A not for publication  
city, town Portland N/A vicinity  
state Oregon code OR county Multnomah code 051 zip code 97205

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>	<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>1</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.  
Signature of certifying official [Signature] Date September 1, 1989  
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. [Signature] 10/30/89  
 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 \_\_\_\_\_

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: single dwelling

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Current Functions (enter categories from instructions)

Domestic: hotel

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:  
Colonial Revival

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Materials (enter categories from instructions)

foundation brick

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walls wood: weatherboard

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roof other: rolled composition

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other

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**Describe present and historic physical appearance.**

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The Colonial Revival-style house built on SW Vista Avenue in 1895 for William and Annie MacMaster was designed by the distinguished Portland architectural firm of Whidden and Lewis. The house was recently renovated and is maintained as a bed and breakfast hotel. It occupies Lots 3 and 4, and the north half of Lot 5 in Block 1 of the amended plat of Ardmore. The house faces east, overlooking Vista Avenue, a well traveled two-lane street with street lighting. There is a stoplight at the intersection of Vista and Park avenues to the north of the house, and there is the associated overhead wiring. Newly constructed townhouses are located on separately-held adjacent parcels to the south and west, and another turn-of-the-century Colonial Revival house stands on the lot to the north. The prospect from the building's front encompasses downtown Portland but is partially obstructed by a high rise apartment building across the street.

The street frontage of the nominated property is bordered by a stone retaining wall abutting the sidewalk. At the northeast corner of the property concrete stairs climb ten feet to a walkway that traverses a gently sloping lawn to the front porch of the house. There is also lawn on the north side of the house, and the grounds are well maintained as they originally were. Some early plant materials are still in evidence, such as a large Rhododendron partially concealing the front porch from the street below, and a tall Holly tree by the back entrance.

The house is of wood frame construction resting on a brick foundation. The exterior is clad with lapped weatherboard siding, and the roof is covered by rolled composition material. The house is rectangular in plan, having a long north/south axis. The footprint of the house measures 29'3" x 67'. The house is set back 54 feet from the right of way and stands 15 feet above street grade. The garage at the northeast corner of the property measures 13' x 18' and is not a contributing feature. It was built after the period of the MacMasters' occupancy.

The two and a half-story house has a hipped roof and an attic story with cornice above a full Classical entablature. Weatherboard siding, pilaster corner boards, round-arched dormers, and a generally formal composition are other distinguishing aspects of the building's Colonial Revival style. In its two-story polygonal bay on the north end of the facade, and in the large Palladian window which lights the front stair landing, the building hints faintly at the character of its original core, a mansion in the Queen Anne style. The building front is dominated by a colossal tetrastyle portico of the Greek Doric order. The entrance is framed by a simplified, single story, inner portico of the same order having a deck and balustrade.

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The interior of the house is well preserved. Aside from new paint and refinished floors, little has been changed. The floors of the first story are all oak. The plaster walls have cavetto cornice moldings and cyma-reversa base moldings. Windows and doors are trimmed with architrave moldings.

The front door opens into a large entry/reception room with a high ceiling and coat closets on each side of the door. This room leads to the living room to the south, a library to the west; and to the north, the main stairwell and a hallway leading to a guest bathroom and the kitchen. The living room (17' x 36') can be separated from the reception room by solid oak sliding pocket doors. Three large double-hung windows on the south side, and two French doors giving access to a patio on the west side give the room an airy quality. The focal point of the living room is the chimneypiece with its brick fire surround and Classical mantel-piece.

The library (12' x 20') overlooks the patio through a large bay window. Built-in bookshelves and a smaller, less ornate fireplace are the focal points of this room.

The dining room features an Adamesque chimneypiece, china cabinetry and a pass pantry connecting to the kitchen. On the north side of the entry stairhall, or reception room, is the main stairway, which is divided into three flights and is lighted by a Palladian window fitted with leaded and beveled glass. The bannister has square balusters and maple hand rail and maple newell posts.

On the second floor are four bedrooms, three of which have fireplaces with Classical mantelpieces. All three of the bathrooms on this floor still have the original tile, bathtubs, sinks, and faucets. The master suite (15' x 22') has the most decorative fireplace on the floor, and a 9'x 14' dressing room with double doors that open to the deck of the inner portico.

The third floor consists of three bedrooms and one bathroom with the original tub. The wood trim on this floor is simplified. Ceilings in all of the rooms of this floor are sloped due to the pitch of the roof, and rooms are lighted by dormer windows. Originally, the largest room at the south end of the floor was a nursery for the MacMaster children. This room still has a working Queen Anne style fireplace.

The King's Hill area has undergone many changes since the 1890s. As a result of the city's periodic economic booms and increasing population, particularly after the 1905 Lewis and Clark Fair, and with the advent of the street car system, the demand for housing escalated. Smaller, less pretentious residences were built in the eastern section of the district. By the 1920s growing demand for housing close to the city's central business district also led to the construction of

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apartment buildings along West Burnside and SW Vista Avenue. Apartment construction continues in the neighborhood. The early multi-family structures reflect both the street scale of the fashionable homes and adherence to historic architectural styles. The post-War high-rise buildings departed from styles, materials and scale traditional in the neighborhood. The array of noteworthy historic houses includes a number designed by Whidden and Lewis of which the MacMaster house is an outstanding example in the Colonial Revival style.

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The historic Colonial Revival house of William MacMaster, redesigned by the leading local architectural firm of Whidden and Lewis in 1895, occupies a conspicuous site above street grade near a major intersection on Vista Avenue in the King's Hill neighborhood of southwest Portland, Oregon. The house is presently operated as a bed and breakfast hotel. It meets National Register Criterion C in the category of architecture as a truly distinctive example of its stylistic type.

King's Hill is situated on the high ground westerly of the central business district and is bordered by Washington Park on the west, 18th Street on the east, Burnside on the north, and SW Jefferson on the south. It is an historically and architecturally significant area containing perhaps the most concentrated array of early, high style residential architecture remaining in the city.

The Colonial Revival style, popular in Oregon between 1890 and 1915, emanated from the East Coast, the result of a renewed interest in the architectural forms of colonial America. The style is well represented in the fashionable King's Hill neighborhood, which was developed most extensively in the decades surrounding the turn of the century. Of the several houses of the style in the neighborhood which have been tentatively attributed to Whidden and Lewis, the MacMaster House is superior. Not only is it among the earliest of the firms documented works, it is outstanding in the city's collection of Colonial Revival buildings generally as a rare example of the tetrastyle prostyle type. Only the David T. and Nan Wood Honeyman House (1908) on SW Prospect Drive, designed by David C. Lewis, has a two-story portico of surpassing grandeur, and Lewis's design for a six-columned porch of the Composite order is thirteen years later in date.

William Whidden and Ion Lewis are much noted in the annals of Oregon history as principals of the state's preeminent architectural firm at the turn of the century. They designed Portland City Hall and old Public Library in addition to a number of commercial buildings and an array of fine residential work. Both men were educated at MIT and launched their careers on the East Coast -- Whidden with the prestigious New York firm of McKim, Mead and White, and Lewis with Peabody and Stearns in Boston. Whidden (1875-1929) also was trained in Paris at the Ecole des Beaux Arts. He had been sent to Portland by his employers to oversee construction of Henry Villard's Portland Hotel in 1883. When the project was halted by the collapse of Villard's financial empire, Whidden returned to the East Coast. In 1888, the unfinished hotel project was rescued by a local syndicate, and Whidden was hired to complete the work. In 1889, Whidden was visited in Portland by his MIT classmate, Ion Lewis, who was persuaded to stay on and enter into partnership. The firm maintained its supremacy to about 1910, though it continued past Whidden's retirement in 1920 to Lewis's death in 1933.

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Whidden and Lewis were the progenitors of the Colonial Revival in Oregon. They introduced the style, and their finesse in interpreting it scarcely was surpassed locally. Of the 29 documented residences by Whidden and Lewis in this style, slightly less than half remain in a good state of preservation. The William MacMaster House was among the best of the early examples. Before 1900, designs in the idiom were produced by the firm at a rate of one and two a year. The MacMaster House is outstanding among these because of the scale and archeological "correctness" of its two-story tetrastyle Doric portico. Reportedly, most of the firm's residential designing was done by Ion Lewis. In any case, Whidden and Lewis's Colonial Revival residences were marked by fitting proportions and fine detail. Whether Georgian in spirit, or Federal, they clearly reflected the best of contemporary work on the East Coast.

One of the earmarks of the architects' work appears to have been inspired at least in part by the need to create the maximum usable space in the attic story, which usually was enclosed with a hipped roof. Typically, dormers or horizontal rectangular window openings were set in a wide fascia above the cornice (as in the case of the MacMaster House). The MacMaster House is atypical in one sense. It was a remodeling of an earlier Queen Anne style mansion which had a north-south orientation on its lot. The redesign was so complete, however, as to be a full embodiment of the new style. Externally, the only clues to an earlier form are a large Palladian window and two-story polygonal bay on the facade--picturesque asymmetries which nonetheless were well integrated into the new east-facing front.

In form, the MacMaster House is a two and a half-story rectangular volume with hipped roof and an attic story above a Classical cornice. Weatherboard siding, pilaster corner boards, round-arched dormers, and a generally formal composition are distinguishing aspects of the building's style. As mentioned above, its two-story polygonal bay on the north end of the facade and the large Palladian window which lights the front stair landing are picturesque asymmetries harking back to the Queen Anne and Shingle styles. The building front is dominated by its colossal tetrastyle portico of the Doric order, and is enriched by a simplified single story, inner portico of the same order having a deck and balustrade.

William MacMaster (1858-1937), a native of Scotland, was prominent in Northern Pacific Coast business circles as founder of the mortgage and investment firm of MacMaster and Birrell (1889). MacMaster was active in civic affairs in the years he occupied the house. He was president of the Portland Chamber of Commerce in 1909 and was a member of the City Board of Public Works which wielded immense power through its purchasing and contracting activities during the first great era of municipal upbuilding.

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William MacMaster was born in Silverdale, Staffordshire, England on February 4, 1858, the son of a farmer. He was educated at the Dollar Academy in Scotland and returned home to assist his father with his farms until the age of twenty-three. He then came to America to work for the Dundee Land Company, for which he managed tens of thousand of acres of farm and ranch properties in the Midwest. The company sent him to Portland in 1883 to look after the firm's investments in Oregon and to establish a Portland office. In 1889 he founded the firm of MacMaster and Birrell, a mortgage and investment firm having the Dundee Company and other American insurance companies as his clients. By 1902 he had bought out Birrell and developed an extensive and profitable business.

In 1890 MacMaster married Annie Jeffrey Fender, daughter of James Fender, another Scottish businessman. They had three children, Alisa, Maisie, and Katherine. William and Annie were socially prominent, and as their daughters came of age they too were often featured in the society pages. The Oregonian reported that Maisie was voted debutante of the year in 1912. Annie was a director of the Good Samaritan Hospital and was active in the work and charities of the Portland Women's Union, and Women's Exchange. MacMaster belonged to the Waverly Golf Club, which organization he served as president for nine terms, and the Arlington Club, which he served as a director and treasurer. MacMaster was elected president of the Portland Chamber of Commerce in 1909. He also served on the Board of Public Works under Mayor H. S. Rowe and Mayor Williams. The board wielded considerable influence, as it reviewed all city purchases, bids and contracts, and franchise applications.

The MacMasters lived in the house on Vista Avenue from 1895 to 1908, raising their three daughters. After this time they moved to a ten-acre estate at the Waverly Country Club, and became one of the first families to be permanent residents there. William died on March 6, 1937 and his wife in 1929.

William Whidden, of Whidden and Lewis, the building's architects, received the traditional architectural education of the era, graduating from M.I.T. and studying four years at the Ecole des Beaux Arts in Paris. He worked in Boston for the firm of McKim, Mead & White and made his first visit to Portland to oversee construction of Henry Villard's Queen Anne style Portland Hotel. However, the construction came to a halt in 1883 after the collapse of Henry Villard's empire. Whidden returned to Boston, but while he was in Portland he had married a granddaughter of Dr. John McLaughlin, longtime chief factor of the Hudson's Bay Company Columbia District. After Whidden had been practicing in Boston for nearly five years, a group of Portland businessmen, including Henry Corbett, William Ladd, Henry Failing, and H. L. Pittock, decided to revive Villard's hotel project. Whidden accepted the offer to supervise the work and returned to Portland in 1889. Ion Lewis, a friend and colleague of Whidden, visited Whidden in Portland at this time. Lewis practiced with the firm of



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Peabody and Stearns until 1882, when he formed a partnership with Henry Patson Clark, and exponent of the Shingle Style. Like Whidden, Lewis liked what he saw in Portland, and gave up a promising career on the East Coast to form a partnership with Whidden in Portland.

Lewis had gained proficiency with Shingle Style architecture during his partnership with Clark, but with Whidden he designed numerous commercial and public buildings based on Classical styles. Some of the firm's notable works which are no longer standing today include the Portland Hotel (1889-1950), the Portland Public Library (1891-1913), the Oregon Building and Forestry Building for the 1905 Lewis and Clark Exposition, and the Corbett Building (1911-1988). Noteworthy examples of their work still standing today are the Portland City Hall (1895), the Hamilton Building (1903), Good Samaritan Hospital (1900), and the Wilcox Building (1911). The firm also designed numerous residences for Portland's distinguished citizens. Whidden and Lewis's houses for W. R. Mackenzie (1131 SW King, 1902), T. B. Wilcox (King and Park, 1892), and William MacMaster are among the finest in the King's Hill neighborhood.

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McMaster, William, House (1895)  
1041 SW Vista Avenue  
Portland, Multnomah County

John Lamer Photographs, 1898  
1060 SW Gaines Street  
Portland OR 97201

- 1 of 9     Oblique view, looking southwesterly at front
- 2 of 9     East (front) elevation
- 3 of 9     West (rear) elevation
- 4 of 9     North elevation
- 5 of 9     South elevation
- 6 of 9     Palladian window, front stair landing
- 7 of 9     Living room, looking west
- 8 of 9     Dining room, looking south at Adamesque chimneypiece
- 9 of 9     Upstairs bedroom

**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)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1895  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1895  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

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

Significant Person

N/A

Architect/Builder

Whidden and Lewis, 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**

- Gaston, Joseph, Portland, Oregon: Its History and its Builders, Vol. II, S. J. Clarke Publishing Company, 1911.
- MacColl, E. Kimbark, The Shaping of a City: Business and Politics in Portland, Oregon 1885-1915, Portland Oregon, The Georgian Press Company, 1976.
- Vaughan, Thomas and Ferriday, Virginia, Space, Style and Structure: Building in Northwest America, Portland, Oregon, Oregon Historical Society, 1974.
- Marlitt, Richard, Matters of Proportion: The Portland Architecture of Whidden and Lewis, Portland, Oregon, Oregon Historical Society Press, 1989.
- Bosker, Gideon and Lencek, Lena, Frozen Music: A History of Portland Architecture, Portland, Oregon, Western Imprints, the Press of the Oregon Historical Society, 1985.
- The Oregonian, Thursday, March 14, 1929, Obituary Section, William MacMaster.

See continuation sheet

**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

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

**10. Geographical Data**

Acreeage of property 0.30 acres Portland, Oregon-Washington 1:24000

**UTM References**

A 

1	0	5	2	3	6	5	0	5	0	4	0	6	3	0
Zone			Easting				Northing							

C 

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

B 

Zone			Easting				Northing							

D 

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

See continuation sheet

**Verbal Boundary Description**

The nominated property is located in SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 33, Township 1N, Range 1E, Willamette Meridian, in Portland, Multnomah County. It is legally described as Lots 3 and 4 and the North 30 feet of Lot 5, Block 1, Plat of Ardmore, County of Multnomah, State of Oregon.

See continuation sheet

**Boundary Justification**

The nominated area of slightly under a third of an acre is that portion of the urban tax lot presently associated with the house built for William and Annie MacMaster on SW Vista Avenue in 1895. A small garage measuring 13 x 18 feet in ground plan which was built at the northeast corner of the lot between 1908 and 1926 is a non-contributing feature of the property.

See continuation sheet

**11. Form Prepared By**

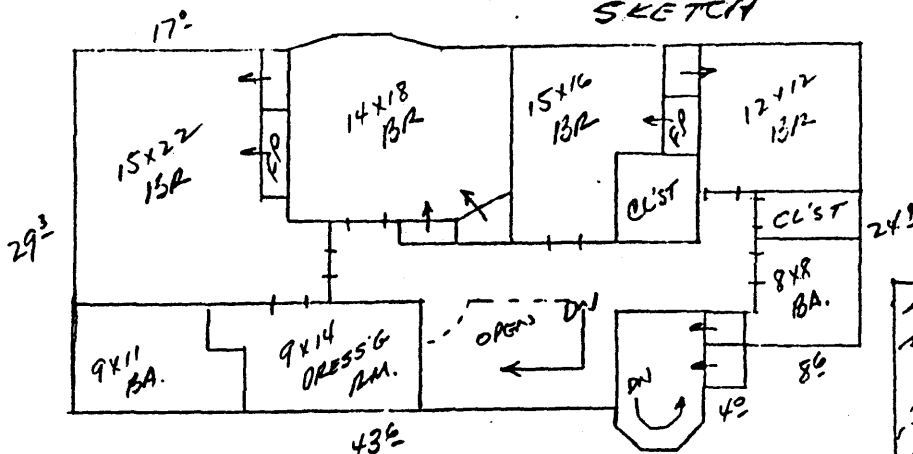
name/title John Lamer

organization N/A date January 1989

street & number 1060 SW Gaines Street telephone (503) 228-8502

city or town Portland state Oregon zip code 97205

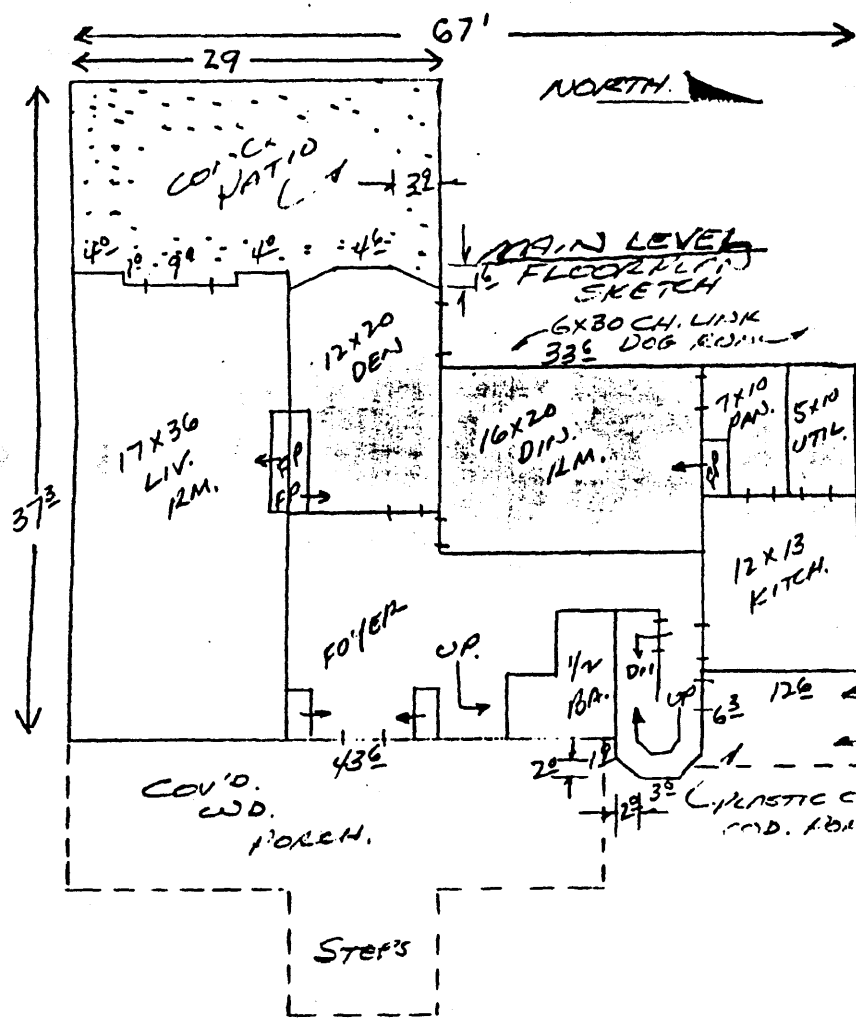
**SECOND STORY  
FLOOR PLAN  
SKETCH**



**AREA:**

**MAIN LEVEL -**

1.0 x 8.0	8.0
1.5 x 8.25	12.4
17.0 x 36.25	616.25
12.0 x 35.75	429.0
24.75 x 33.5	829.1
2.0 x 5.0	10.0
7.0 x 6.25	43.8
4.5 x 14.0	63.0
<b>2012</b>	<b>SQ. FT.</b>



**SECOND FLOOR -**

29.75 x 43.5	1272.4
1.5 x 8.25	12.4
19.5 x 24.75	482.6
4.0 x 4.0	16.0
7.0 x 6.25	43.8
2.0 x 5.0	10.0
<b>1837</b>	<b>SQ. FT.</b>

**ATTIC -**

24.0 x 48.0	1152
<b>1152</b>	<b>SQ. FT.</b>

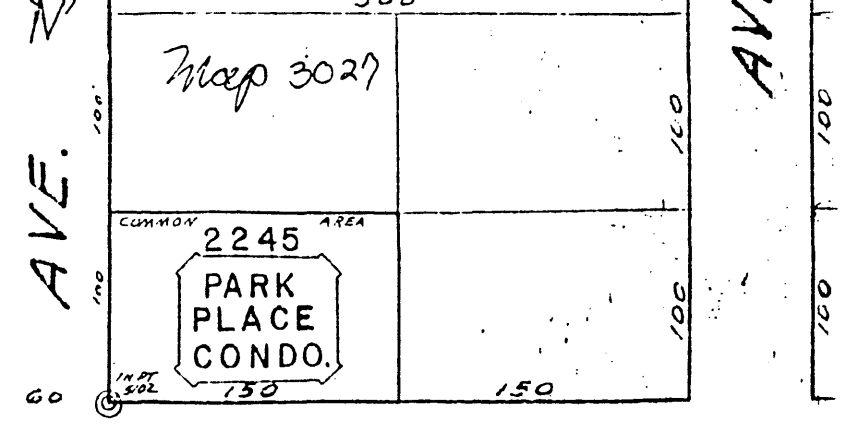
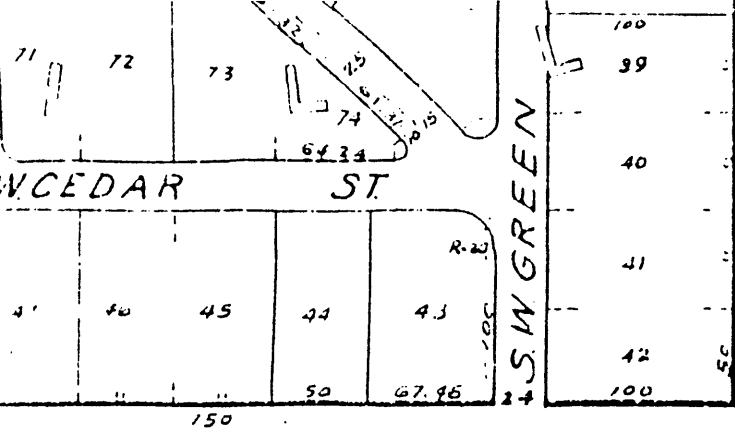
**BASEMENT -**

29.0 x 43.0	1247.0
19.0 x 24.0	456.0
<b>1703</b>	<b>SQ. FT.</b>

**CORNER**

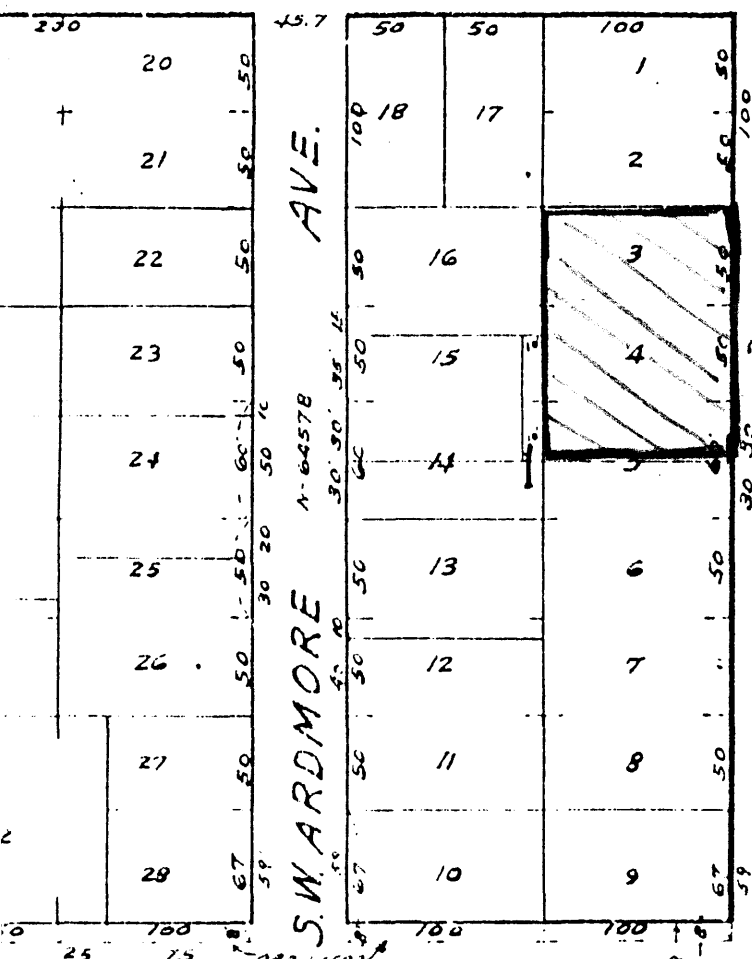
10.0 x 21.0	210
<b>210</b>	<b>SQ. FT.</b>

CONC WALK -  
1041 S.W. VISTA AVE.  
PORTLAND, OR.

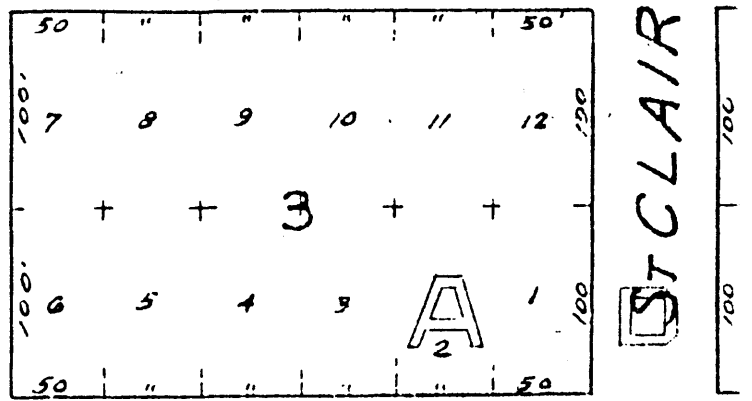


S.W. PARK

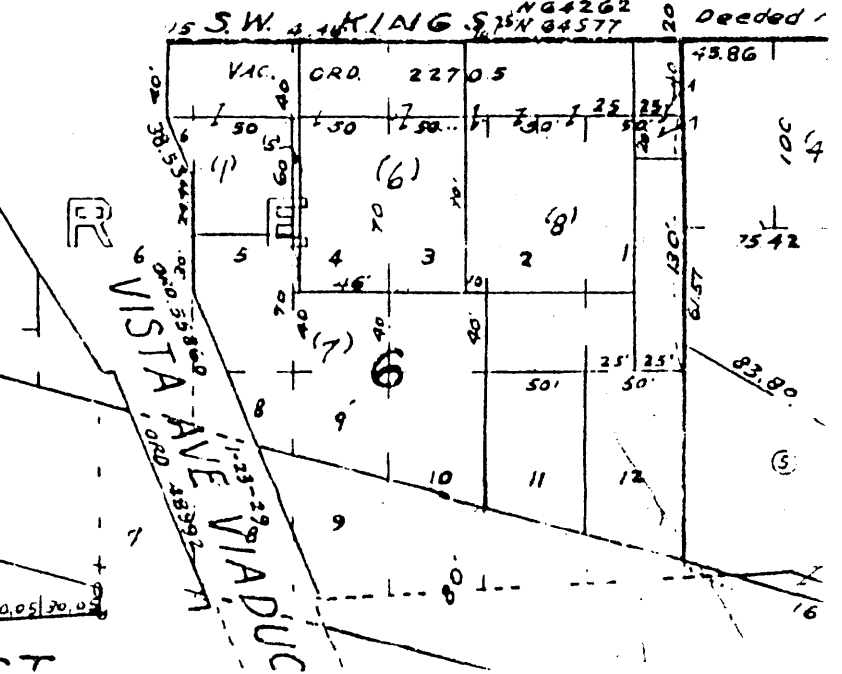
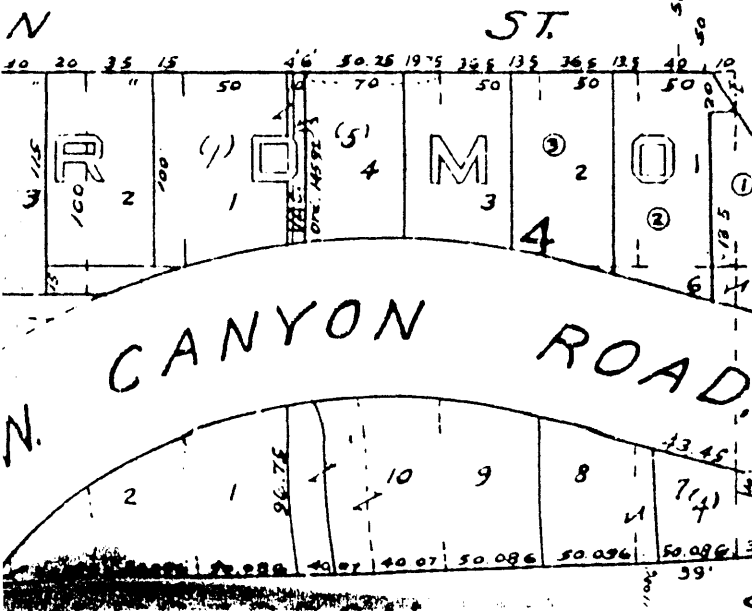
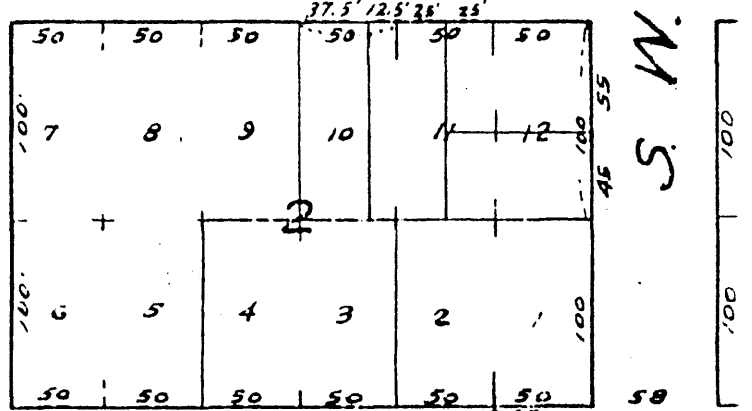
N-64436 PLACE



S.W. VISTA



S.W. MAIN



S.W. VISTA VIADUC

