

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000141

Date Listed: 2/28/91

Zimmerman, Walter S., House
Property Name

Multnomah
County

OREGON
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia W. Andrews
Signature of the Keeper

3/14/91
Date of Action

=====

Amended Items in Nomination:

Section No. 7

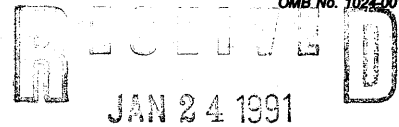
This nomination was amended to show walls materials of brick and weatherboard and roof material of shingle.

This amendment was confirmed by phone with Elizabeth Potter of the Oregon SHPO (3/13/91).

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 Zimmerman, Walter S., House
other names/site number _____

2. Location

street & number 1840 SW Hawthorne Terrace N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97201

3. Classification

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

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

James M. Hamrick January 3, 1991
Signature of certifying official Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 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:)

Patrick W. Andrus 2/28/31
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th and Early 20th Century

American Movements: English Cottage

Materials (enter categories from instructions)

foundation concrete

walls brick

roof asphalt: composition shingles

other

Describe present and historic physical appearance.

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Setting

The Walter S. Zimmerman house, completed in 1931, was constructed on Tax Lot 4 of Lot 1 in Block 116 of Grover's Addition to Portland. Specifically the house is situated on a large almost rectangular piece of property at the top of a high ridge in Portland's West Hills. The house is located directly adjacent to the George B. Markle House listed to the National Register in 1984.

The house is reached by a long, steep driveway rising from S.W. Hawthorne Terrace, and the site commands a spectacular view of the city to the east. This view was recently enhanced when the two-story house to the north was replaced with a new one-story house. In the process, the grade of this adjoining property was lowered considerably and a strip of land added to the site of the Zimmerman house in order to provide more pleasing landscaping along the driveway.

Description

The Zimmerman house was designed by noted Portland architect Wade Hampton Pipes and shares with his large body of work carried out in the previous two decades, much of the vocabulary of details developed by Pipes which made his designs so outstanding and enduring. However, this house also represents a transition to a new stage in Pipes' development. Whereas the typical Pipes house of the previous years had a stucco first floor with wood clapboard siding covering the upper portions of the house, this house has a brick first story.

His 1930 Kistner house had also employed brick but there the brick was used material, and in the Zimmerman house the brick is new brick. This brickwork is a well selected, broad range of warm colors, ranging from salmon to dark brown accents. Laid in Flemish bond a percentage of the bricks is laid with the backs out showing the kiln marks and adding to the texture of the wall. The joints are wide, about 5/8" thick, struck flush, without tooling, and colored a warm yellowy-brown. This is a mature job of brickwork, and one would suspect an influence from Pietro Belluschi's Art Museum brickwork, except that the two buildings were constructed at the same time. The roof with its interesting Wade Pipes combination of forms is covered with wood shingles.

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The concept of the Zimmerman house almost certainly owes something to the famous "Red House," designed by English architect Philip Webb for William Morris in 1858, the plan of which is remarkably similar although the stair tower at the angle of the "L" is rectangular instead of round as in Pipes work.

With the exception of the curved windows in the stair tower, which are wood sash, all of the windows are steel sash with casement operating units. Outstanding are the two large bow windows at the view side of the first floor which have unusual decorative tracery.

At the front entrance Pipes used, apparently for the first and only time, arched brick openings forming a two-arched arcaded porch. At the garden side of the house in the "L" adjoining the round stair tower, is a polygonal, one-story breakfast room projecting into the garden and providing an interesting geometrical contrast with the round tower; again recalling the contrast of Philip Webb's round well house with the rectangular stair tower at "Red House."

This is a large house, the wings of the "L" measuring about 80 feet in each direction. The interior spaces are well related to each other, and Pipes' careful attention to detail and to the quality of light are very evident. The house is in excellent condition and very few changes have been made over the years. All the bathrooms except one have their original colored fixtures and ceramic tile. The kitchen is virtually unchanged except for new counter tops and the opening up of the corridor wall adjacent to the breakfast room, a concession to the passing of the age of house servants.

An unusual feature in the master bedroom is a carved stone Victorian fireplace with a cast iron firebox which may have come from one of the grand Victorian Portland houses demolished in the 1920s, not yet identified.

A previous owner, an avid book collector, had lined the walls of the upstairs hall and one of the bedrooms with floor to ceiling book shelves; but the present owners plan to remove these, restoring these areas to their original appearance.

This house is an outstanding example of Wade Pipes' work and has many unique design features. The house is essentially in original condition and excellent state of repair.

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

1931

Significant Dates

1931

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Wade Hampton Pipes, architect

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

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreeage of property 0.67 acres Portland, Oregon-Washington 1:24000

UTM References

A

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

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated property is legally identified as Tax Lot 4 of Lot 1, Block 116 of Gorver's Addition to the City of Portland, Multnomah County, Oregon. The property has its northern frontage on SW Hawthorne Terrace. The remainder of property is surrounded by other residences.

See continuation sheet

Boundary Justification

The nominated property follows the legally recorded lot lines of the parcel of approximately two thirds of an acre occupied by the house built for Walter Zimmerman in 1931.

See continuation sheet

11. Form Prepared By

name/title	John M. Tess, President with Richard E. Ritz, FAIA		
organization	Heritage Investment Corporation	date	July 15, 1990
street & number	123 NW Second Avenue, Suite 200	telephone	(503) 228-0272
city or town	Portland	state	Oregon zip code 97209

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SUMMARY

The modern English Cottage located on SW Hawthorne Terrace in the Portland Heights neighborhood of southwest Portland, Oregon that was built for businessman Walter Zimmerman was designed by Wade Pipes and constructed in 1931. Wade Hampton Pipes is generally acknowledged to have been the state's leading exponent of the English Arts and Crafts movement. What sets his work apart is its evolution to modern design without abandonment of traditional roots.

The Zimmerman House is a well-preserved and distinctive example of Pipes's evolving work of the early 1930s. As such, it meets National Register Criterion C. It conveys well the Arts and Crafts tenets of relating building to site and emphasis on craftsmanship. At the same time, it shows the architect's experimentation with curvilinear forms as a foil to the high angularity of gable peaks, jetties and perpendicular wings. The contrasting line is superbly realized in bowed window bays, in terrace pavements, in the cylindrical stair tower containing its geometric stair, and in the elegantly sinuous profile of the stair's upper landing and iron hand-railing.

The two-story house is irregularly composed in both plan and volume, in the manner of its vernacular archetypes, giving the impression it has grown by addition over time. It is essentially an L-shaped scheme with its main volume facing north, presenting its major axis parallel to the streetfront. A long service wing extends at a right angle from the west end. A basement was excavated for a garage at the south end of the wing, which is bracketed by a long, steeply-sloping roof. Exterior elevations are picturesque in their variation, combining handsome brick facing and wide weatherboards for much of the projecting upper story and all gable ends. Yet, the exterior shows equally the emphasis placed by the architect on simplified, abstract form partly accomplished through close verges for gables and frameless multi-light window openings, all of which conveys a modern feeling. Everywhere to be seen is the finesse of detail that typifies the best of Pipes's work--a gabled kitchen door hood, an apsidal breakfast nook bay, brick pilaster strips reaching into a gable front, subtly jettied gable ends, and bold chimney shafts split with grooves or embossed with hanging pilaster strips that make a truly modern interpretation of the clustered flue.

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Walter S. Zimmerman

Walter S. Zimmerman was born in Baltimore in 1876. He came to Portland in 1904 and joined a logging and railway equipment firm. He later became president of the company which was known as The Zimmerman, Wells, Brown Company. In 1931 Zimmerman demolished a small residence at 580 Hawthorne in order to clear the site for his new residence. A mere three years after Zimmerman built the house he died.

Zimmerman was married at the time of his death to Sophie C. Zimmerman, a native Portlander. Sophie was born in 1876 and first married to Walter's brother Frank. Sophie like Walter lived in the house until her death in 1952.

Sophie had a daughter Helen by her first marriage who continued to live in the house until her death in 1972. Helen was born in 1897 in Portland and was a graduate of Columbia University. She taught school at Catlin Gable.

William Powers lived in the house in 1974, followed by Bruce R. Stevenson from 1975 to 1983. Current owners of the property are Steven Stiles and Andrea Casanova.

Wade Hampton Pipes

Wade Hampton Pipes was a very talented Portland architect whose practice was confined to residential work. He practiced for 50 years, from 1911 to 1961, and created a Wade Pipes style which was often imitated by builders and other architects, but the imitations always fell short of the achievement of a Pipes house.

Pipes was born at Independence, Oregon on July 31, 1877, the son of Martin Luther and Mary Skipworth Pipes. They were married in Louisiana in 1874 and came to Independence, Oregon in 1875. Wade Pipes was the second of five Pipes children. In 1882 the Pipes family moved to Dallas, Oregon. Four years later, in 1886, Martin Pipes became the editor and owner of the Corvallis newspaper The Benton Leader, and the family moved to Corvallis.

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Wade Pipes grew up in rural surroundings in small towns learning to love nature. Taught by his father he became a skilled woodworker. He loved camping, reading, and life with his family, and attended the public schools in Corvallis while they lived there.

About 1895 the Pipes family moved again, this time to Portland. There Wade worked as a clerk for two years, first for a farmers and mechanics store and then for the Great Eastern Shoe Co.

It is not known to what extent Pipes attended college, if at all, but about 1906 he went to England where he studied at the Central School of Arts and Crafts in London, and travelled around the countryside absorbing domestic English architecture, both old and new. He was strongly influenced by the work of such English house architects as Phillip Webb, W.R. Lethaby, Richard Norman Shaw, Charles F.A. Voysey and Sir Edwin Lutyens. Of these he was most influenced by the work of Voysey and Lutyens. He also studied and absorbed the ideas of the Arts and Crafts movement and its founders, A.W. Pugin, John Ruskin and William Morris.

In 1911 at the age of 33, Wade Pipes returned to Portland and commenced the practice of architecture. His first house was for his brother John and his wife, located in Sellwood on the east bank of the Willamette River. In this house, completed in 1912, Pipe's characteristic style was already well defined and his career firmly launched. Commission followed commission and he was never without projects, even in the great depression of the 1930s.

The birth of the Wade Pipes style with his first house does not mean that this style was without growth and development. He explored infinite variations in the application of his vocabulary of materials and details. He also employed a great variety of concepts, always adapting concept and development to the site. In the 1930s he explored designs using Georgian concepts and details, but these were apparently not much used on executed designs. In his later years some of his designs could be described as leaning toward the Northwest Style, and even a few which might be called "Modern," but these retained a flavor which was especially his own.

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Some of his commissions were for large country houses, others for small cottages; but the majority were for city houses of moderate to large size. All of them were livable and incorporated his great attention to detail and a style which seems to be timeless.

Wade Pipes died at Portland on July 1, 1961, a month before his 84th birthday. He was devoted to his profession but cared little for business. He never learned to drive a car and either took public transportation or walked to his projects.

During construction he spent much time on the job and developed many details on the spot, making sketches on a scrap of paper or a piece of lumber. He wore a hat with the brim turned up one side, a cape over his shoulders, and carried a cane which he used to measure with and to point out things on the job. It is said that he only opened mail when he thought there was a check inside; the rest he put aside or threw away. Pipes left a wealth of legend about his eccentricities and the way that he designed and supervised his projects. He also left to Portland a legacy of some 75 distinctive houses, most of which are still standing.

Each Wade Pipes house was a unique design in which he synthesized the comfort and beauty of the English country house with its site and his client's needs into a house which was his own special creation.

While Pipes is credited with the design of the Zimmerman Residence original plans for the building list Harold W. Doty name also.

Harold W. Doty

Harold W. Doty was a well known Portland architect of fine houses in the 1920s and 1930s.

Doty was born at Spokane, Washington, December 28, 1895 and was educated in Portland public schools. He worked for Whitehouse & Fouilhoux as a draftsman from 1914 to 1916, and then during World War I served overseas with the U.S. Army Engineers. In 1919 and 1920 he worked as a draftsman for Pierpont & Walter Davis in Los Angeles.

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Returning to Portland in 1920, he was a draftsman with Lawrence & Holford in 1920 and 1921. From 1922 to 1926 he was an associate with Wade Pipes, a prominent designer of houses in the English style. In 1926 Doty established his own practice. In 1929 he again associated with Wade Pipes on a house for Walter S. Zimmerman. Doty designed a large number of fine houses in the next 15 years, some in Colonial styles but the majority with French and English flavor similar in style to the work of Wade Pipes.

Doty took his own life on March 5, 1941 in a suicide pact with his wife Donna. They were found dead by asphyxiation in their car after being missing for three weeks. Doty had been in ill health for some time.

Doty's houses were featured in a 1933 issue of the national magazine, Architectural Record. He also wrote on architecture, being a contributing editor for Architect and Engineer magazine. Doty was active in the Oregon Chapter of the American Institute of Architects, serving as vice president 1918-29; president 1931-32; and director 1933-35.

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Architectural Record, August 1933.

Beck, Haig and Cooper, Jackie, Eds. The English House 1860-1914, 1980.

Clarke, Ann Brewster. Wade Hampton Pipes, Arts and Crafts Architecture in Portland, Oregon, 1985.

Capitol's WHO'S WHO'S FOR OREGON, 1936-37

Clarke, Rosalind. Architecture Oregon Style, 1983.

O'Neill, Daniel. Sir Edwin Lutyens Country Houses, 1980.

Oregon Chapter AIA list of officers.

Portland City Directory.

Richardson, Margaret. The Craft Architects, 1983.

Ritz, Richard E., Ed. Guide to Portland Architecture, 1968.

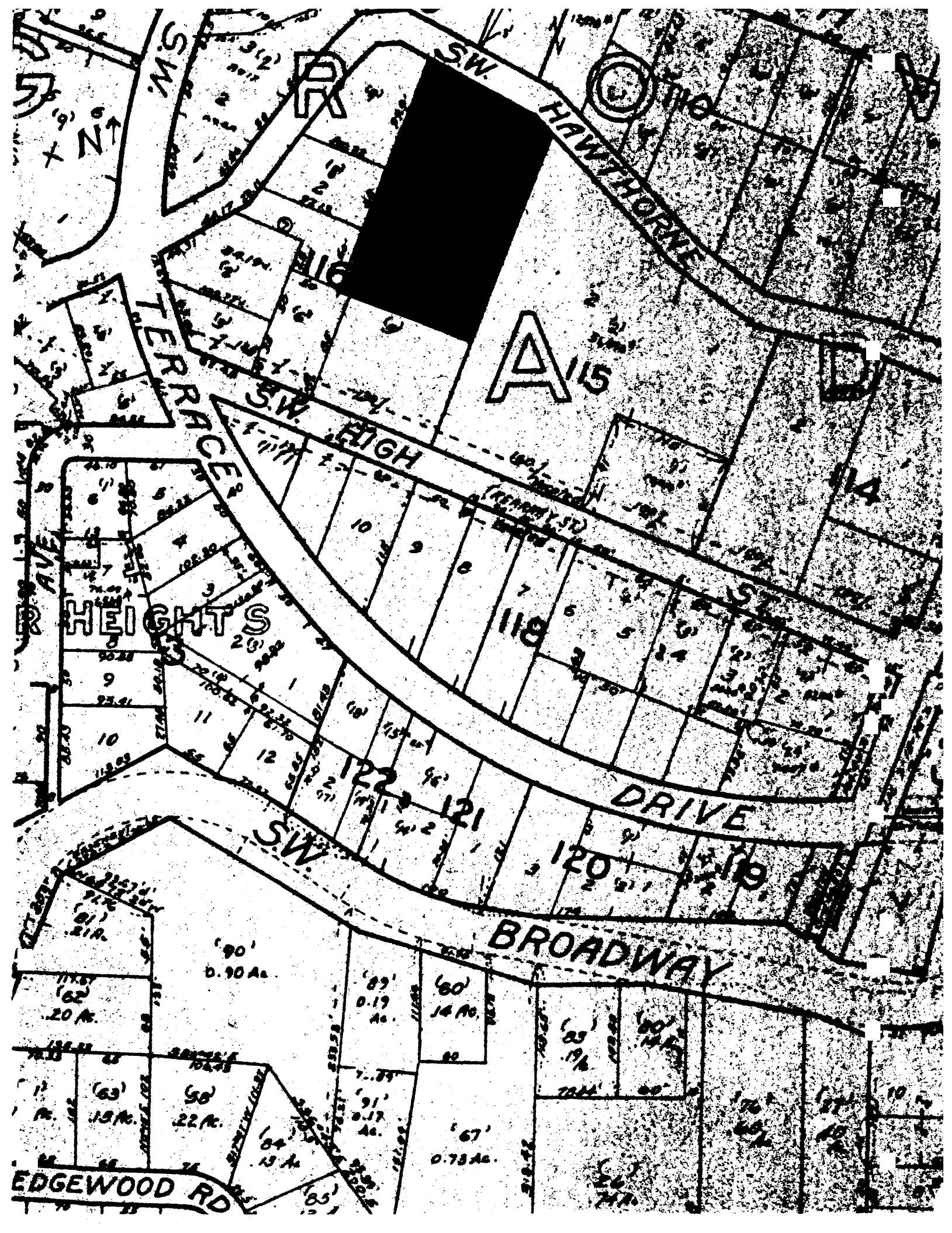
The Oregonian, March 3, 1929, December 3, 1933, March 20, 1941, March 26, 1941. Obituaries: Helen Z. Leihy, November 15, 1972, p. 45. Sophie C. Zimmerman, August 3, 1952, p. 7. Walter S. Zimmerman, March 31, 1934, p. 9.

The Oregon Journal, May 6, 1928, January 21, 1935 March 26, 1941.

Vaughan, Thomas and Ferriday, Virginia Guest. Space, Style and Structure. Oregon Historical Society, 1974.

Withey, Henry F. and Elsie Rathburn. Biographical Dictionary of American Architects (Deceased). Los Angeles: Hennesey & Ingalls, Inc., 1970 (1956).

Women's Architectural League, 14th Annual Tour, "Five Houses by Wade Pipes."



R

SW

HAWTHORNE

A 15

SW HIGH

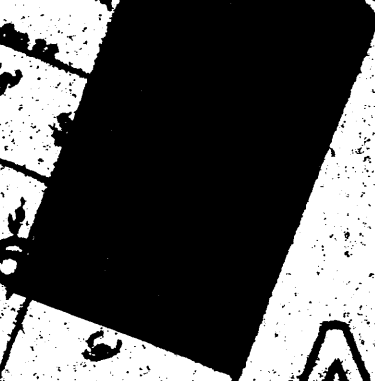
TERRACE

HEIGHTS

DRIVE

BROADWAY

EDGEWOOD RD



118

122

121

120

119

0.90 Ac.

0.19 Ac.

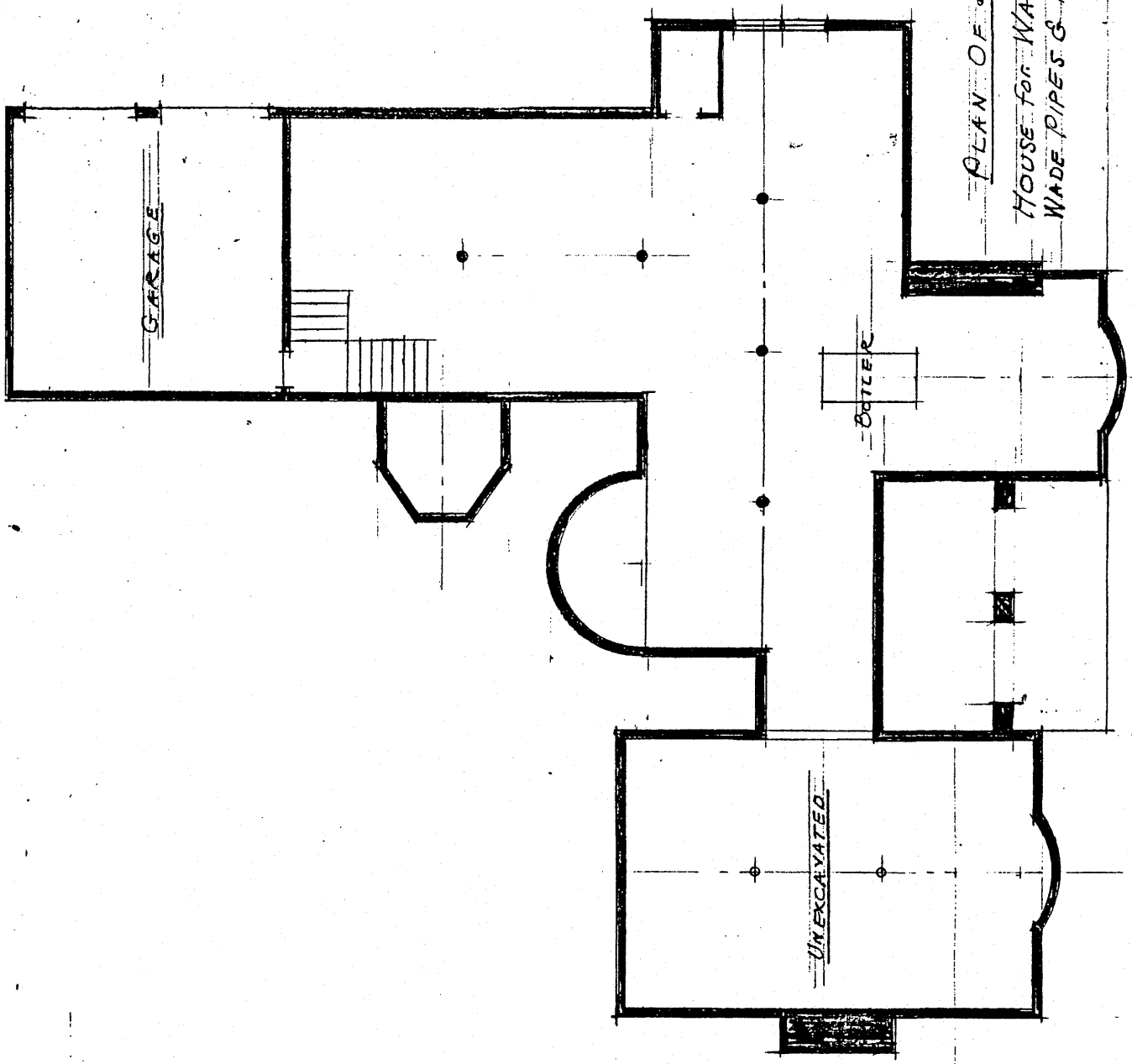
0.78 Ac.

20 Ac.

22 Ac.

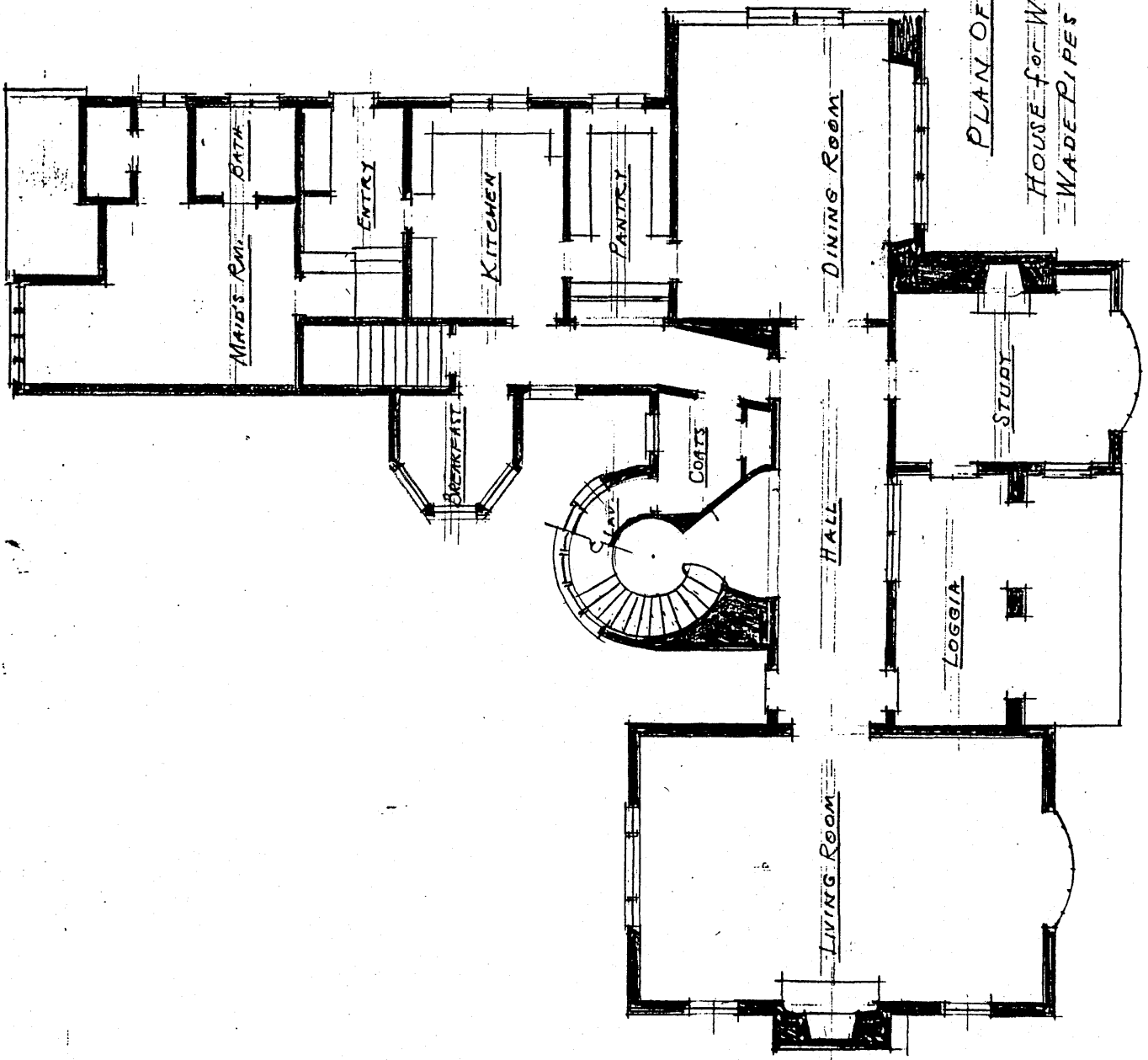
0.78 Ac.

EDGEWOOD RD



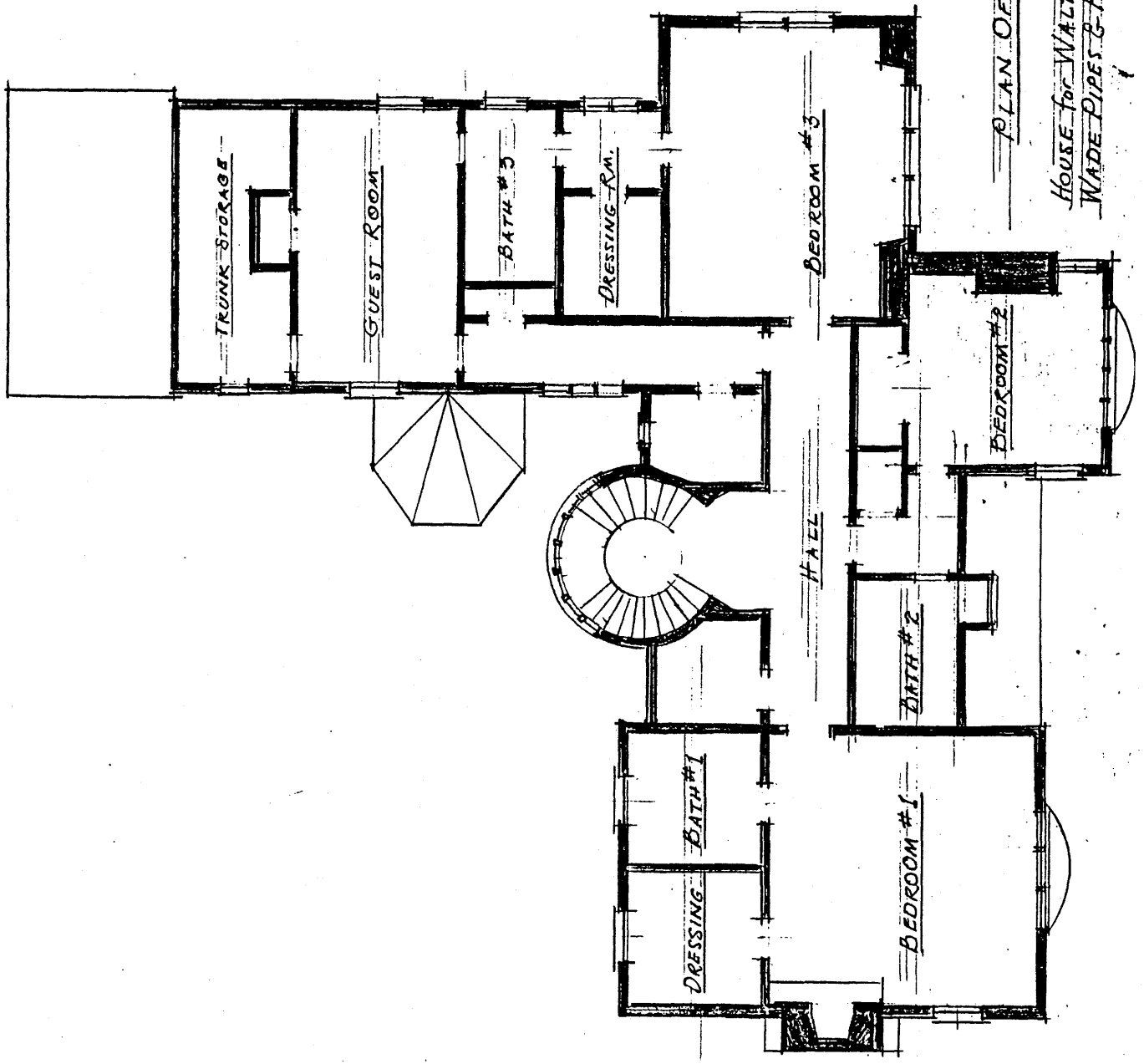
PLAN OF BASEMENT SCALE: 1/8" = 1'-0"

HOUSE FOR WALTER S. ZIMMERMAN
MADE PIPES & HAROLD W. DOTY ASSOCIATED ARCHITECTS



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

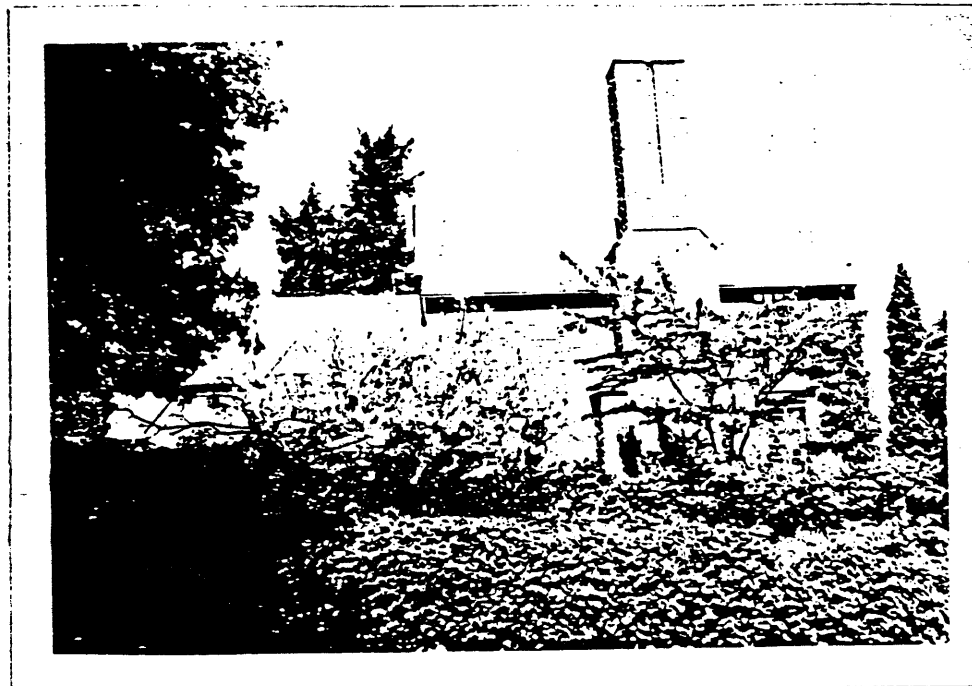
HOUSE FOR WALTER S. ZIMMERMAN
WADE PIPES & HAROLD W. DOTY ASSOCIATE ARCHITECTS



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

HOUSE for WALTER S. ZIMMERMAN
WADE PIPES & HAROLD W. DOTY ASSOCIATE ARCHITECTS

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



0-386-01840

1840 S.W. Hawthorne Terrace

Grover's, Block 116, Tax Lot 4 of Lot 1

QUARTER SECTION MAP #: 3227

SWERL

ORIGINAL FUNCTION: Residence

DATE BUILT: 1931

STYLE: Arts and Crafts

ARCHITECTURAL PLANS BY: Pipes, Wade

ORIGINAL OWNER: Zimmerman, Walter

TAX ASSESSOR'S ACCOUNT #: R-34660-1400

ZONING: R10

Rank II

SPECIAL FEATURES AND MATERIALS:

Massive chimney. Brick exterior. Casement windows. Porthole window.

Gable-roofed wall dormer. Gable-roofed pavilions. Beveled siding exterior and brick exterior. Gable-roofed dormer. Gable roof.

AREAS OF SIGNIFICANCE: Architecture

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Sanborn Insurance Map, 1969.

Southwest Hills Residential League, inventory, 1981.

OLD ADDRESS: 580 Hawthorne Terrace

Present owner as of May 1981: Bruce R. And Francesca F. Stevenson
MAILING ADDRESS: P.O. Box 574, White Salmon, Washington 98672

No Preservation Funding

Negative: 655-5

Score - Design/Construction: 12
Score - Historical:
Score - Rarity:
Score - Environment: 6
Score - Integrity: 10
Score - Intrinsic: 12
Score - Contextual: 16
Score - Total: 58