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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 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 Crumpacker, Maurice, House

other names/site number _____

2. Location

street & number 12714 SW Iron Mountain Boulevard N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97219

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 9/31/92
Signature of certifying official/Title Deputy SHPO 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 10/23/92

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 | |
|--------------|-----------------|------------|
| 1 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | 0 | 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: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals:
Tudor Revival (English Arts and Crafts)

Materials
(Enter categories from instructions)

foundation concrete
walls stucco

roof wood: shakes
other _____

Narrative Description

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

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Continuation Sheet**

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SETTING\EXTERIOR DESCRIPTION

The house for Maurice Crumpacker is very English looking, and has the unmistakable Wade Pipes look, but it is unique in Pipes' work, and had special features which grew out of the nature of the site. The house sits on a nearly level, slightly tapered lot of slightly more than an acre, nearly 300 feet deep and averaging about 150 feet in width. The property sits on underground springs and was difficult to drain, thus dictating, what was for 1923 the unusual decision, to place the first floor on a slab, without any basement or crawl space. The principal rooms on the first floor were paved with stone slabs. This stone floor is now covered with a wood floor, so the nature of the stone is not known.

In concept the house is two stories, comprising a long rectangle with an "L" wing to accommodate a two -car garage and the boiler/laundry room. There are numerous steep gables, bay windows, and projections front and back for the entrance hall and a sun porch. The walls and chimneys are all surfaced with rough -cast plaster, painted, and the roof is surfaced with wood shakes, although it is likely that the original roofing was of sawn wood shingles. Windows are all wood casements, grouped in pairs and threes, and in large bay windows. The sash are typically divided into eight lights, but the bay windows in the living room and dining room have four -light transoms over the operating sash.

The driveway from the road terminates in a circular drive which curves in front of the main entrance, and accesses the garage wing and the service door. The front door is protected by a slightly projecting arched eyebrow, a favorite feature of Pipes'. The door itself has a round head and circular glazing at the top, divided with a grid of muntins. Below the glazing the door has three vertical panels.

INTERIOR DESCRIPTION

The entrance door opens into a long entrance hall which contains the main stair and a small service hall leading to a coat closet and toilet, and through the pantry into the kitchen. The cast -iron radiator heating the entrance hall is concealed behind a grating under the stair.

At the back of the entrance hall an arched opening leads to a large square reception hall. At the back of this hall is a pair of French doors opening into an enclosed sun porch, which may have originally been open. The windows on the three walls of the sun

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porch are set in round arched openings, and the rear window has a single glazed door at its center, leading to the terrace and the garden.

At either side of the reception hall pairs of doors open into the living room and the dining room. These doors have three vertical panels in each leaf. At the front of the reception hall is an arched opening, matching the one from the entrance hall, from which the stairway mounts to the second floor. The reception hall as well as the entrance hall are now floored with an oak parquet floor laid over the original stone floor,

The living room is a large simple space with a fireplace opposite the entrance doors, and a large bay window at each end, Cast -iron radiation in each bay is concealed within a wood grille. The fireplace has a simple cast -stone surround and a simple oak mantel shelf supported on oak brackets. The hearth is quarry tile, not original, set flush with the oak plank floor which covers the original stone floor.

The dining room is equally simple, with a similar pair of doors from the hall and a single bay window looking out on the garden. Here also the floor is oak plank.

The closet and toilet off the service hall has been totally remodelled. The pantry is in nearly original condition. The kitchen has been totally remodelled, and only some of the original upper cupboards remain of the original. The exterior wall has been removed, and a glass -roofed addition extends the kitchen for an eating area. The back hall, which originally connected the kitchen to the back door and the laundry/boiler room has been put together with what was a maid's room, and is now used as a family room. A narrow service stair goes up to the second floor from the former back hallway. The back door is original, although the oil burner has been replaced.

From the laundry/boiler room a door leads to a breezeway and the two -car garage. The garage is in its original state, with open studding and no finish. A narrow stair at the far corner of the garage leads to an unfinished attic above. The original garage doors have been replaced with a modern automatic overhead door. The doors and trim in the principal rooms of the first floor, though now painted, appear to have all been originally dark stained oak. The stair has oak treads and fir risers stained dark. The interior plaster in all the principal rooms and halls is rough -cast plaster.

Upstairs it appears that all doors and trim, though now painted, were originally dark stained fir, as were probably also the floors, now covered with carpet. Doors are all the

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same three vertical panel design used downstairs, and walls are also rough -cast plaster. A number of the original wall bracket light fixtures still exist on the second floor.

When one reaches the top of the stair one is on a room -sized landing. Reversing direction past the stair well one perceives the stair hall as a major space, 10 x 24 feet in size. At present floor to ceiling bookshelves, not original, fill the end wall.

The master bedroom is the same size as the living room, except that two small closets were built into the corners at one end of the room. A simple fireplace faces the entrance door, and the 4x4 tiles of the surround and the hearth are probably original, but the mantel has been removed. This mantel appears to have been similar to the simple shelf on brackets used in the living room. A large wardrobe closet has been added along the wall of the room. The master bathroom has been totally remodelled, and only the original water closet remains. What may have originally been a nursery is reached from the master bath.

A long hallway leads at right angles from the stair hall to four smaller bedrooms and a bath. The bathroom has been completely remodelled. one of the small bedrooms at the top of the service stair may have been a second servant's room.

While Wade Pipes repeated the use of some favorite details, and Pipes houses generally bear each other a strong family resemblance, so that the practiced eye can quite easily pick out a house designed by Wade Pipes, each Pipes house is a unique creation. All are a pleasure to look at inside and out. One of the features which makes them so seemingly timeless is the way in which they fit the site and blend in with landscape. They also pass the 'test of time in their function, being very livable, and even the kitchens and bathrooms are very modern in their concept. The Crumpacker house is an excellent example of Wade Pipes' stuccoed English Style house.

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

Period of Significance

1923

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wade Hampton Pipes

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:

Crumpacker, Maurice, House
Name of Property

Multnomah, Oregon
County and State

10. Geographical Data

Acreage of Property 0.88 acres Lake Oswego, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | |
|------|---------|----------|---------|
| 1 | 110 | 526820 | 5030900 |
| Zone | Easting | Northing | |
| 2 | | | |

| | | | |
|------|---------|----------|--|
| 3 | | | |
| Zone | Easting | Northing | |
| 4 | | | |

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 Ritz, architect

organization Heritage Investment Corporation date March, 1992

street & number 123 NW Second Avenue, 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 Patrick and Carol Lewallen

street & number 12714 SW Iron Mountain Boulevard telephone (503)

city or town Portland state Oregon zip code 97209

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 two-story English Cottage completed for attorney Maurice Crumpacker in the exclusive Dunthorpe residential development on the southwesterly outskirts of Portland in 1923 represents an outstanding design by the state's foremost exponent of the modern English Arts and Crafts style, Wade Hampton Pipes.

The house occupies the center of a landscaped site of just under an acre and is oriented to the west, overlooking SW Iron Mountain Boulevard. It is composed as a double cross-gabled rectangular mass with the long axis directed north to south and a perpendicular gable-roofed garage wing on the west front that defines the entrance forecourt in the spirit of archetypical English manor houses of the 16th and 17th centuries.

Exterior elevations are stucco-clad and are dominated by a multiplicity of steeply-pitched hipped and gable roofs and wall dormers--all with close verges. Massive, straight-sided chimney shafts also are characteristic of the idiom here so freshly interpreted. Both front and private garden elevations are enlivened by the pictorial relief of mullioned, multi-paned window banks and bays, as opposed to surface decoration. An original detail of pleasing contrast in the disposition of angular planes is the round-headed front door with its circular light and barrel vaulted hood, its bowed stoop edged in molded brick.

As originally developed, the property embodies the architect's characteristic mastery of site integration and finesse with regard to understated, high quality interiors. The building was sited on a concrete slab instead of basement foundation to alleviate natural spring run-off problems.

The house meets National Register Criterion C as a noteworthy work of Pipes's early career. It is noteworthy, but not nominated for its association with Maurice E. Crumpacker (1886-1927), an organizer of local timber interests for critical wartime production during the First World War and a member of the United States House of Representatives from 1924 to his untimely death in 1927. Crumpacker entered Congress from Oregon's Third District just after moving his wife, the former Anna Cully Cook, and family into the house in Dunthorpe.

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DUNTHORPE

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

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

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

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

DUNTHORPE DEVELOPMENT

The Dunthorpe development was one of many real estate developments involving the Ladd Estate Company. It began in 1916 when William M. Ladd selected a 125 acre plot for the upper Dunthorpe development. Several restrictions were placed upon the land. The deed stated that only residential buildings, and buildings to keep domestic animals could be built. Domestic animals were allowed on the land, but swine and goats were specifically restricted.

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All main houses that were built in Dunthorpe had to cost at least \$3,000. Advertising signs were not allowed to be posted in the area and the selling and disposing of liquor was restricted. There was also a restriction against persons of "African or Mongolian descent" living in the area, except if they were house servants. The developers felt these provisions were necessary to protect the property rights of the Dunthorpe area.

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

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

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

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

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It remains today as one of Portland's unique neighborhoods, giving dwellers the atmosphere of the country within a close distant to the city. Many of the estates have been retained by the families of the original owners over a long period of time. Although, many of the large estates have been subdivided in recent years.

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.

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 Normal 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.

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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.

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.

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WADE HAMPTON PIPES DESIGN PHILOSOPHY

During most of the years of Pipes' practice he designed houses utilizing a vocabulary of concepts and details which he adapted from English cottages and small country houses with antecedents hundreds of years old, and which were enjoying a revival at the hands of a number of talented English architects during the second half of the 19th Century and early in the 20th Century, as a part of the Arts and Crafts Revival.

Wade Pipes studied these houses and their predecessors while in England for several years before returning to Portland to begin his architectural practice. His designs are not to be confused with the so-called "English Style" houses produced in Portland and elsewhere by builders and many lesser architects during the 1920s. However, Pipes' houses did lead to some very creditable imitations of his style which were superior to the builders' "English" houses. Pipes design were none of them cold copies of English prototypes, but he did use traditional English concepts and details, adapting them to site and program requirements, and to modern living.

MAURICE E. CRUMPACKER

Maurice Edgar Crumpacker was born December 19, 1886 in Valparaiso, Indiana to Congressman Edgar Dean Crumpacker and Charlotte Lucas Crumpacker. As the son of a congressman his early schooling was received in Valparaiso and in the national capital, graduating from Culver Military Academy in 1905.

While attending Culver Military Academy he began his athletic career playing varsity football and later became one of the most valuable men on the squad at the University of Michigan, where he was a member of Theta Delta Chi and received his Bachelors of Arts degree in 1906. After completing his courses at the University of Michigan Crumpacker entered Harvard Law School, and graduated from there in 1912.

During 1912 with his education complete Maurice Crumpacker moved west to Oregon, was admitted to the Oregon Bar and began his law practice in Portland. Shortly after his arrival he met and married Cully Anna Cook, the daughter of Mrs. James Cook and a member of an old Oregon family. A few years later while serving as Captain of the Third Oregon Division during World War I Crumpacker made history when he formed the Loyal Legion of Loggers and Lumbermen in the interests of war-time timber production.

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In 1921 he was appointed special deputy attorney under Stanley Myers. By 1922 Crumpacker officially entered politics by running for the Republican nomination to Congress from the Third Oregon (Multnomah County) district and claiming a surprisingly large number of votes against his successful opponent, Clifton N. McArthur. In 1924 he tried again, this time he easily won the primaries and went on to defeat the Democratic candidate for re-election Elton Watkins. During this period Maurice moved his family into their new home in Dunthorpe, Oregon and continued to reside there whenever he was in Portland until his early death in 1927.

While performing his duties as representative in Congress from the Third Oregon District, the popular Crumpacker co-authored the Oregon bonus law; was a congress member of the rivers and harbors committee (a position usually held by older men); and in 1926 he was a key factor in securing for Oregon a survey of the Columbia River by the federal board of engineers. As part of the community Crumpacker was a member of the American Legion, the University club, the Woodman of the World, the Masons and the Moose.

On July 24, 1927 Maurice Crumpacker cut short his life and brilliant career by killing himself when he jumping from the dock into the San Francisco Bay landing in the rocky shallows below. He was survived by Cully Crumpacker and three sons.

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-
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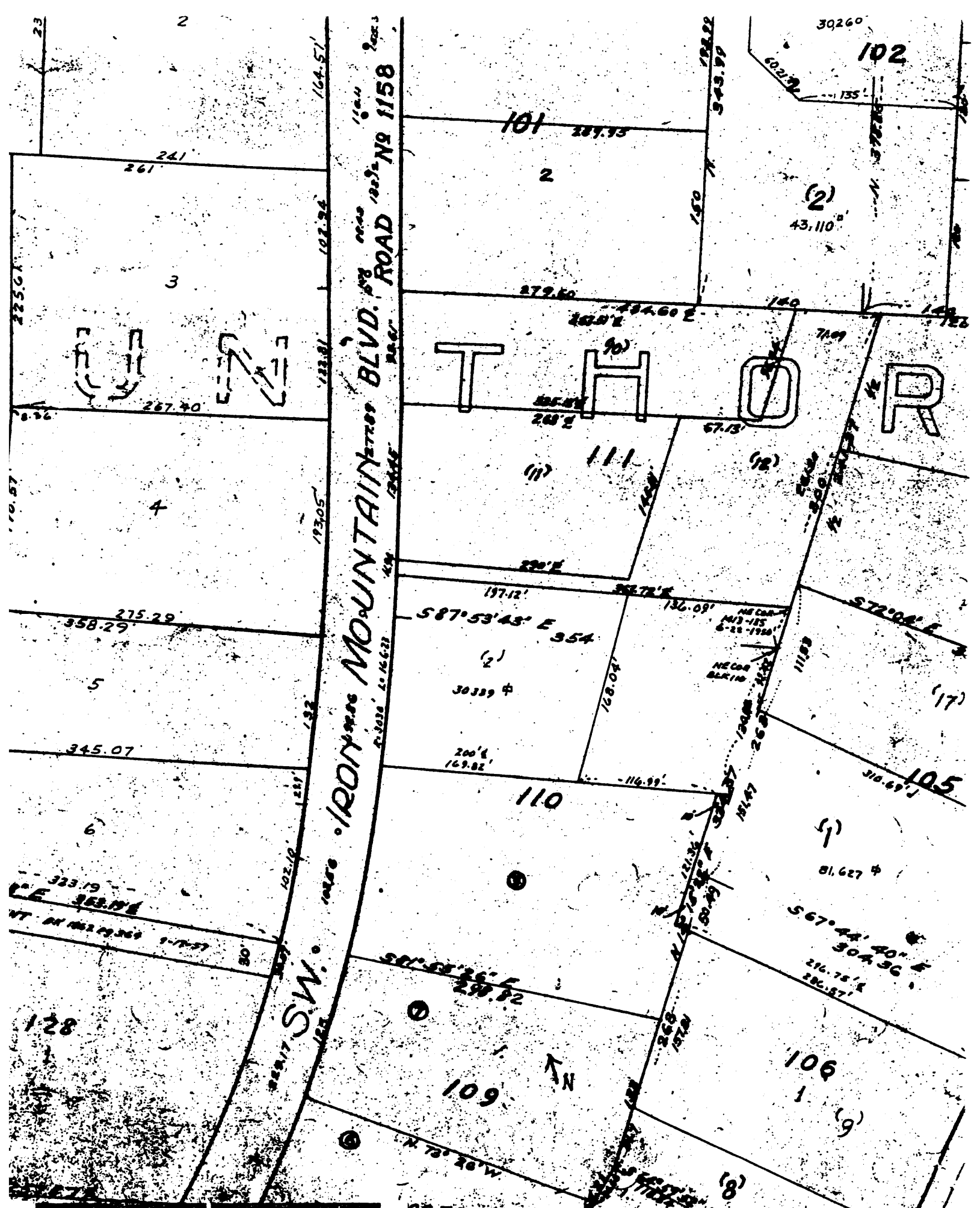
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VERBAL BOUNDARY DESCRIPTION

The nominated area is Tax Lot 7 of Block 109, Dunthorpe Addition to the City of Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

The nominated area encompasses the entire parcel occupied by the house completed for Maurice Crumpacker in 1923.



IRON MOUNTAIN BLVD. SW. COR. N. 105th St. No. 1158
 S.W. COR. N. 105th St. No. 1158

T H O R

CRUMPACKER HOUSE

12744 SW IRON MT. RD. MULT CO

PROPOSED CHANGES TO THE CRUMPACKER RESIDENCE

The present owners of the house propose additions and alterations to the house the most significant of which is the extension of the breakfast room. Plans have been included which show the current configuration and proposed configuration.

Other alterations and additions proposed are as follows:

First Floor Changes:

Enlarge the front entrance stoop.

Remodel the kitchen. The present kitchen is a remodel.

Remodel present boiler/laundry for new bath, mudroom and storage.

Extend the former maid's room on the garden side with a bay window for a new family room, adding a fireplace.

Add office and laundry wing with garbage area enclosure.

Add onto the rear of the garage for storage area.

Second Floor Changes:

Remodel present master bath into dressing room and make former nursery into bathroom.

Remove the added wardrobe closet from the master bedroom and reduce size of the original pair of closets. The original bath had already been remodelled.

Open up the small east bedroom to the hall and add stairway to attic.

Enlarge bedroom over extended family room.

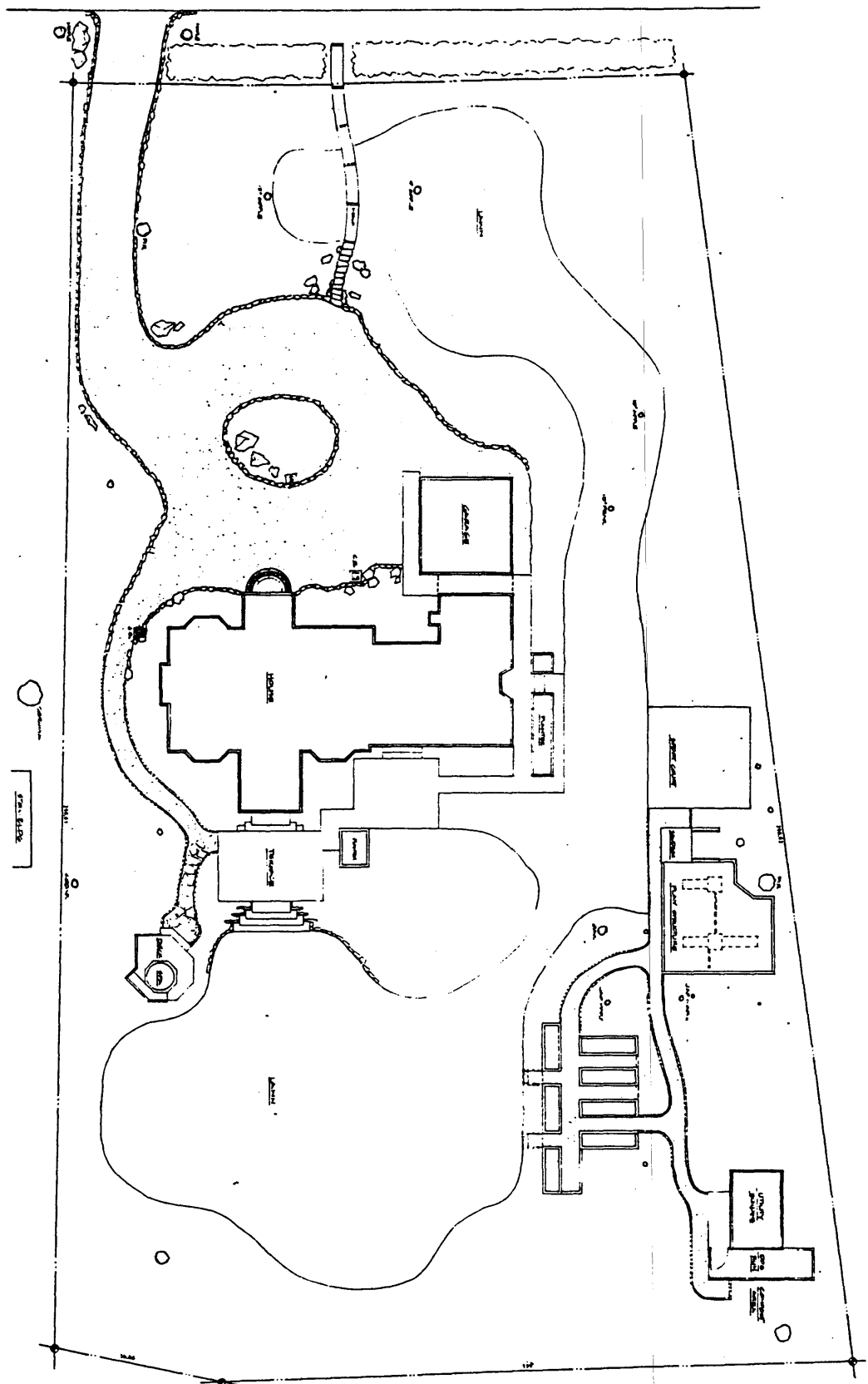
Convert former maid's room to new bath and hallway.

Add bedroom over new laundry and office.

Add bedroom and bath over garage.

Current

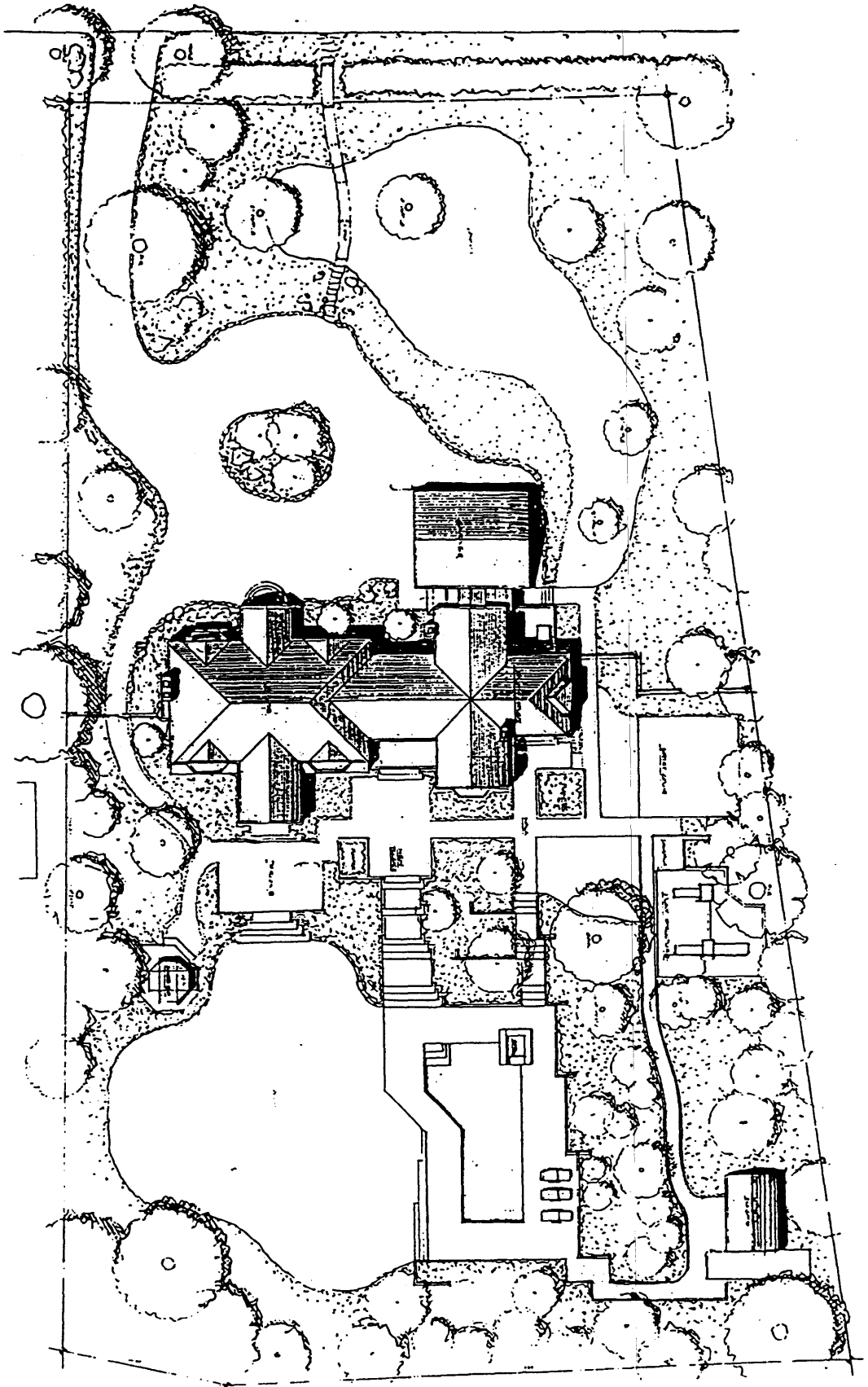
① SITE PLAN
 NORTH



| | | | | |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------|
| <p>DATE: 10/1/88 DRAWN BY: [Name] CHECKED BY: [Name]</p> | <p>DESCRIPTION: LEWALLEN RESIDENCE 12714 S.W. RON MOUNTAIN BLVD. MULTNOMAH COUNTY, OREGON 97219</p> | <p>YOST/GRUBE/HALL/JOHNSON ARCHITECTS P.C. 12114 W. Park Ave. Suite 2700 Portland, OR 97228 Tel: (503) 288-6400 Fax: (503) 288-6400</p> | <p>SCALE: 1" = 1'-0"</p> | <p>DATE: 10/1/88</p> |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------|

MASTER PLAN

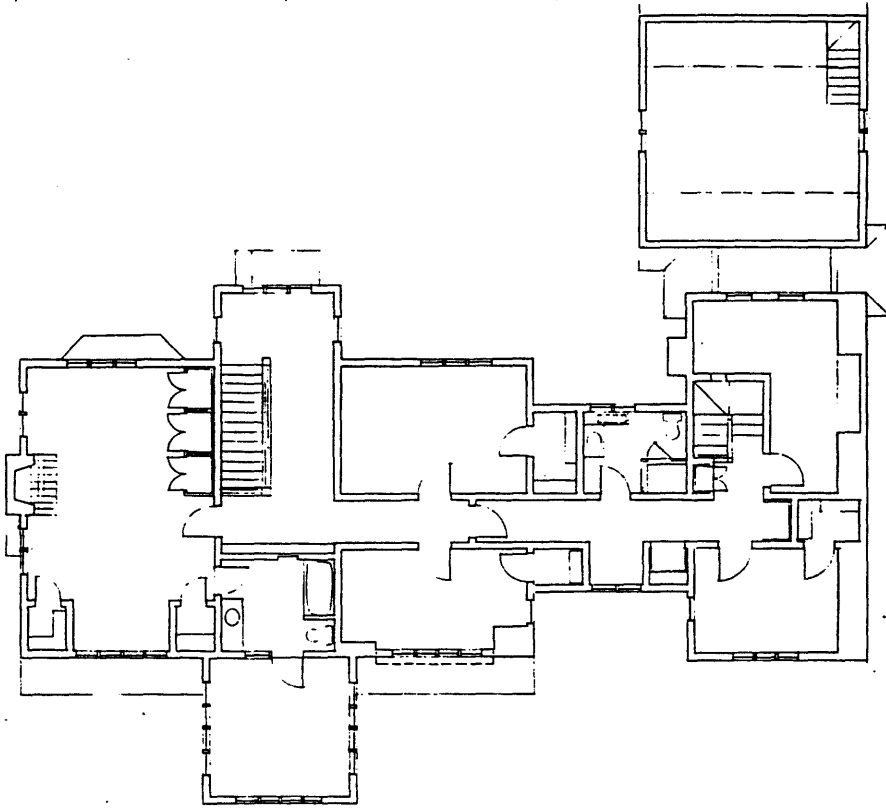
① SITE PLAN
 NORTH



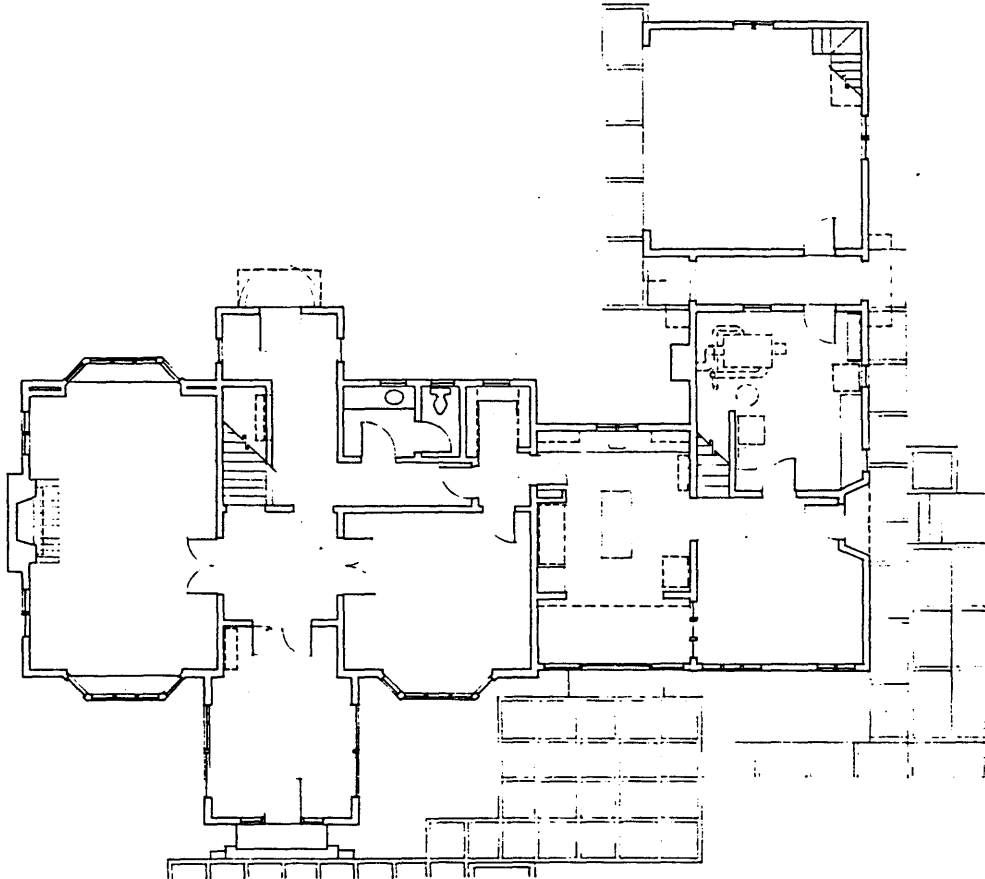
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| <p>Project Name Lewallen Residence</p> | <p>LEWALLEN RESIDENCE 12716 SW. IRON MOUNTAIN BLVD. MULTNOMAH COUNTY, OREGON 97229</p> | <p>YOST/GRUBE/HALL/JOHNSON Architects PC 12115 N. Park Ave., Suite 2700 Portland, OR 97228 Tel: (503) 251-4242 Fax: (503) 251-4222</p> | <p>Scale: 1/8" = 1'-0"</p> | <p>Sheet: 1 of 1</p> |
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EXISTING

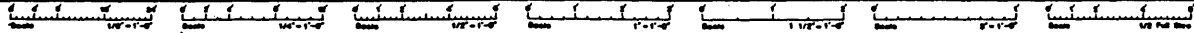
EXISTING SECOND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

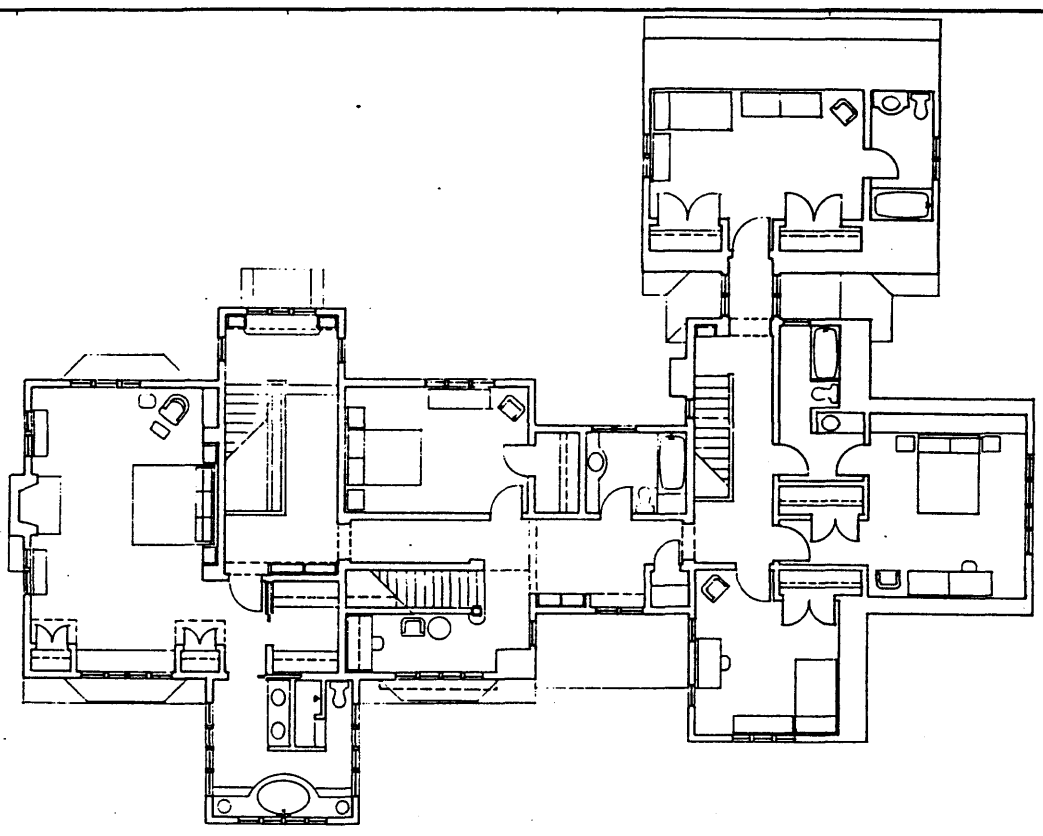


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| Project No. Date Scale | LEWALLEN RESIDENCE 127 1/2 SW. BORN MOUNTAIN RD. MULTNOMAH COUNTY, OREGON 97219 | YOST/GRUBE/HALL/JOHNSON Architects PC 1211 S. W. 10th Ave. Suite 2100 Portland, OR 97205 Tel: (503) 251-4100 Fax: (503) 251-4101 | Sheet No. Total Sheets |
|------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|

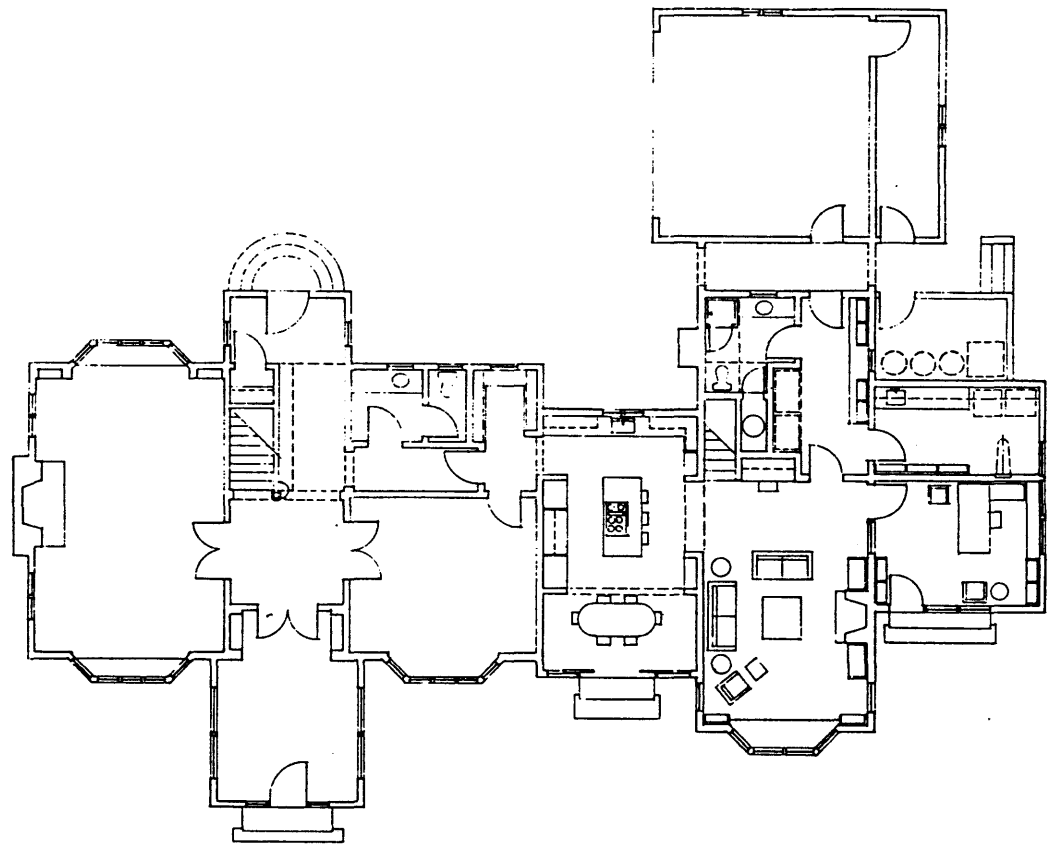


PURPOSED

SECOND FLOOR PLAN



GROUND FLOOR PLAN

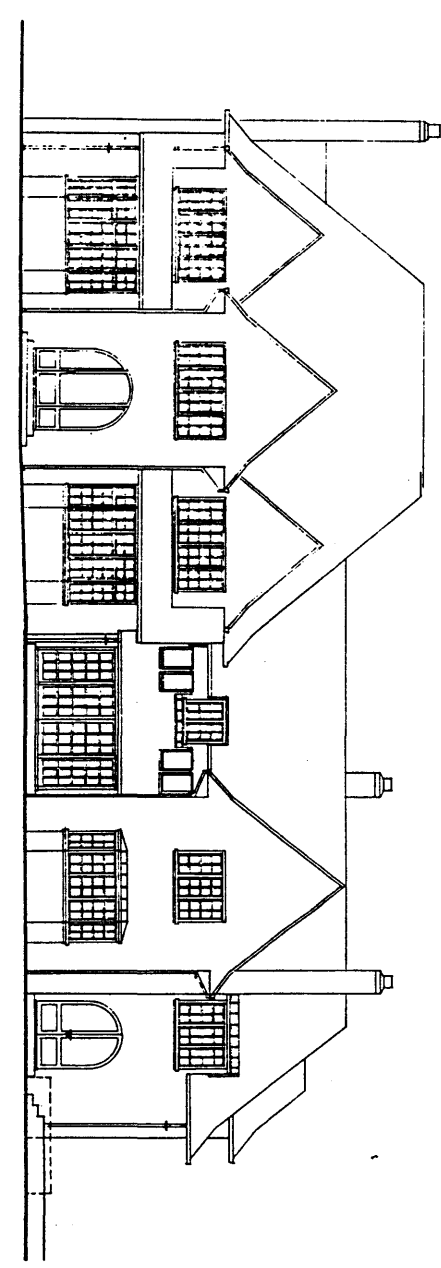


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|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Project No. 1219</p> <p>Client: Lewallen</p> <p>City: Clatsop</p> | <p>LEWALLEN RESIDENCE</p> <p>12714 S.W. BROWN MOUNTAIN BLVD MULTNOMAH COUNTY, OREGON 97219</p> | <p>YOST/GRUBE/HALL/JOHNSON</p> <p>Architects P.C.</p> <p>12115 W. Park Ave. Suite 1200 Portland, OR 97228 Ph: (503) 795-4649 Fax: (503) 521-0539</p> | <p>Scale: 1/4" = 1'-0"</p> <p>Scale: 1/4" = 1'-0"</p> <p>Scale: 1/2" = 1'-0"</p> <p>Scale: 1" = 1'-0"</p> <p>Scale: 1 1/2" = 1'-0"</p> <p>Scale: 2" = 1'-0"</p> <p>Scale: 1/8" = 1'-0"</p> |
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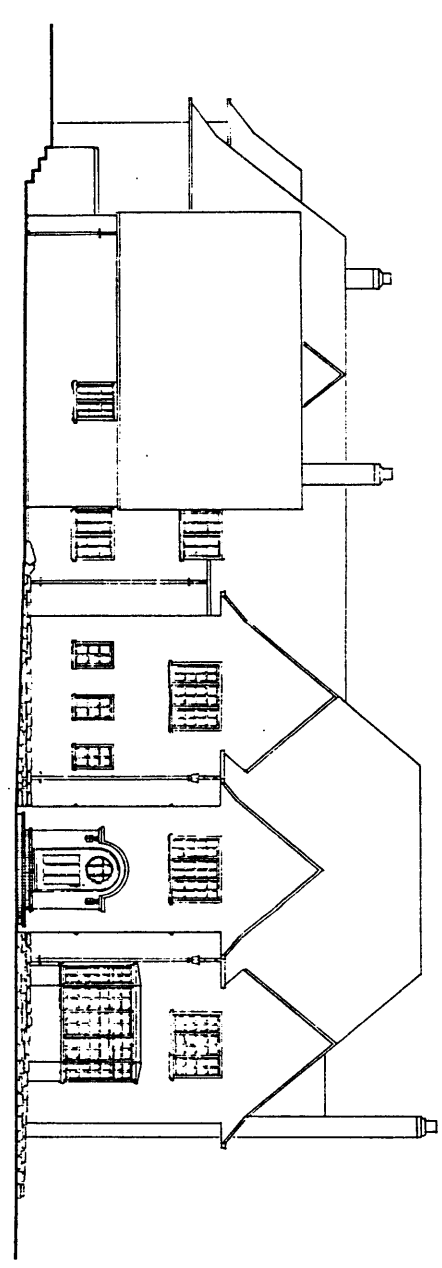
As shown to not 30" x 42" & to be reduced print. Detail accordingly.

PURPOSED

EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

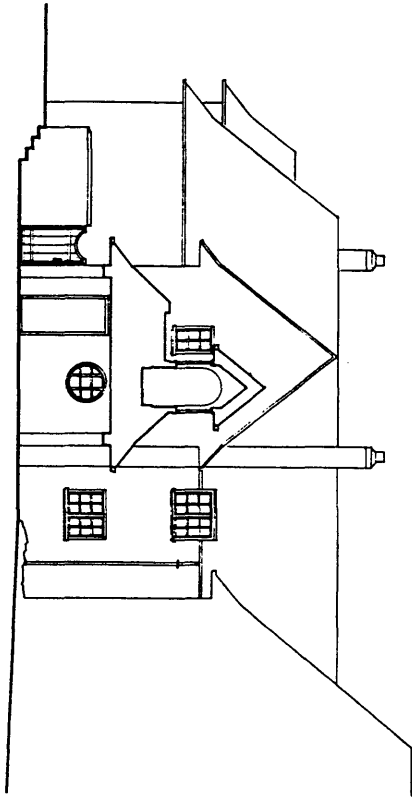


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|----------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <p>Project No. 111</p> <p>Sheet No. 01</p> <p>1/2" = 1'-0"</p> | <p>1/2" = 1'-0"</p> | <p>LEWALLEN RESIDENCE 12714 SW 80th Mountain Blvd. Multnomah County, Oregon 97219</p> | <p>YOST/GRUBE/HALL/JOHNSON Architects PC 12115 W. Park Ave. Suite 1200 Portland, OR 97236 Fax: (503) 291-6200 Tel: (503) 251-0120</p> | <p>1/2" = 1'-0"</p> | <p>1/2" = 1'-0"</p> |
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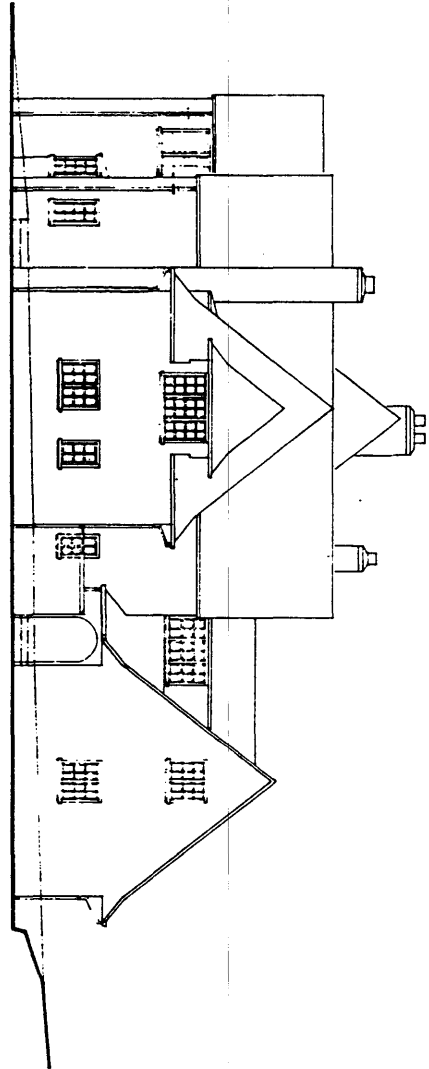
© 2001 by Yost/Grube/Hall/Johanson Architects PC. All rights reserved. Scale 1/4" = 1'-0"

PURPOSED

WEST ELEVATION / SECTION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



| | |
|-------------|-------------------------|
| Project No. | 1219 |
| Client | OW |
| Architect | YOST/GRUBE/HALL/JOHNSON |

| | |
|--------------|---------------------------------------------------------|
| Project Name | LEWALLEN RESIDENCE |
| Address | 12714 SW IRON MOUNTAIN BLVD. MILWAUKEE, OREGON 97219 |

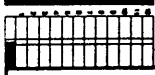
| | |
|-----------|-------------------------------------------------------------------------------------------|
| Architect | YOST/GRUBE/HALL/JOHNSON Architects PC |
| Address | 12115 W 19th Ave, Suite 200 Portland, OR 97201 Tel: (503) 294-8800 Fax: (503) 291-0810 |

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| Scale | 1/8" = 1'-0" |
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| Scale | 1/8" = 1'-0" |
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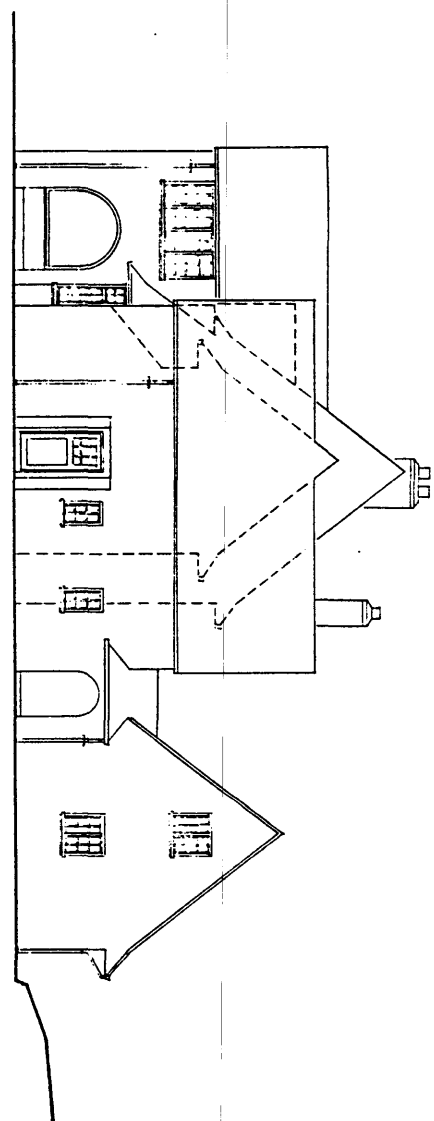
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|-------|--------------|
| Scale | 1/2" = 1'-0" |
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As shown in 1/8" = 1'-0" or 1/4" = 1'-0" or 1/2" = 1'-0" or 3/4" = 1'-0" or 1" = 1'-0" or 1 1/2" = 1'-0" or 2" = 1'-0" or 1/2" Full Size



EXISTING

NORTH ELEVATION



| | | | | | |
|--------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|
| Project No. 147 Date: 01 Drawing No. | LEWALLEN RESIDENCE 12714 S.W. BEON MOUNTAIN BLVD MULTNOMAH COUNTY, OREGON 97224 | | YOST/GRUBE/HALL/JOHNSON Architects PC 12115 W. Park Ave. Suite 200 Portland OR 97201 Fax: (503) 993-8800 Tel: (503) 221-9630 | | 1/8" = 1'-0" Scale |
| | 1/8" = 1'-0" Scale | 1/4" = 1'-0" Scale | 1/2" = 1'-0" Scale | 1" = 1'-0" Scale | 1 1/2" = 1'-0" Scale |