

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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

For HCRS use only

received JUL 28 1980

date entered SEP 8 1980

## 1. Name

historic Rice-Gates House

and/or common

## 2. Location

street & number 308 SE Walnut St. \_\_\_\_\_ not for publication

city, town Hillsboro \_\_\_\_\_ vicinity of congressional district 1st

state Oregon code 41 county Washington code 067

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name George K. and Dale E. Champlin

street & number 308 SE Walnut

city, town Hillsboro \_\_\_\_\_ vicinity of state Oregon 97123

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Records Office

street & number 150 N. Main St.

city, town Hillsboro \_\_\_\_\_ vicinity of state Oregon 97123

## 6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible?  yes  no

date 1979 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records State Historic Preservation Office

city, town Salem \_\_\_\_\_ vicinity of state Oregon 97310

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Rice-Gates House, a residence in the Second Empire Baroque Style, built in 1890, is situated two blocks south of the outskirts of Hillsboro's business district. It stands on a corner lot comprised of parts of Lot 5 and Lot 6 of Block 13 of the Simmons Addition. Its immediate neighborhood consists largely of houses of the late 19th century and early 20th century, as well as several houses of the last two decades; St. Matthew's Roman Catholic church and school, and the David Hill elementary school. The Southern Pacific Railroad passes the neighborhood in an east-west direction a block to the south of the house.

The two-story balloon-frame house is L-shaped in plan and rests on a high basement which has approximately 2/3 of its height above ground. It is oriented toward the north, with the asymmetrical front elevation being formed by the inner angle of the "L". The foundation and basement are of stretcher-bond brick; the first floor and the lower part of the second floor are covered with horizontal shiplap siding; and the house has a straight sided mansard roof with dormers, the lower slopes of which encompass approximately 3/4 of the height of the second floor.

The house has three porches. The first, on the north elevation, extends from the inner angle of the "L" across the main entry to the house, and is reached by steps. It rests on a shingled and arcaded wooden base, has a shingled balustrade, and a shallow mansard roof supported by scroll-saw bracketed posts. The second porch runs the entire length of the west elevation, and is accessible only from the inside. It is similar in construction to the front porch, with the shingled and arcaded base, shingled balustrade, and mansard roof supported by bracketed posts. The third porch is a narrow glassed-in sun porch on the south elevation, reached by stairs from the outside and from the inside. It is again similar to the other porches, except that it has lost its original base and now rests on plain posts.

The basement windows in the north elevation are single-pane casement windows. The first-floor windows, both single and paired, are round arched, double-hung sash windows with one over one lights. All first and second story window openings have pedimented architraves. Paired windows appear on the north and south elevations; single windows on the west. The dormer windows are also arched and pedimented, one over one sash windows; there are two dormers each on the north, west and east elevations, and three on the south elevation.

The main entry has a round-arched transom and pedimented architrave, as does the surround of the door opening onto the west porch. The latter is centered between two single window openings. The house has two interior brick chimneys, the corbelled caps of which are in need of restoration. The roof is covered with lozenge-shaped wooden shingles.

The mansard roof is the most imposing element of the house. It has a boxed cornice at its lower edge, which is supported by paired brackets, small pairs alternating with large. The brackets, in turn, rest on a dentilled frieze. The smaller mansard roofs of the three porches have similar features--boxed cornices, paired brackets, dentilled friezes, and the same lozenge pattern of imbricated shingles.

Other decorative elements are the window and door surrounds which have saw-cut scrolls at the impost. The brackets of the porch posts and corner boards are jigsaw-cut in a fancy profile with pierced scroll work.

The original steps leading to the front porch are no longer extant, but the current owner is in the process of replacing them. The wood cresting on the main roof and the roofs of the porches was lost in intervening years, but will be replaced on the basis of fragments and historic views. The garage on the east side of the house, reached by a covered walkway from the east basement entry, was incorporated into the lot next door when the house was sold in later years. The garage is no longer part of the property on which the Rice-Gates House stands and is not included in the area nominated.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY	
RECEIVED	JUL 28 1980
DATE ENTERED	SEP 8 1980

Rice-Gates House

CONTINUATION SHEET

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The interior of the house is organized around a central entry and stair hall, with four main rooms leading off it at each level. It was subdivided into separate apartments in 1940, but the original window surrounds (similar to those on the exterior) and baseboards remain, as does the original cove molding in living room and parlor. The built-in cupboards and shelves in the basement kitchen remain with most of their original hardware, as do similar cupboards and bookcases in the first floor southwest parlor and on the second floor landing. The later partitions are being removed by the present owner in an effort to restore the original configuration of the plan.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890 Builder/Architect Unknown

### Statement of Significance (in one paragraph)

The Rice-Gates House, built in 1890, is significant to Hillsboro for its historic association with a family important in the development of the power, light and telephone industries in Oregon and the growth of railway transportation in the Northwest. The house is architecturally significant as the only residence of the Second Empire Baroque Style in Hillsboro and one of the few examples of the style in the metropolitan area. It was described in 1893 as "one of the prettiest little cottages in the city."<sup>1</sup>

The house was built in 1890 for William J. Rice, a prominent Hillsboro attorney, who after leaving Hillsboro, became District Attorney of Columbia County; but in the area it is chiefly associated with Harry V. Gates and his son, Oliver B. Gates, who lived there from 1903-1927 and from 1910-1927 respectively. H.V. Gates was a railway surveyor and civil engineer who began his career as an engineer for the Callao, Lima and Oraya Railway in the construction of "one of the great engineering feats of the world," completing a line across the Andes in 1872.<sup>2</sup> Upon his return to the United States, he was "continually identified with railway construction and expansion throughout the Pacific Northwest,"<sup>3</sup> surveying and overseeing construction on such lines as the Northern Pacific Stampede Pass line in Washington in 1881, the Oregon Pacific lines from Albany to Yaquina and from Albany to Boise in 1882-83, and "many of the branch roads and parts of the main connecting points along the Pacific Coast"<sup>4</sup>--in all more than 1000 miles of track throughout the Pacific Northwest and California. From 1887-1891 he was superintendent of construction for the Union Pacific. In 1891 he retired from the railway business and moved to Hillsboro, where he purchased the Rice-Gates House in 1903, selling it to his son Oliver in 1911 for a token sum while continuing to reside there. He served in the state legislature in 1893-1894, and with his son he constructed, owned and operated the Hillsboro Power and Light Works, as well as similar plants in Heppner, Klamath Falls, Prineville, and eight other communities in Southern and Central Oregon. In addition, H.V. and O.B. Gates owned and operated more than 500 miles of main-line telephone service in Southern Oregon, and the Gates Pipe Works in Hillsboro. The Gates family also owned a 10,000-acre ranch in Eastern Oregon. H.V. Gates, as a veteran of the Civil War, served four terms as state commander of the Grand Army of the Republic; his son was for twenty years a member of the Hillsboro Utilities Commission.

The Rice-Gates House shares its neighborhood with several houses of roughly contemporar period, but it is the only one of its distinctive style. It remains substantially unchanged in its exterior appearance since the time of the Gates family's residence there; the unique example of the Second Empire Baroque Style in Hillsboro today.

1 Hines, H.K. An Illustrated History of the State of Oregon (Chicago: Lewis Publishing Co. 1893), p. 970.

2 Hillsboro Argus, "Death Closes Eventful Life of H.V. Gates," October 17, 1935, p. 1, 8.

3 Ibid

4 Ibid

## 9. Major Bibliographical References

Hines, H.K. An Illustrated History of the State of Oregon (Chicago: Lewis Publish. Co, 1893)  
 Lockley, Fred. History of the Columbia River Valley from The Dalles to the Sea (Chicago: S.J. Clarke Publish. Co, 1928), Vol. 2  
 Hillsboro Argus, "Death Closes Eventful Life of H.V. Gates" October 17, 1935, p. 1, 8.  
 Hillsboro Argus, "O.B. Gates Rites Set Wednesday" February 19, 1962, p. 1.

## 10. Geographical Data

**UTM NOT VERIFIED**

Acreeage of nominated property less than one

Quadrangle name Hillsboro, Oregon

**ACREAGE NOT VERIFIED**

Quadrangle scale 1:24000

UMT References

A 

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

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

**Verbal boundary description and justification** Situated in the County of Washington, State of Oregon, to wit: The north  $\frac{1}{2}$  of Lot 6 and the west 12.5 feet of the north  $\frac{1}{2}$  of Lot 5, all in the Block numbered 13 of Simmons Addition to the town, now city, of Hillsboro.

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

state	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Emily C. Renfrow

organization \_\_\_\_\_ date December 1979

street & number 15841 SE Naef Court telephone 503/654-2624

city or town Milwaukie state Oregon 97222

## 12. State Historic Preservation Officer Certification

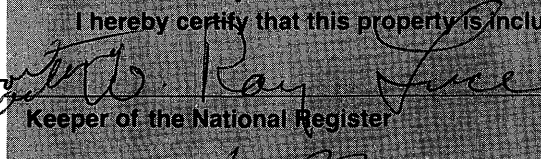

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature  

title Deputy SHPO date July 14, 1980

For HCRS use only	
I hereby certify that this property is included in the National Register	
	date <u>9/8/80</u>
Keeper of the National Register	
Attest: 	date <u>9-2-80</u>
Chief of Registration	



Rice-Gates House  
308 SE Walnut St.  
Hillsboro, Washington Co, Ore.  
1 of 7 - Historic view, c.  
1905. North and west elevation

showing carriage house or  
garage in rear and original  
wood roof cresting, now miss-  
ing.

JUL 28 1980

Photographer unknown.

George Champlin  
308 SE Walnut St.  
Hillsboro, OR 97123

~~SEP 8 1980~~





Rice-Gates House  
308 SE Walnut St.  
Hillsboro, Washington Co, OR  
2 of 7 - Historic view, c.  
1910. West and south eleva-  
tions, showing use of awnings  
at window openings, covered  
walkway to garage.

Photographer unknown.

George Champlin  
308 SE Walnut St.  
Hillsboro, OR 97123

JUL 28 1980

SEP 8 1980



Rice-Gates House  
308 SE Walnut St.  
Hillsboro, Washington Co, OR  
3 of 7 - Looking SE from in-  
tersection of SE Walnut St.

and S. Second Ave. at north  
and west elevations, showing  
overall integrity of property.  
Note loss of upper chimney  
stack and solid, shingle-cov-  
ered railings for north porch  
staircase. Garage is now on  
separate holding and is not  
included in area nominated.  
George Champlin photo, 1979  
308 SE Walnut St.  
Hillsboro, OR 97123

0861 8  
SEP 8  
PES

JUL 28 1980



Rice-Gates House  
308 SE Walnut St.  
Hillsboro, Washington Co, OR  
4 of 7 - North (front) eleva-  
tion from SE Walnut St.

George Champlin photo, 1979  
308 SE Walbut St.  
Hillsboro, OR 97123

JUL 28 1980

0861 8  
SEP 8  
DES



Rice-Gates House  
308 SE Walnut St.  
Hillsboro, Washington Co, OR  
5 of 7 - West elevation, showing side porch.

George Champlin photo, 1979  
308 SE Walnut St.  
Hillsboro, OR 97123

JUL 28 1980

~~08618~~

~~435~~





Rice-Gates House  
308 SE Walnut St.  
Hillsboro, Washington Co, OR  
6 of 7 - South (rear) eleva-  
tion showing repairs to

JUL 28 1980

shingle-covered substructure  
of sun porch in progress.

George Champlin photo, 1979  
308 SE Walnut St.  
Hillsboro, OR 97123

08618

SEP 8



Rice-Gates House  
308 SE Walbut St.  
Hillsboro, Washington Co, OR  
7 of 7 - East and north eleva-  
tions.

**JUL 28 1980**

George Champlin photo, 1979  
308 SE Walnut St.  
Hillsboro, OR 97123

**SEP 8 1980**