

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: MULTNOMAH COUNTY**

**HIST. NAME:** Hutchin House  
**COMMON NAME:**  
**ADDRESS:** 3321 Northwest Thurman Street  
**CITY:** Portland  
**OWNER:** Le Guin, Charles A. & Ursula K.  
**ADDRESS:** 3321 Northwest Thurman Street,  
Portland, OR 97210

**DATE OF CONSTRUCTION:** 1899  
**ORIGINAL USE:** Domestic: single dwelling  
**PRESENT USE:** Domestic: multiple dwelling  
**ARCHITECT:**  
**BUILDER:**  
**THEME:** Culture: 19th C. Arch.  
**STYLE:** Queen Anne/Shingle Style

**T/R/S:** T1N R1E S29  
**MAP NO.:** 2825      **TAX LOT:**  
**ADDITION:** Willamette Heights  
**BLOCK:** Block 31      **LOT:** Lot 2  
**ZONE:** R5  
**ASSESSOR NO.:** R913404960

**RESOURCE TYPE:** Residence: single family  
**CONDITION:** Excellent  
**MOVED (DATE):** No

**OLD ADDRESS:** 1103 Thurman  
**RANK:** Primary

**PLAN TYPE/SHAPE:** Irregular  
**FOUNDATION MATERIAL:** Unknown  
**ROOF FORM & MATERIALS:** Gable  
w/intersecting gables and gable dormer/wood  
shingles  
**WALL/FRAME:** Wood frame

**NO. OF STORIES:** 2.5  
**BASEMENT:** Yes

**PRIMARY WINDOW TYPE:** 1/1 double-hung wood sash  
**EXTERIOR SURFACING MATERIALS:** Beveled siding; shingles, wood

**DECORATIVE FEATURES:** Interior brick chimney; wide overhanging eaves with exposed rafters; cornerboards; shingled second story; beveled sided first story; projecting cornices; bay window on south elevation; side projection with hip roof on first story; porch set under flared eave of house at west end of front elevation with brackets and friezeboard; turned porch posts; square balusters; watertable with cap.

**EXTERIOR ALTERATIONS/ADDITIONS:** Front door not original; converted to duplex in 1986.

**NOTEWORTHY LANDSCAPE FEATURES:** House perimeter plantings; densely covered lot; deciduous and conifer trees; hedge borders side yard; camelias flank entrance; house set close to street on lot sloping to rear.

**ASSOCIATED STRUCTURES:** Attached one car garage with flat roof and balcony on east elevation.

**SETTING:** The building faces south on Northwest Thurman Street, a busy two-way arterial. The lot is a moderately sized parcel and is in a primarily residential neighborhood. A driveway is located east of the building. Residences flank the building.

**RECORDED BY:** Donovan and Associates  
Prohaska and Associates

**SHPO INVENTORY NO.:**  
**DATE:** Spring, 1993  
**NEGATIVE NO.:** Roll 9 #5

5722

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**STATEMENT OF SIGNIFICANCE**

Architectural: The Hutchin House, constructed in 1899, was designed with elements of the Queen Anne and Shingle styles. Characteristics of the styles embodied in the house include the overhanging eaves supported by block modillions, decorative cut bargeboard, cornerboards, shingled second story, bay window, projecting window cornices, Tuscan porch posts which support the swept gable, and decorative porch friezeboard. In excellent condition with minor alterations, the house is a good-excellent example of its type.

Historical: The property is associated with the following Portland families or businesses: Scottish American Investment Company (SAIC), Cora L. and George L. Hutchin, Dorothy and Randolph V. Bingham, Nina L. and Gertrude Greathouse, and Florence Bingham.

**PROPERTY OWNERSHIP HISTORY**

- 1894      John Hale deeded lots 2-8 & 10-31 to the Scottish American Investment Company.
- 1903      SAIC deeded lot 2 to Cora L. and George L. Hutchin, husband and wife.
- 1920      Hutchin deeded the property to Dorothy and Randolph V. Bingham and Nina L. and Gertrude Greathouse.
- 1922      Dorothy Bingham, a widow, deeded the property to Randolph V. and Florence Bingham, husband and wife.
- 1938      Bingham deeded the property to Nina L. and Gertrude Greathouse. (Nina Greathouse OB # 86-61)
- 1946      Gertrude Greathouse died. OB# 86-62.

**OWNERS BIOGRAPHICAL INFORMATION**

Scottish American Investment Company LTD of Edinburgh opened an office in Portland because they anticipated a profitable financial return for investing in Oregon real estate, timber, and railroads. The two men ultimately responsible for the firm's real estate investments in Portland were Robert Livingstone, a lawyer from Edinburgh who arrived in Portland in 1885, and Percy Blyth. In 1894 Blyth was appointed the company's attorney responsible for managing and selling their real estate investments. The Scottish American Investment Company and the real estate firm of Russell, MacCleod, and Blyth were responsible for the exclusive marketing of the lots in Willamette Heights. The business offices of both companies were located in the same building at 147 First Street. During the 1890s, the Pacific Northwest was a favorite location for mortgage loans by the firm. The agricultural depression in the Northern Plains of the United States was not felt in the Northwest. In addition, land values continued to soar because of the demand for increased railway facilities. The purchase of the Willamette Heights land was viewed as an excellent investment. The firm was located at 82 1/2 3rd in 1907. Lewis Russell and Percy H. Blyth were then the company agents. New investment in the United States declined in the 1920s, although the total amount of Scottish capital in the United States did not greatly diminish due in part to the rapid appreciation of their real estate investments. In the depression years of 1930-36, the Scottish investors experienced financial reversals. When the world went to war in 1939, practically every asset of the Scottish American Investment Company had to be sacrificed.

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Although investment in the United States ceased after that time, the Scottish American Investment Company is still in business in Edinburgh. No other biographical information is known at this time.

OTHER SOURCES: Portland City Directory, 1907-08; Willamette Heights Chronicles, 1991; National Register Nomination Grant House, S. Donovan and A. Prohaska, 1990.

George L. Hutchin (d. 1927) moved to Portland in about 1902. He spent most of his career in pageant and promotion work. In Portland he was seven times the director of the Portland Rose Festival. He developed the festival's night electric parade that was a spectacular feature of the Rose Festivals for many years. He was 70 when he died in August, 1927, and was survived by his wife (Cora L. Hutchin), a son (Elbertson Hutchin) and a daughter (Mrs. Louise Hamline), all of Portland. No other biographical information is known at this time.

Cora L. Hutchin was born in New Orleans, Louisiana and reared in Bloomington, Illinois, where she met George Hutchin. Cora was a designer of costumes for the Rose Festival parades. She was listed in the 1928 city directory as the widow of George, residing at 998 Thurman (2894 NW Thurman Street). In 1937 Cora still resided at the Thurman residence. She died in November, 1948, and was survived by her son and daughter. No other biographical information is known at this time.

OTHER SOURCES: Oregonian, August 11, 1927, p.6; November 11, 1948, p.15; Oregon Journal, November 11, 1948, p.10; Portland City Directory, 1928, 1932, 1934.

Dorothy Bingham No biographical information is known at this time.

Randolph V. Bingham No biographical information is known at this time.

Nina L. Greathouse was the sister of Gertrude Greathouse. No other biographical information is known at this time.

Gertrude Greathouse (d. 1946) was born in Illinois. She became a teacher, moved to Iowa, and then to Portland, Oregon, where she taught in Chapman School. Gertrude was an active member of the School Teachers Retirement Fund, the P.T.A., the Shakespeare Study Club, and the Grade Teachers Association. She resided with her two sisters (both of whom were also teachers) at 3321 NW Thurman Street. Gertrude died in February, 1946. She was survived by her sister (Nina I. Greathouse). No other biographical information is known at this time.

OTHER SOURCES: Oregonian, February 22, 1946, p. 14; Willamette Heights Chronicles, 1991.

Florence Bingham No biographical information is known at this time.

ARCHITECT: Unknown at the present time.

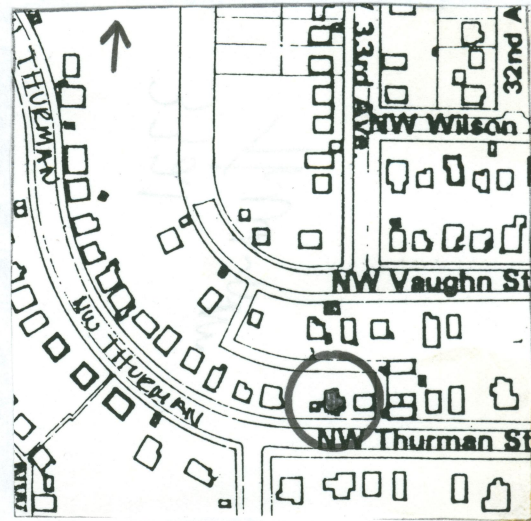
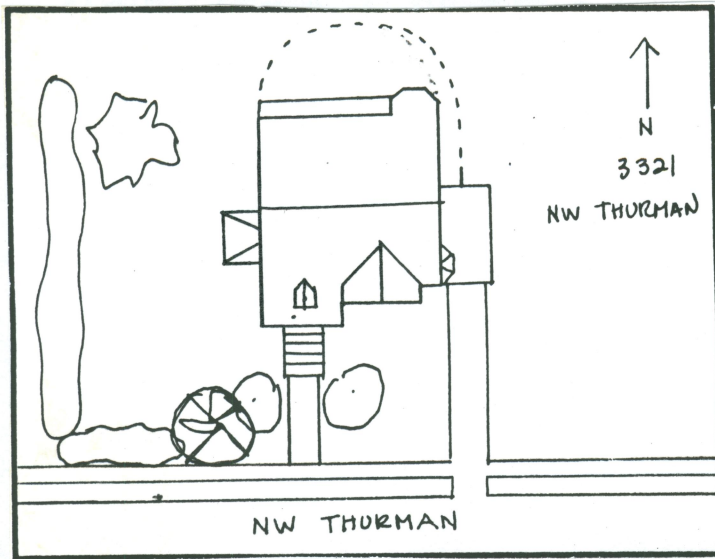
Sources: Ticor Title Company Records  
Multnomah County Tax Assessor Records  
City of Portland Building Bureau  
Portland City Directories  
Portland Block Books

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