

PH0660213

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY **DATA SHEET**  
 RECEIVED JAN 11 1978  
 DATE ENTERED MAR 8 1978

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

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

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Palmer (John) House

AND/OR COMMON

Multnomah Conservatory of Music

**LOCATION**

STREET & NUMBER

4314 North Mississippi Avenue

NOT FOR PUBLICATION

CITY, TOWN

Portland

CONGRESSIONAL DISTRICT

VICINITY OF

3rd

STATE

Oregon

CODE

41

COUNTY

Multnomah

CODE

051

**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"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME

Mr. and Mrs. Richard Sauter

STREET & NUMBER

4314 North Mississippi Avenue

CITY, TOWN

Portland

VICINITY OF

STATE

Oregon 97217

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Multnomah County Courthouse

STREET & NUMBER

CITY, TOWN

Portland

STATE

Oregon 97204

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Portland Historical Landmark

DATE

January 14, 1972

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

City of Portland Bureau of Planning, 424 SW Main Street

CITY, TOWN

Portland

STATE

Oregon 97204

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The house was begun in 1890 by John Palmer, an early-day Portland contractor. It is a two and a half-story, gable-roofed house in the Queen Anne Style with considerable surface decoration in the Eastlake and Stick Style traditions. Each of five gable ends display differing band saw and spindle patterns, and the mass of the house is similarly varied by bays, porches and projections.

The principal elevations of the house are on the south and west, where a large veranda, added about 1910, wraps around the southwest corner. The hand-carved, double-leaf cedar front door with colored glazing was made in England, it is believed, and shipped to the West Coast via Cape Horn. The exterior of the house was finished with v-edge, shiplap siding, fancy-butt shingles, and bracketed eaves.

The house was constructed of cedar throughout, and square nails were used. The second-story bedroom over the kitchen wing was an addition of 1910. In the latter year the house was raised, and a full basement added. At this time also the veranda and retaining walls at the perimeter of the lots were added.

The house has nine stained-glass windows, eight of which are original. The ninth was added in the kitchen when the latter was remodeled in 1976. Many of the windows are glazed with Italian crackle glass. The bay windows have transom lights, two of which are glazed with cranberry glass.

The main floor is composed of a front stairhall, parlor, sitting room, dining-room, bedroom, dressing room, kitchen, and bathroom. In the latter are oak wall-mounted toilet tank and a claw-footed bathtub. The interior woodwork (bull's-eye head block) and brass hardware are intact. The kitchen has been remodeled, using oak for cabinets and flooring and cedar for wainscoting. When restoration is complete, the main floor will have gas and electric light fixtures, reproduction Victorian wallpapers, plaster ceiling rosettes, and an additional fireplace and ceiling moldings.

The second story floor plan includes a sitting room giving onto the porch, a library, four bedrooms, a bathroom, and an enclosed sun porch. The attic story remains unfinished.

Future plans for the house and grounds call for replacement of iron roof-ridge cresting, now missing, reclamation of the garden, and reconstruction of a few out-buildings. The carriage house is no longer extant.

# 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 checked="" 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 checked="" 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 type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1890

BUILDER/ARCHITECT John Palmer, builder-contractor

## STATEMENT OF SIGNIFICANCE

The John Palmer House is significant to the city of Portland as a choice, intact example of Queen Anne architecture dating from 1890 and as a focal point of revitalization in the Albina district on Portland's East Side. Erected by a local contractor who lavished decorative band saw and spindle work on the exterior, the house is one of the larger homes of the period still standing in the Albina district. Moreover, the Palmer House is one of the officially-recognized landmarks of the city.

The house changed hands several times after the death of the builder's wife in 1894. In 1907 it was acquired by Charles and Lottie Hoch, prominent local musicians. They were charter members of the Portland Symphony and the Musicians Union. Hoch also was director of the Heilig Theater orchestra early in the century. The Hochs not only made the house their residence, but operated in it the Multnomah Conservatory of Music. They taught violin, piano, trumpet, and music theory. Older Albina residents who studied music there between 1907 and 1935 regard the house with special affection. A second-story bedroom addition, the basement, masonry-based veranda and masonry retaining walls were added during the Hochs' occupancy, about 1910.

Restoration of the house by its current owners has strengthened community feeling in the inner city neighborhood. Initiated several years ago during a time of serious social unrest, the restoration has encouraged many nearby residents to remain in Albina and work toward the rehabilitation and maintenance of their own properties.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

City Directories, 1890 to 1907

Interview with Mrs. Ruth Hoch, daughter-in-law of second major owner, Charles Hoch.

# 10 GEOGRAPHICAL DATA *Less than one*

ACREAGE OF NOMINATED PROPERTY 100 x 100 feet

UTM REFERENCES

A 

1	0	5	2	5	4	5	5	5	0	4	4	4	4	0
ZONE		EASTING				NORTHING								

B 

ZONE		EASTING				NORTHING								

VERBAL BOUNDARY DESCRIPTION

Lot 10 and Lot 12, Block 1 of the Multnomah Addition to the Plat of Portland.

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 Mr. and Mrs. Richard Sauter

ORGANIZATION

DATE August 19, 1977

STREET & NUMBER 4314 North Mississippi Avenue

TELEPHONE (503) 284-5893

CITY OR TOWN Portland

STATE Oregon 97217

# 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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*David Stalbot*

TITLE State Historic Preservation Officer

DATE December 29, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*W. Hunter*

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 3-8-78  
KEEPER OF THE NATIONAL REGISTER

ATTEST:

*Charles Adams*

DATE 3-6-78

KEEPER OF THE NATIONAL REGISTER



Palmer (John) House  
Portland, Multnomah County, Oregon

West face, 1 of 3

MAR 8 1978

Kevin Keltz photo, September 1977

Mr. and Mrs. Richard Sauter  
4314 No. Mississippi Avenue  
Portland, OR 97217

JAN 11 1978



Palmer (John) House  
Portland, Multnomah County, Oregon

Detail, SW corner, 2 of 3

**MAR 8 1978**

Kevin Keltz photo, September 1977

Mr. and Mrs. Richard Sauter  
4314 No. Mississippi Avenue  
Portland, OR 97217

**JAN 11 1978**



Palmer (John) House

Portland, Multnomah County, Oregon

South elevation from garden, 3 of 3  
MAR 8 1978

Kevin Keltz photo, September 1977

Mr. and Mrs. Richard Sauter

4314 No. Mississippi Avenue

Portland, OR 97217 JAN 11 1978