

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 3 1987
date entered SEP - 8 1987

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

1. Name

historic King, Samuel W., House Number of contributing features: 1
and/or common Same Number of non-contributing features: 1

2. Location

(detached garage)

street & number 1060 SW King Avenue N/A not for publication
city, town Portland N/A vicinity of First Congressional District
state Oregon code 41 county Multnomah code 051

3. Classification

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

4. Owner of Property

name Charles S. and Marjolaine Johnson
street & number 2015 NW 156th
city, town Beaverton N/A vicinity of state Oregon 97006

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse
street & number 1021 SW 4th
city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title City of Portland Historic Resource Inventory has this property been determined eligible? yes no
date 1980-1983 federal state county local
depository for survey records Portland Bureau of Planning, 1120 SW Fifth Avenue
city, town Portland state Oregon 97204

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			N/A

Describe the present and original (if known) physical appearance

The Samuel King House, built around 1900, or possibly a year or two earlier, is one of the earliest examples of the Colonial Revival style of architecture in the King's Hill area. It exhibits the distinctive characteristics of its style. The architect has not been identified to date, but the house has many earmarks of work by the leading firm of Whidden and Lewis. The house is not included in the firm's project list, however. The house has been maintained in excellent condition and been little altered over the years.

The house is located in Amos King's Addition to Portland. (The occupant of the house and the platter of the addition were not related.) The current street address is 1060 SW King Avenue. The former address was 240 King Street. The neighborhood is dominated by large, turn-of-the-century homes which reflect the history of the area as being one of Portland's most fashionable historic residential neighborhoods. The irregular topography of King's Hill discouraged development until the late 19th century. A portion of the neighborhood was proposed as King's Hill Historic Conservation District in the late 1970s. The proposal, though it received wide support from various special interest groups, was not approved by the Portland City Council. The area, however, does contain many of the best preserved examples of architecture designed by noteworthy architectural firms such as Whidden and Lewis and A. E. Doyle. Nine city designated landmarks are located within this neighborhood. The Samuel King House is listed in the Portland Historic Resource Inventory as a Rank II property, which qualifies it for city landmark status.

Site

The Samuel King House is located at the southeast corner of SW King Avenue and SW Main Street. The house is situated in the center of a lot sized 57.7 x 99.3 feet. Four large chestnut trees line the sidewalks along Main Street and King Avenue. A 4½ foot high ashlar wall extends along the south side of the property. The house sits on a small rise, set back from the street, surrounded by a lawn, shrubs and a large Holly tree which obscures a portion of the north side of the house from view. A detached concrete garage with a flat roof, constructed in 1909, is located on the south side of the lot, at the end of the ashlar wall. It is not counted as a separately contributing feature.

The Samuel King House is rectangular, two and one half stories in height, with the major facade facing SW King Avenue. It is symmetrical in plan, with a central entry sheltered by a porch with upper deck and railing. The house has a hipped roof with four pedimented dormers, one on each elevation. The roof is covered with asphalt shingles, and the original brick chimney remains intact. The cornice is supported by modillions and wide frieze and architrave embellished with bead and reel molding. The same molding decorates the wide pedimented dormers centered on each face of the house. (continued)

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The front porch on the main facade is supported by two pairs of Doric columns and pilasters. The top of the porch is surrounded by a wooden balustrade with square posts. The decorative wooden urns at the top of these posts have been temporarily removed.

The entry door is flanked by two leaded sidelights, paneled below. The six paneled front door enters onto a foyer lined with built-in benches. A second door leads into the entrance hall.

The east elevation of the house has a hip roof porch supported by two square columns. The floor of the porch has been extended in recent years, though the roof remains unaltered. There is also an enclosed sunporch on the east facade, with a simple wooden balustrade above, which is similar to the front balcony. Decorative wooden urns top the square corner posts.

The windows throughout the house are multipaned wooden sash, with classically detailed surrounds. The large symmetrical windows on the front, north and south facades are ten-over-ten, double-hung sash. Other windows on the east, north and west elevations are six-over-six, double-hung sash. The dormer windows of nine lights are louvered and fixed. There are two windows, located on the south and east facades, that have single, fixed panes with original surrounds, which probably replaced original multipaned windows.

The exterior siding is weatherboard which has been painted yellow. Simple cornerboards with classical caps embellish the exterior. The decorative trim on the exterior of the house is painted white.

Additions and Alterations

There have been few additions and alterations to the house over the years. The unattached garage was constructed in 1909. In 1928 a bathroom was added on the second floor. The back deck off of the original porch was built in 1975. The original door which led to the second story balcony was replaced by a window. None of these changes have detracted from the original historic character of the building.

Interior

The interior of the Samuel King House is a symmetrical plan, characteristic of the Colonial Revival style. The main door opens into a foyer, and a second door leads to an entrance hall which is flanked by two large rooms. The stairwell with a balustrade of simple, square posts leads from this hall to the second and third floors. Behind the stairwell is the kitchen and pantry.

The parlor, to the right of the entry hall, is paneled with wainscotting which covers more than half of the height of the wall. The ceiling in the parlor has exposed, boxed beams and is embellished with bead and reelmolding similar to that which appears on the outside of the house.

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The living room, to the left of the central hall, contains the original classical detailed fireplace mantel. The wooden mantel has decorative bead and reel molding. There is decorative tile below the mantel and on the hearth. A small built-in cabinet is located to the left of the fireplace. A sunroom is located off the living room to the east. The floors in the living room and parlor are soft wood, in good condition.

The second floor has four large bedrooms. The bathroom on the west side of the house was added in what was probably once a dressing room, in 1928, and reflects the decorative traditions of that era. The purple and white tile installed in the room at this time remains intact. The other bathroom on this floor is on the opposite side of the central stairwell. A back stair (presumably intended for servants) leads from the first floor kitchen to the second floor.

The doors throughout the house are paneled, and the brass hardware is intact. The wood molding around all the doors and windows is painted. Original fixtures in the bathrooms also remain.

The third floor has four rooms, placed symmetrically around the central stairwell. These rooms have low ceilings and dormer windows. There is some water damage that has occurred to the interior of these dormer windows.

The new property owners plan on repairing and rehabilitating the property in a manner which is sensitive to the historic character of the building.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1898-1900 **Builder/Architect** Unknown (possibly Whidden and Lewis)

Statement of Significance (in one paragraph)

The house located at the NE corner of SW King and Main Streets in the area of Portland, Oregon subdivided by Amos N. King and now generally known as King's Hill, was built between 1898 and 1900. Title records show it was built for Mary Gaston. It was acquired in 1902 by Samuel King (1837-1920), the man who was Portland's first Superintendent of Public Schools. From 1878 onward, King (no relation to the platter of the addition) pursued a career in business as co-founder of the highly successful Olds and King dry goods firm. Later, he founded his own brokerage firm. King occupied the house with his third wife, the former Elizabeth Rutledge Illidge, to the time of his death in 1920.

While the property is significant locally as the house most importantly associated with Samuel King, a noteworthy figure in Portland educational and business history, it is nominated under National Register Criterion C as one of the city's early and distinctive examples of Colonial Revival architecture of documented date. The building, undoubtedly architect-designed, is an elegant rendition of the clapboarded and symmetrically-composed Colonial Revival type having hipped roof and central pedimented dormers on each elevation. Some have theorized the house is a smaller-scale work by the leading firm of Whidden and Lewis, progenitors of the Colonial Revival style in Oregon. The attribution has not been substantiated. Nevertheless, the wide proportions of window openings and dormers and the treatment of architrave moldings are reminiscent of the firm's considerable body of documented work in this vein. The exterior displays especially fine classical detailing, including the full entablature with its modillions and the square protico with its clustered Tuscan columns and upper deck balustrade. A fine bead and reel molding is used at every exterior cornice, from porch to dormer and, also, on ceiling cornices and the fireplace mantelshelf of the interior.

The Colonial Revival style was popular in Oregon between 1890 and 1915 and resulted from a renewed interest in the architectural forms of colonial America. The King's Hill neighborhood contains architectural examples from several periods, and the Colonial Revival style is well represented. The Samuel King House, built between 1898 and 1900, is one of the earliest examples of this style in the King's Hill area. Several of the Colonial Revival homes in King's Hill are larger and more ornate than the Samuel King House, however, the nominated property is distinctive for its clean lines and fine craftsmanship. The bead and reel molding seen on both the exterior and interior of the building is a unifying classical detail. Other building trim, such as the pedimented dormers, classical window surrounds and cornerboards, are also characteristic of the Colonial Revival. The oldest standing Colonial Revival house of documented date in Portland is the Milton W. Smith House of 1892, designed by Whidden and Lewis, and earlier listed in the National Register. For compact massing and restraint of detail, the Samuel King House compares most favorably. The entablature of the Smith House is enriched with an astragal, or bead and reel molding similar to that of the King House.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one
Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:62500

UTM References

A

1	0	5	2	3	9	5	0	5	0	4	0	5	7	5
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 The Samuel W. King House occupies Lot 5 of Block 13, Amos King's Addition to Portland, Section 33, Township 1N, Range 1E, Willamette Meridian, in Multnomah County, Oregon, and is more particularly described as follows:

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Kimberly Lakin
Kimberly Demuth

organization Northwest Heritage
Property Associates date December 12, 1986

street & number PO Box 1871 telephone (503) 227-6357

city or town Portland state Oregon 97207

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

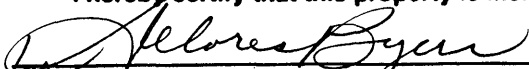
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date July 23, 1987

For NPS use only

I hereby certify that this property is included in the National Register

 Keoper of the National Register entered in the National Register date 9-8-87

Attest: _____ date _____

Chief of Registration

United States Department of the Interior
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Samuel Willard King was born in Lunenburg, Essex county, Vermont on March 6, 1837. His father was a farmer by profession who served as captain of the militia of his town during the War of 1812. His mother was a school teacher before she married. Samuel King began teaching at the age of seventeen in his hometown. When he was 22 years old he headed west on a 36-day journey, by way of the isthmus of Panama, to Portland, Oregon. He arrived on December 6, 1859. The trip is described in Gaston's Portland History and Its Builders, Vol. II, (p. 244); "The voyage had been pleasant and uneventful save when off Cape Hatteras, North Carolina, when the Northern Light, bound from New York to Aspinwall, with her one-thousand passengers was saved from burning to the water's edge after several hours of heroic effort on the part of both passengers and crew."

Samuel King began teaching in Portland and later in Champoeg, Oregon. It was here that he cast his first presidential ballot for Abraham Lincoln. In May of 1861 he left Oregon for the gold mines in Oro Fino, Idaho where he purchased the Oro Fino Hotel. He operated this hotel for two years, sold out, and returned to Oregon where, once again, he taught school.

On Christmas day in 1863, he married Sarah Fairbanks King (previously Mrs. George Olds), a widow. Samuel King taught school in both Marion and Yamhill Counties before settling permanently in Portland in 1872. The Kings had two children, Charles W. and Ralph S. King.

King taught at a Portland school (Central School according to the City Directories; North School according to Gaston) for a year, and on June 30, 1873 he was elected Portland's first superintendant of public schools. Samuel King resigned from this position in 1878 and on September 2nd of that same year, became associated with W. P. Olds. He then established the well-known Portland dry goods business of Olds and King. Their first business address was 143 Third Street, and in 1881 they moved to a larger building at 186 First Street. The business moved again in 1890 to the northwest corner of First and Taylor Streets. At this time, Samuel King sold his interest in the dry goods business to John Wortman. His son Charles was admitted to the firm in 1891 and the business subsequently moved again to a five-story building which still stands, and is known now as the Galleria. King opened his own brokerage firm in 1890 at the age of 53 and continued in this line of work until his death in 1920. His business address was listed as 445 Washington Building.

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In 1887 Sarah King died and a short time later Samuel married Dr. Lydia Hunt, a graduate of the Women's Medical College of Philadelphia, who in turn, died on March 10, 1900.

Between 1873 and 1902, Samuel King was listed in the Portland City Directories as residing at 321 Clay. This residence is no longer extant. In 1902, King married Elizabeth D. Rutledge (formerly Mrs. William Illidge) and moved to 240 King Street (1060 SW King Avenue). Elizabeth Rutledge was a descendant of Edward Rutledge, one of the signers of the Declaration of Independence and also a grandniece of Lieutenant General Winfield Scott.

Samuel King and his wife Elizabeth lived in their home at 1060 SW King Avenue until King's death in 1920. The property remained in the family until 1954, when it was sold to Lelah Jennings.

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National Park Service

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Clark, Rosalind, Architecture: Oregon Style, Portland, Professional Book Center, Inc., 1983.

Gaston, Joseph, Portland, Its History and Builders, Vol. II, S. J. Clarke Publishing, Chicago, 1911.

Lockley, History of the Columbia River Valley, Vols. 1-3, S. J. Clarke Publishing, Chicago, 1928.

Multnomah County Tax Assessor Records. Map. No. 3027, Blk. 13, TLS.

Oregon Historical Quarterly, Vol. 34, p. 384.

Oregonian

March 11, 1900, p. 24.

March 29, 1920, p. 6.

October 17, 1942, p. 4.

December 30, 1978, p. A 10.

Portland Permit Center, Document Control.

Portland Plumbing Records.

Portland Planning Department, King's Hill Conservation District
Project File.

Portland Planning Department, Portland Historic Resource Inventory.

Sanborn Fire Insurance Maps. 1889 corrected to 1898. 1901 corrected
to 1908.

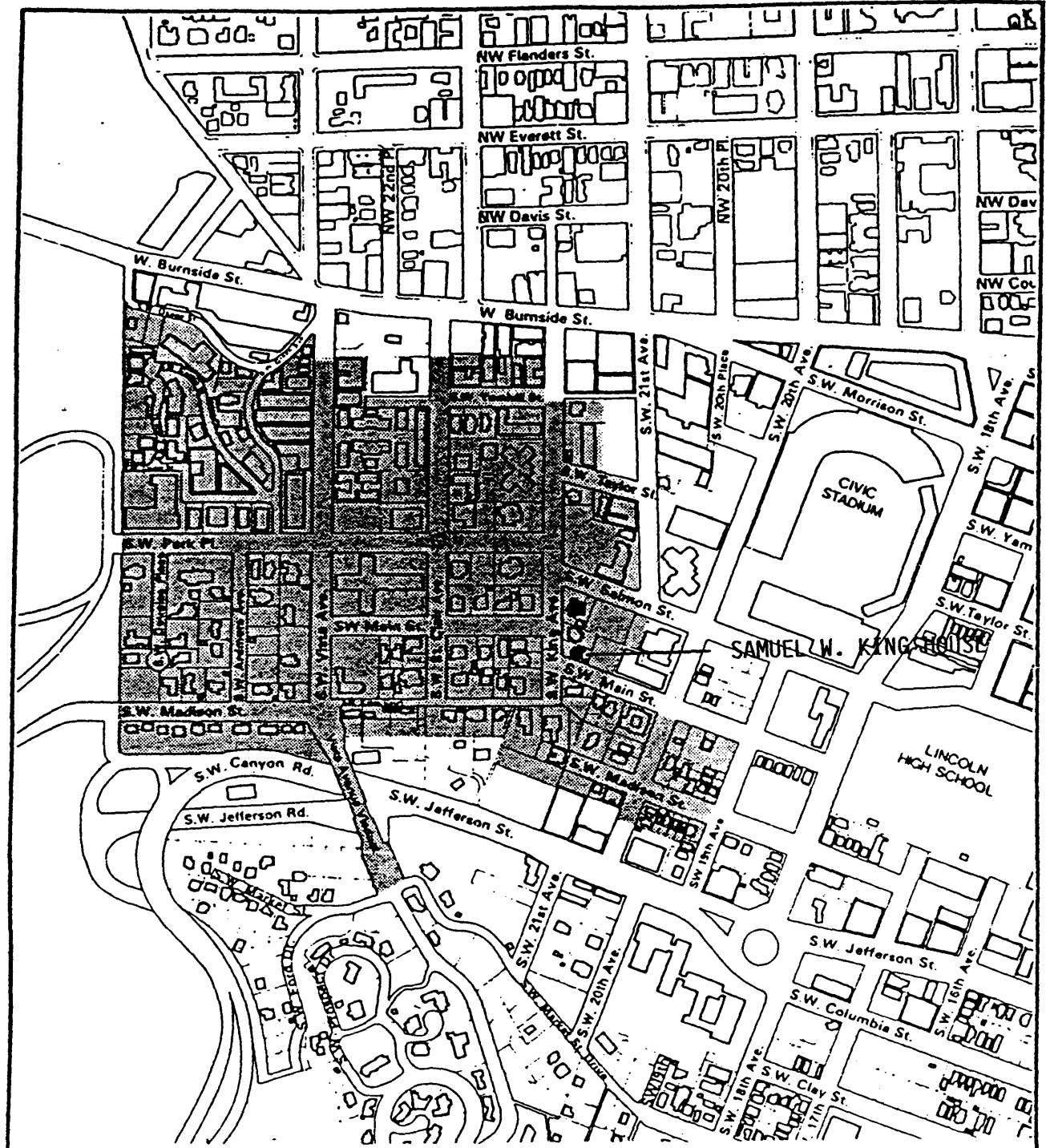
Ticor Title Company. Portland, Oregon. Title Report.

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National Park Service**

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Section number 10 Page 2

Beginning at intersection of East line of King Street (Now known as SW King Avenue) and North line of Main Street (Now known as SW Main Street) extending thence Easterly along the North line of Main Street (Now known as SW Main Street) 77.9 feet; thence Northerly at right angles 54.6 feet; thence Westerly at right angles 99.03 feet to tthe East line of King Street (Now known as SW King Avenue); thence Southerly along said East line of King Street (Now known as SW King Avenue) 57.7 feet to point of beginning; said property being also described as Tax Lot 5, Block 13, King's Addition to the City of Portland, Multnomah County, Oregon.



KINGS' HILL

BUREAU OF PLANINGG

0 1 2 3 4 5 6 7 8 9 10 100 200 300 400



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave., Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates, Photo, 1986
P.O. Box 1871
Portland, Or. 97207
1 of 14 West (front) elev.



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave., Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or. 97207
2 of 14 West (front)elev.



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave. Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O.Box 1871
Portland, Or. 97207
3 of 14 South (side) elev.



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave. Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or. 97207
4 of 14 Southwest corner



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave., Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or. 97207
5 of 14 East (rear) elev.



Photo by Northwest Heritage
Property Associates
September 1986

King, Samuel, House
1060 SW King Ave. Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or. 97207
6 of 14 Southeast corner



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave. Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or. 97207
7 of 14 East elev. (dormer)
(rear)



King, Samuel, House
1060 SW King Ave., Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O.Box 1871
Portland, Or. 97207
8 of 14 Rock wall, south side

View of ashlar wall along south side
of property: Samuel King House
1060 SW King Avenue
Portland, Oregon



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave. Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or. 97207
9 of 14 Detail, front porch

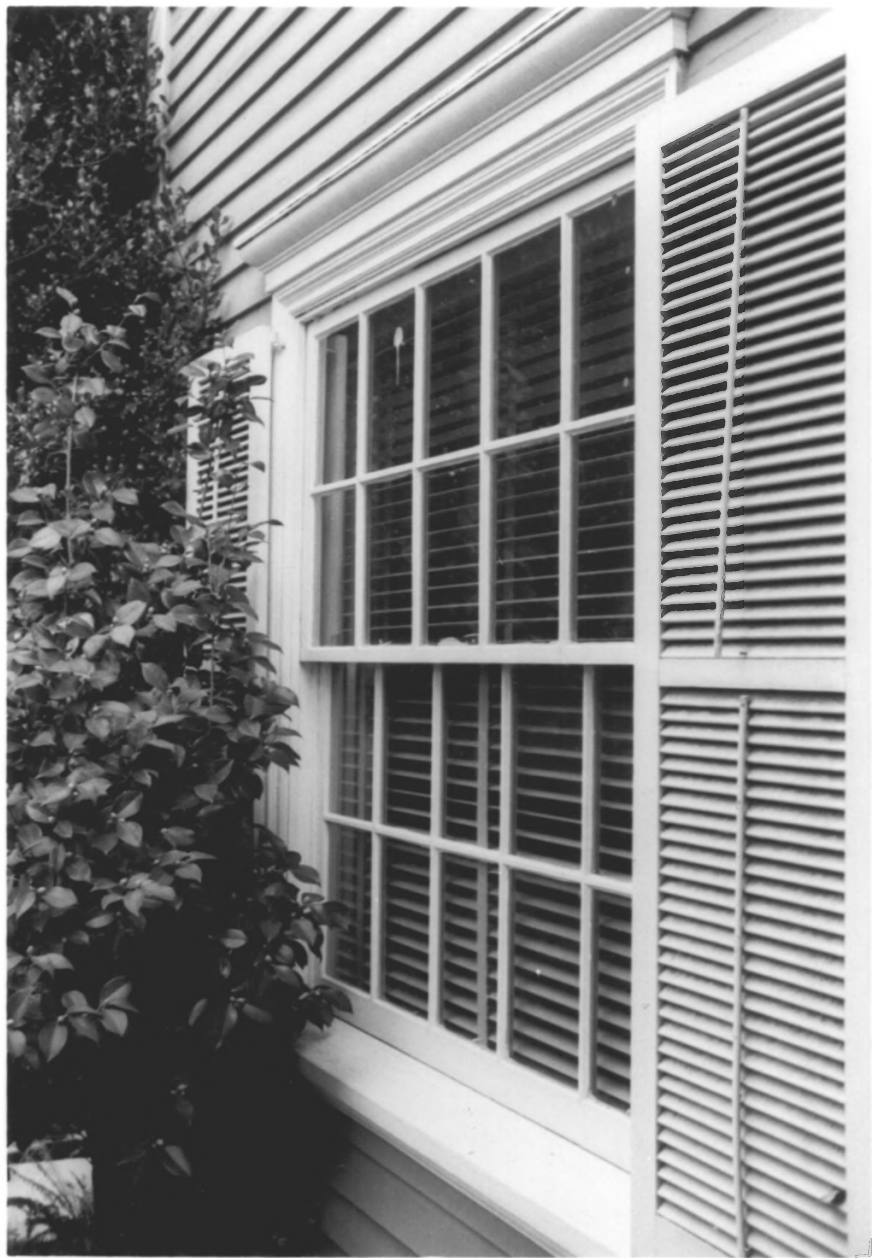


Photo by Northwest Heritage

Property Associates

December, 1986

Negative: P.O. Box 1871

Portland, OR 97207

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Detail of window on Front(west) facade

Samuel King House

1060 SW King Avenue

Portland, Oregon , Multnomah County



King, Samuel, House
1060 SW King Ave. Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or. 97207
11 of 14 West elev. (side-
light. front porch)



Photo by Northwest Heritage
Property Associates

King, Samuel, House

1060 SW King Ave. Portland

Multnomah Co., Oregon

Northwest Heritage Property
Associates Photo, 1986

P.O. Box 1871

Portland, Or. 97207

12 of 14 dining room wainscot



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave. Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or., 97207
13 of 14 dining room ceiling
detail



Photo by Northwest Heritage
Property Associates

King, Samuel, House
1060 SW King Ave. Portland
Multnomah Co., Oregon
Northwest Heritage Property
Associates Photo, 1986
P.O. Box 1871
Portland, Or. 97207
14 of 14 living room (fire-
place)