

**United States Department of the Interior
National Park Service**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction 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 classifications, 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 Fisher, Raymond and Catherine, House

other names/site number _____

2. Location

street & number 1625 NE Marine Drive not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97211

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.

Signature of certifying official/Title - Deputy SHPO

Date

Oregon State Historic Preservation Office

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

Date of Action

Fisher, Raymond and Catherine, House
Name of Property

Multnomah, OR
County and State

5. Classification

Ownership of Property
(check as many 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	
<u>2</u>		buildings
		sites
		structures
		objects
		Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously
listed in the National Register

6. Function or Use

Historic Functions
(enter categories from instructions)

Domestic/Single Dwelling
Domestic/Secondary Structure

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th Century Revivals/
Tudor Revival

Materials
(Enter categories from instructions)

foundation: concrete
walls: brick, stucco, wood

roof: stone
Other: _____

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

See continuation sheets.

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.

Areas of Significance
(Enter categories from instructions)

Community Planning and Development

Period of Significance

1929

Significant Dates

1929

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

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

O.M. Akers

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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: _____

United States Department of the Interior
National Park Service

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Summary

The Raymond Fisher House is located at 1625 Marine Drive in Portland, Oregon, on a large lot set between Marine Drive to the south and the Columbia River to the north. Built in 1929, it was the first house constructed in the Golf Acres development associated with the Columbia-Edgewater Golf Course located across Marine Drive just to the south of the property. The house is a 4000 square-foot, two-and-one-half story, Tudor style residence with an irregular footprint. It is constructed of brick on the first story, and stucco with false half-timbering on the second story. The hipped roof with multiple projecting gables is slate. The home is set on a large terraced lot which slopes gently from Marine Drive down to the rivers edge.

Setting

The Fisher House is located on a .64 acre lot between Marine Drive to the south and the Columbia River to the north. Marine Drive is a very busy two lane thoroughfare providing access to the many industrial areas which also are located along the river. The neighborhood was developed in association with the Columbia-Edgewater Golf Course, which is located across Marine Drive to the south. The golf course is landscaped with large evergreen and deciduous trees. The houses along the north side of Marine Drive are mostly large, single family homes with private river access and attractive views across the Columbia.

The lot on which the Fisher House is located is terraced, with the highest part to the south near Marine Drive. The house faces south, and the front yard is landscaped with mature foundation plantings. There is a large hedge and a fence along the south perimeter of the lot, which acts as a buffer against busy Marine Drive. The driveway enters from the south west corner of the lot and extends along the west perimeter to the two car garage.

The two-story house has a daylight basement opening to the north. To the rear of the house, the grassy lot slopes gently down to the river, where a fence separates the yard from a steep ivy covered bank and a private boat dock. There are no foundation plantings or trees in the rear yard. A concrete walk runs down the middle of the lawn to the dock. An unattached garage is located to the west of the house.

Exterior

The Fisher House is a two-and-one-half story, Tudor style residence with a daylight basement. The foundation and basement level are concrete. The first story is sheathed in dark red brick, and the second story is sheathed in smooth stucco with vertical false half timbering. The slate roof consists of a hipped main section with projecting gables from all four sides. The majority of the windows are paired, six-over-six, double-hung wood sash with lead mullions.

The primary elevation faces south. The western portion of this elevation consists of a two and one half story projecting gable. A one-and-one-half story secondary gable projects from the western half of the main gable. To the east of the smaller gable is the main entrance, which is set under a one-story hipped-roof. The entrance has a round arch, wood door with cast-iron hinge straps and a small window. To the east of the door is a tall narrow eight-light window. The second story of the gable is marked by a set of paired six-over-six, double-hung sash windows. The gable end has clapboards and a vertical, louvered vent on the uppermost portion.

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The eastern section of the main elevation has a set of three six-over-nine double-hung sash windows with a low wrought iron balconet.

The west elevation faces the driveway. It has a projecting two-story gable extension with a catslide roof to the north. A gabled dormer projects from the roof to the south of the projecting gable. To the northwest of the house, at the north end of the driveway is a two story garage. This garage is sheathed in brick on the south façade, and stucco on the north, and reflects the style of the main house. It is a two car garage with a pair of wood beam doors on its south façade, and a double-gable roof. This garage has a daylight basement level used for storage.

To the east of the garage is a gate which accesses the patio to the rear of the house. This patio has stairs to the east which lead to the lawn, and on the south side of the patio is the back door to the house, which leads into the kitchen at the northwest corner of the house.

The north (rear) elevation faces the Columbia River. This elevation is primarily sheathed in stucco. Nearly centered on this elevation is a basement plus one-story, flat roof projection, the original location of the maid's quarter's for the house.

A large cross gable is visible above the original maid's quarters at the second story of the house in the center. Just to the east of this gable is the sleeping porch, which projects out to the north from the master bedroom. This flat roof sleeping porch is sheathed in clapboards. The eastern half of the house has concrete daylight basement with an arcaded terrace at ground level. This terrace leads into the basement level party room through three sets of paired ten-light French doors. On the first story there is an open terrace which leads into the main living room on the first floor through a set of French doors similar in style to those on the basement level. A large picture window from the main living room overlooks the terrace. This terrace has a small covered porch and stairs leading down to the ground level patio.

The east elevation is marked by a gabled dormer bisected by an exterior brick chimney. The chimney is flanked by double hung six-over-six sash on the first story and in the dormer.

Interior

The interior of the Fisher House retains a high degree of integrity in both organization and features. The house contains approximately 4000 square feet of living space on three floors with an unfinished attic. The floors are oak, the walls are finished in textured plaster, and the trim is clear walnut.

The main entrance of the house opens up into a reception hall. The hall has a coved ceiling and textured plaster walls, which are seen throughout the house. The reception hall is divided from the stair hall by a plaster segmental arch. The woodwork throughout the house is stained walnut with a clear finish. Flanking the front door are catenary arch plaster niches with walnut shelves. These niches are seen throughout the house as well. A deeper telephone niche is located on the west wall of the hall.

A segmental arched pocket door with glazed, leaded doors in the east wall of the hall leads to the spacious living room. This room is anchored by a very large fireplace covered in Batchelder tiles and flanked by six-over-six double hung leaded windows. The north wall has a large plate glass picture window overlooking the

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Columbia River, and a set of leaded French doors leading to the terrace. The south wall has a three-part window of six-over-nine double-hung sash. This room has a generous crown molding and picture rail.

Across the reception hall from the living room is the dining room, accessed by leaded glazed French doors. This room is simply appointed with crown molding and leaded sash windows.

The kitchen is accessed from a swinging door in the north wall of the dining room. The kitchen has been completely modernized and contains no historic materials. An arch in the north wall of the kitchen leads to a small breakfast nook with built in corner cupboards. Also in the north wall of the kitchen is a staircase to the basement with access to the rear terrace.

A door in the east wall of the kitchen accesses a long service hall leads north to the original maids room and bath to the northeast of the kitchen. This room is located in the flat-roof projection on the north side of the house. The bath has been recently renovated with all new finishes and fixtures.

A door from the service hall leads back to the main stair hall, which is located just to the south of the original maid's quarters. A door in the north end of this hall leads to the basement level. The main staircase flares and widens slightly at the bottom. The round wood rail is supported by unusual wrought iron balusters decorated with metal leaves.

Upstairs there are three large bedrooms. The master bedroom on east side of the house has a private bath, three cedar lined closets and a sleeping porch located to the north of the master bedroom. The sleeping porch has two sets of paired 6 light windows on the north side of the porch which open outward toward the Columbia River. Another set of these windows is on the east side of the porch, allowing for a significant breezeway when all the windows are open. The second bedroom is located on the south side of the hall, two paired windows are located on the south wall, and a second paired window is located on the west wall overlooking the driveway. The third bedroom has one window in the southwest corner, and a two paired windows on the west wall. Each of the bedrooms have the same kind of windows seen throughout the house: six-over-six double-hung sash. Each of these secondary two bedrooms have a closet and a trunk room. The hall bath which is located on the north side of the stair hall, just to the east of the third bedroom, has been completely remodeled.

The basement level contains a large party room with a high beamed ceiling and a large fireplace in the east end. The north side of the room has three sets of leaded French doors leading to the arcaded ground level terrace. Catenary arched niches containing sconces are located all around the room. The west portion on the basement contains the service areas including the laundry area, boiler, and storage areas. To the northwest of the party room is an additional storage room, which is located directly under the original maid's quarters. Directly south of this down the hall is a bathroom.

Major Alterations

There have been very few alterations to the Fisher House. The primary changes have been to the kitchen and bathrooms, which have been completely modernized within the last ten years.

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Statement of Significance

The Fisher House is significant under Criterion A because of its association with the rising popularity of subdivisions associated with golf courses and country clubs in the United States in the twenties. Located in northeast Portland along the Columbia River, Golf Acres was a two plat subdivision for single family homes, which was originally designed in the twenties for members of the Columbia Edgewater Country Club. Designed by O.M. Akers, and constructed in the Tudor style to reflect the architecture of the Columbia Country Club clubhouse, the Fisher House (1929) was the first house constructed on Plat 2 of Golf Acres.

Early Subdivisions

The earliest new communities that started appearing in nineteenth century America were not new cities, but privately owned and exclusive neighborhoods for the wealthy located within cities. Gramercy Park in New York formed an association in 1831. They attached 'restrictive covenants' to the deeds of the properties located within their exclusive neighborhood. Louisburg Square in Boston, developed in 1844 with similar covenants and a commonly owned private park. Louisa May Alcott was a resident of this neighborhood. As soon as transportation like the horse drawn trolley car and soon after, commuter trains began to operate, those who could afford to relocate outside of the city.

Llewellyn Park, was located twelve miles from New York across the Hudson in New Jersey. Designed by Alexander Jackson Davis, Llewellyn Haskell developed a traditional English Villa Park in the outskirts of New York. Common ground was surrounded by home sites ranging in size from one to twenty acres all linked by ten miles of tree and shrub bordered carriage roads. The plan included a curvilinear road and natural open space at the center that were unprecedented at the time. Haskell specified: *"The villa sites.. should each feature a lawn, flower garden, fruit and vegetable garden, and if possible a pasture large enough for a cow and a horse, providing the owner an opportunity to spend his leisure hours cultivating and trimming his favorite trees, shrubs, flowers and vegetables. Such parks provide not only picturesque beauty, congenial neighbors and good society, but the pleasures of family privacy and private land shaping too. a healthy locality, contiguous to a railroad or steamboat route, situated in a good neighborhood having pleasant drives and good building materials are matters of the first importance."*¹

In Philadelphia, wealthy landowners located just outside of the city began subdividing their large estates, they offered large lots for prestigious houses facing main streets and smaller lots for semidetached and row houses on side streets for less wealthy buyers. William Hamilton subdivided the northeastern portion of his estate into a new development known as The Woodlands. Currently, all that remains is a cemetery known as "the Woodlands" outside of Philadelphia.

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In Chicago, the Great Fire of 1871 motivated people to move outside of the city. A strict new fire prevention ordinance forbidding frame houses forced many lower class people to move outside the city limits. Industrial and manufacturing employers developed housing for their workers in places like: "Iron Workers Addition to South Chicago". The Pullman Company constructed 1,000 houses in this area to house its workers. These "company towns" were defined by rectilinear street grids, narrow lots and tiny houses. Between 1880 and 1884 Pullman, Illinois was also constructed as a model industrial town.

By contrast, north of Chicago in the Highlands were the suburbs of Lake Forest and Highland Park which consisted of picturesque lots with trees, small hills and ravines with views of Lake Michigan. Like Llewellyn Park to the east, the upper and middle class Americans of the 19th Century increasingly valued natural scenery over geometrically ordered spaces. As Stilgoe states: *"Agricultural periodicals advised both farm families and newly arrived borderers to ornament their entrance drives, especially by designing curving lanes, and footpaths graced with purely beautiful paths."*²

Chicago developed in the railroad era. *"Eleven railroad lines entered the city between 1847 and 1861 running across essentially rural and half settled territory. Railroad building there prompted an extraordinary and very long lived fascination with subdivision and subdivision speculation."*³ As in Philadelphia, long time residents with large amounts of land, in this case typically farmers, subdivided and sold their property. Irvington Park was developed in this fashion, and offered reasonably priced homes and a seven cent fare commuter train which was only twenty minutes from downtown. In 1868 Frederick Law Olmstead and Calvert Vaux planned the community of Riverside Illinois which stressed rural as opposed to urban amenities.

While the aristocracy formerly would settle in posh neighborhoods downtown like Gramercy Park or Louisville Square, in Chicago many of these residences were converted to boarding houses, while the upper classes retreated to the suburban estates up in the Highlands. The middle classes strove toward those same ideals and the low cost of commuting by train allowed them the opportunity to live in new suburban developments like Irvington. In 1873 the Chicago Times published a lengthy supplement entitled "Our Suburbs: A resume of their Origins" where it described healthy and thriving neighborhoods in accessible suburban locations which were ideal for the middle classes to raise and educate their children.

At the turn of the century, Francis Bulot presented an article in "An American City" which described a brand new subdivision located in Fort Wayne, Indiana. It consisted of 46 lots on 9 acres and

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restrictions were written into every deed limiting the use of property and specifying the siting of houses.

In 1911 Olmsted and Atterbury designed Forest Hill Gardens in New York. It was a mixed use development with ten groups of different buildings including stores, offices and a restaurant, row houses, two family houses and single family homes and was easily accessible by commuter train. In 1911 the Foundation codified its restrictions to safeguard its character and integrity. Stilgoe states: *"The paragraph covered practically every industrial activity and most agricultural ones. It excluded all but one and two family houses on individual lots, private garages more than one story in height, and any block of buildings more than 250' in width or length. It restricted almost everything including the distance houses were to be set back from streets, the building of fences and walls, the location of automobile garages, the placement of front steps, oriel windows, and utility poles.. more over, the document spells out the right of the Foundation Homes Company to enter private space to cut grass and provide other planting maintenance on semi-private land."*⁴ By the beginning of the twentieth century in America, it was clear that middle and upper class Americans were ready to live outside of urban centers in picturesquely designed subdivisions which emphasized natural open space. A precursor to city planning, privately owned subdivisions were developing their own restrictions on development and property use, in order to protect the beauty of their developments.

Portland before 1920

Portland came into being legally in 1851 when the small settlement received its charter from the Territorial Legislature. When the City was incorporated, it included the area today roughly bounded from SW Sherman to NW Pettygrove, and from the river to 23rd Avenue. In addition to the original Portland claim of Lovejoy and Overton, it included the donation land claims of Captain John Couch and a portion of the Finice Caruthers claim. For the next 30 years, there was little change in Portland's boundaries, though population and buildings grew rapidly. The city served as the primary link between the rich agricultural lands, forest and trade opportunities created by the Willamette and Columbia Rivers. Population increased from 800 in 1860 to 8,300 in 1870. By the 1870s, wheat and gold from Idaho and eastern Oregon made Portland a rather rich little town. The growth accelerated as steamers replaced sailing barks and the federal government established a customs house. Growth continued into the 1880s as the transportation infrastructure and technology continued to improve. By 1880, Portland's population was nearly 21,000 and the decade 1869-79 saw nineteen new buildings comprising seven blocks and \$1 million in value, primarily in the Yamhill District. In the 1890s, Portland was a prosperous trade port, rich in lumber and agriculture, with rail links through the Willamette Valley and a transfer point from river-going to sea-going vessels. At the start of the decade, the city's population had grown to 46,385; by the end, it had nearly doubled. It was the third fastest growing city in the country. One of Portland's most dynamic growth periods

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occurred between the 1905 Lewis and Clark Centennial exposition and the First World War. The exposition attracted outside capital based on the sense that by geography and natural assets, Portland was a city destined to growth, destined to be one of America's great cities. Joseph Gaston reported that in 1901 Portland was the fifth city in the nation for wheat exports, and by 1910 Portland was the number two city in the United States for wheat exports, second only to New York. Lumber manufacturing and shipping was the largest industry in Portland at the time. Overall the manufacturing output for Portland more than doubled during this period. Most of this manufacturing was related to the production of wood products. Portland became the livestock and meatpacking center for the Pacific Northwest, having the largest packing plant in the west. After the Lewis and Clark Exposition in 1905 there was significant interest in Portland by investors, businessmen, developers, and workers. During the years between 1906 and 1914, the local population surged and the economy flourished. The Rose Festival and Parade began for the first time. The economic boom created a construction boom.⁵

Land Development in Portland

Even in the nineteenth century many new Portland residents were interested in profitable real estate development in Portland. Bernard Freimann was a restaurant owner and entrepreneur in the Skidmore District in the late nineteenth century. In 1874, Freimann organized the Albina Land Syndicate, which pooled money from investors such as W.D. Ladd, Henry Failing, and Harvey Scott for the purpose of developing land in Albina and East Portland. Freimann soon joined up with an associate by the name of Truman and they hung out their shingle: "Truman and Freeman - Land and Estate Agents". They rented the front of the Pantheon Saloon on Morrison Street and placed \$2,000 in \$20 gold pieces in the huge plate glass window:

"We certainly startled Portland, with our huge plate-glass window. This showed inside the window two thousand dollars scattered about in twenty-dollar gold pieces; and two loaded revolvers, to guard against any trouble. Outside stood two smart buggies, drawn by spirited horses, ready to take prospective customers to the undeveloped land of fortune. Across the window, in big gold letters, ran the legend, "Truman & Freeman. Land and Estate Agents." It was lit by a powerful arc light, the first to be seen in Oregon. This alone cost us a hundred dollars a month."⁶

While the east side of the river developed later than the city core, it grew quickly after the Morrison Bridge was opened in 1887 and the rapid extension of the street railways beginning in 1888. "*The East*

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side showed a steady growth and an increasing percentage of the greater metropolitan population, from 9 percent in 1870 to 25 percent in 1891. A definite trend had been established. Within less than 20 years, over 50 percent of the metropolitan population would be residing on the East side."⁷ The street railways provided easy and inexpensive access to downtown from neighborhoods on the eastside of the river. Specifically new developments such as Sunnyside added in 1891, which was located between east 334d and 44th Avenues, and just northeast of Sunnyside was Laurelhurst.

Developed by Ladd Estates, Laurelhurst was platted in 1907 and the original plat was 30 acres in size with a large park at the center. It was advertised as a "high Class Residence Park". Restrictions were in place such as no apartments, hotels, flats, stables or commercial buildings of any sort, and no sale of alcoholic beverages. A tennis club and center for neighborhood activities was also available for homeowners in Laurelhurst. The Sandy Boulevard streetcar line served the area, and a second line came down East Glisan Street allowing easy access to downtown in fifteen minutes. The City purchased the land for a park: "*Swamps were drained; an artificial lake was constructed that was connected to an artificial stream with some simulated waterfalls; and nature trails and paved walks were installed within tree stands and garden settings. Ten years later the park was named the most beautiful in the West by the Pacific Coast Parks Convention.*"⁸

Ladd's Addition was developed in East Portland as a model community for railroad workers. The **1892 Oregonian Souvenir** described the future plan of Ladd's Addition: "*Mr. Ladd has had the addition all platted and laid out and it is perhaps not going too far to assert that this is the most attractive addition all platted and laid out and it is perhaps not going too far to assert that this is the most attractive addition ever put on the Portland market. The property is reached by three different lines of electric cars and is in every sense strictly inside city property.*"⁹ Ladd provided sidewalks, a modern sewer and water system, gas and electric lights and also added a restriction prohibiting saloons from being developed and forbidding the sale of liquor anywhere within Ladd's Addition.

Eastmoreland, also developed by Ladd's Estates, was a residence park located in SE Portland, adjacent to Reed College. In 1910, Ladd contracted with Doyle, Patterson and Beach to design a master plan for the college and an adjacent residential development on 275 acres with 1270 homes. In 1917 the Eastmoreland Municipal Golf Course was constructed. It was the first municipal course constructed in the city. At the time, there were only three golf courses in the city and they were all private: the Waverley, Portland and the Tualatin.

Albina, which is located north of east Portland along the Willamette River developed quickly in the late nineteenth century primarily due to the investment of real estate developers, and the railroad. "*Few, if any, towns in Oregon grew more rapidly than did Albina. In 1880 the population was counted at 143. By 1888, the year after incorporation, the total would reach 3000; it would more than double by the time of*

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consolidation in 1891. As with East Portland, the impetus for growth came from the railroads.”¹⁰ The Oregon Railway and Navigation Co. purchased 320 acres of land along the waterfront north of the Albina Saw Mill. There was a large railroad yard constructed here. In 1891, Albina annexed land nine times larger than its original area. The annexation authorized Albina to annex territory all the way north and west including the village of St. Johns. Albina was primarily a working class community, with railroad worker housing located close to the railyards. Also in 1891 Portland consolidated with East Portland and Albina. The city adopted a new charter and created a new city council which was increased from nine to sixteen members.

Many banks had as their primary goal the investment in real estate developments in order to profitably invest and grow their assets. The Portland Trust and Savings Bank was incorporated in 1887 as the Portland Trust Company. Article II of the Articles of Incorporation state as follows:” *To acquire, purchase, hold, own, use, improve, mortgage, lease, sell and convey such real estate and personal property as may be necessary for the convenient transaction of its business for the safe and profitable investment of its assets, and for the use and occupation of its officers, agents and employees; to purchase any real estate or other property sold at any judicial, tax or foreclosure sale, or sale under any decree or judgment, or sale in satisfaction of any city lien”¹¹ Benjamin I. Cohn was the founder and first secretary of the bank and was succeeded by H.L. Pittock. The Portland Trust Company originally purchased the property for the Columbia Country Club and platted Golf Acres. The Portland Oregon Land Company was incorporated in 1911 by E.M. Welch, E.V. Littlefield and Jas. H Ponnay for the purposes of buying, developing and selling real estate. The Portland Oregon Land Company deeded the land to the Columbia Country Club on October 27, 1924.*

By the early twenties according to the Sanborn Map of 1924-28 the area around Faloma, which was the closest small town near the future Columbia Country Club, was the Portland Union Stock Yards Company. As is Albina, the primary industry in this location was the railroad. The Port of Portland purchased property to the east of 33rd Drive along the Columbia River which became the Portland International Airport. Faloma and the area around it were annexed to the City of Portland in 1971.

National Economic Trends in the Twenties

During the twenties in America there was a record-breaking volume of construction. The FW Dodge Corporation reported an annual average of \$7,000,000,000 value in construction contracts awarded nationally during this time period¹²

The primary cause for the overall increase in demand of construction was the increase in population nationwide. During this period after the first World War the national population increased by an

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average of 1,600,00 annually. The overall increase was due in a large part to immigration. However, there were also significant portions of the population migrating from rural areas and farming communities to urban areas, resulting in a record breaking demand for both single family and multifamily housing. Growth in per capita income during the postwar period resulted in a demand for improved dwellings and structures of various types, including theaters, social clubs, places of work and recreation. Larger incomes meant an increase in the number of people able to own automobiles, a greater demand for highway construction and the need for garages and service stations. It was easier for families to acquire credit on limited capital. The post war construction of one-family houses reached a peak nationally in 1925, a year before the peak in multifamily structures. The private automobile and improved roads greatly enlarged the area where homes were located and the suburbs were becoming more developed. The percentage of families owning their homes increased during this time period. The proportion of families living in apartments also increased. Offices, banks, stores, garages and warehouses were the most common types of structures built during this period. Social and recreation, religious and memorial buildings also showed a general increase along with educational and public buildings.

The emergence of advertising as a tool to stimulate demand for products also grew. Before WWI it was a 400 million dollar industry. By 1929 it was a 2.6 billion dollar industry. Advertising was selling a way of life, one that included a home, car, radio and a life of leisure.

During the period of 1922-1929 the United States became a nation that had a surplus of funds. During WWI and shortly after, the nation carried a deficit, exports weren't significant and imports were increasing. Large amounts were borrowed from abroad. During the twenties exports increased, imports decreased and the trend reversed, reflecting a surplus in the GNP. Overall there was a surplus of domestic investment funds, which were then used by banks, investors and developers to fund a variety of projects, including new construction. Interest rates also fell in the twenties. The rates fell from 5% in 1922 to a low of 2% in 1924. They remained at around 4% until 1928 when they jumped up to 8%. The lower rates were very favorable to new construction, lowering the overall cost of building and making it easier to buy and sell.

There was a transition in the way real estate transactions took place during this time period. Previously, direct personal transactions between building owners and purchasers were predominant. Some banks granted loans and mortgages, but typically required at least 50% of the purchase price. In the twenties, transactions between building and loan associations, life insurance companies, savings banks and other lending institutions, the borrower (purchaser) and the property owner were predominant. The twenties saw the advent of mass finance. Financing of large apartments, hotels

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and office buildings through mortgage bond issues averaged around \$3000,000,000 annually in this time period. Capital required for large offices came sometimes from local banks and sometimes from individual investors. National sources of investment funds were also drawn upon particularly for first mortgage money. Insurance companies also found giving mortgage loans desirable. Mortgage bonds with real estate as collateral, were made popular by investment banks and mortgage bond houses. There was a remarkable increase in building and loan associations during this time period. The mid-twenties was an encouraging time for companies, they could often raise significant capital through the issuance of new bonds and preferred stock. Finance based companies grew by 30% a year. By 1928 85% of furniture, 80% of phonographs, 75% of washing machines, 70% of refrigerators and 50% of all sewing machines, pianos and vacuum cleaners were bought on credit.¹³ Personal debts were rising 2 1/2 times faster than incomes. By 1929 consumer credit had become the tenth biggest business in the US with \$7 billion in business a year. Hoover's 1929 report on the economic conditions in the nation stated that savings deposits rose by 7% a year in the period between 1922-1929, but debt was rising by at least twice that.¹⁴

There were several government tax incentives which promoted significant growth in the construction industry. They included the MacFadden Act of 1927. While personal home mortgage interest became deductible in 1913, the Revenue Act of 1919 allowed the exemption of interest on all mortgages. The Tax Revenue Act of 1921 offered sellers of real estate the ability to define profits from sales of capital assets as capital gains. This allowed them to pay a 12 1/2% tax on profits when previously it was much higher. The passage of the MacFadden Act in 1927 permitted national banks to invest as much as one half of their savings deposits in realty loans for periods of up to five years. This had the effect of encouraging banks not only to lend money to developers for real estate developments, but also encouraged banks to finance and develop their own construction projects. The Portland Trust and Savings Bank was one such bank who took advantage of the new tax laws, and created the Oregon Land Company for the purposes of making a profit on real estate developments such as the Columbia Country Club and Golf Acres. Favorable financial conditions combined with the City Beautiful Movement, the growing automobile industry and road construction, and the growing ideal of the suburban home meant that suburban communities and developments were sprouting up all over the nation in the early twentieth century.

Portland in the Twenties

Portland's local economic trends reflected the national trends. The local index of manufacturing production followed closely that of the national. The following areas showed an increase in the period between 1922-1929: Population, exports, employment and construction. Portland

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experienced a 16.9% increase in population between 1920 and 1930, growing from 258,288 to 301,815 citizens. Portland lumber mills maintained a steady growth in production and the dollar value of lumber exports increased by 200% during this period. Portland Manufacturing Co. produced commercial plywood, and laminated floorboard for GM as well as a plywood wallboard. By 1929 their products were exported around the world. Unfortunately the same did not hold true for wheat. Due to weak foreign markets and the over expansion of agricultural lands during the war, the ending of war time subsidies the price of wheat dropped from \$3.50 a bushel to \$1 a bushel. This had bad consequences for Portland since Portland was the Northwest's major exporter of wheat and flour. However, this trend did reflect the national trend, which caused a large migration of people from the rural, and farming communities to the urban areas. Portland's growing woolen industry highlighted the success of this era. As the second largest primary wool market in the US, Portland led the Pacific Coast both in the export of raw wool and in the manufacture of woolen textiles. The companies known as Pendleton and Jantzen are national in their recognition. They had 8 mills and 1200 employees, and ranked second to Wisconsin among all the states west of the Atlantic seaboard in volume of production. The number of new companies established in Portland during the mid twenties included the Iron Fireman Manufacturing Co., who manufactured automatic coal stokes. They sold 99% of their output outside of Oregon, with 75% of their sales east of the Mississippi. Their product was cheaper to make in Portland because of the great amount of scrap iron available. Portland's skilled craftsmen enjoyed a 59% increase in wages, the highest rate in the nation among the nations thirty largest cities. Portland was essentially a non-union city and it was noted for the lowest strike record on the west coast. Unemployment was low throughout the twenties. During the twenties the City of Portland was prospering as well. They completed two large construction projects. A pipeline that doubled the city's capacity to transport water from Bull Run was complete between 1923 and 1925.¹⁵

Local bank resources doubled during this period, and most of the loan and mortgage money went to developers and land speculators for higher cost residential, farm and industrial properties, or to more expensive single-family homes. In late November 1924, the local demand for stocks was 25% in excess of normal. People were interested in stocks from the railroads, oils and industrials. Portland Electric Power was selling at 37 1/2 which was up by 425% in two years. Portland Realty Board president Frank L. McGuire stated "one way to make money- one sure way, is to invest in Portland real estate and to become foremost in the maelstrom of activity which is inevitable" ¹⁶(). William Ladd, Henry Corbett, Cicero Lewis and Henry Failing founding banks in Portland and were early investors in many other areas including real estate. Expansive business growth occurred in Portland in the twenties reflecting the national trend. In the decade after the First World War, Portland's two

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leading banks, First National and US National were administered with caution and soundness. The Ladd & Tilton Bank, the first bank in Portland had grown to have assets of 14.7 million by 1909. Under William Ladd's direction it had one purpose, to invest its resources in potentially profitable business enterprises.

Many buildings were built on speculation, with investors hoping to make significant profit. For example, the Terminal Sales Building was built on speculation for the Stephen Mead estate. Frederick Strong, a Portland property manager and financier, initiated the project. Strong was the manager of the Mead Estate. The Estate financed the project supplying the land construction costs of the building. The Mead Estate leased the Terminal Sales Building to the Terminal Sales Building company for 25 years from July 1, 1926 to Dec. 31, 1951. Mead's will directed that funds from the estate be used in investment of improved and unimproved land on the Pacific Coast. The money from this estate was invested in improved and unimproved land mostly in Portland. In the early part of the 20th century, the Stephen Mead estate owned about 23 properties in Portland.

The Medical Arts Building, 1926, was financed in an innovative way as well. Each of the tenants were to buy into the project, with the balance of funds coming from a bond issue. Initial sales of interest (stock) in the building sold rapidly so that by September 1924, when construction started, all of the shares in the building were sold. Originally designed as a six story structure, the building was completed in December 1925 and formally opened in June 1926 with eight stories to accommodate interest in purchasing space in the building. It was anticipated that the building would draw 5,000 to 6,000 people to the area daily. The original cooperative aspect of the venture was somewhat modified when the stockholder tenants became convinced that the building could be run more profitably by renting space at fair market rates rather than at a cooperative price.

An enormous growth in the automobile industry resulted in the corresponding demand for automobile related structures such as garages and service stations. In 1895 four automobiles were registered nationwide. In 1908 Ford launched its Model T. In 1920, total registrations reached 8.25 million nationally and by 1927 that number had more than doubled to 17 million. The auto industry provided jobs for five million people and used steel, glass, wood and rubber. Before the twenties the car was either a luxury for the rich or a necessity for farmers or doctors. After World War I, automobiles became the symbol of a prosperous materialist culture that affected our values and the structure of our lives. It was reflected in transportation systems, the development of cities and suburbs and changes in shopping habits, private versus collective space, recreation, and how we measured personal success. In Oregon, there were 218 automobiles registered in 1905. In 1914 there were 110 motor vehicle dealers, by 1919 there were 516. During the twenties that number more than

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doubled. By 1929 there were over 200,000 cars and 20,000 trucks registered in the state. The state budget also benefited. Oregon was one of the first states to charge a gas tax, and by 1940 motorists contributed approximately 30% to the total state budget.¹⁷ The auto industry stood at the centre of the new stage of capitalism by virtue of its relative size, dynamic growth, importance to other key sectors, and revolutionary role in reorganizing production. By the depression, auto comprised North America's major manufacturing sector, and General Motors (GM) was the largest manufacturing company in the world. Productivity growth far exceeded the rate of other sectors. The industry supported other key sectors, including steel, rubber, glass, and tool-and-die production, and the assembly line had come to represent, in industry circles and beyond, the ultimate in mass production techniques.

Golf and the Development of Golf Club Communities

Golf originated from a game played on the eastern coast of Scotland in the 15th Century. Players would hit a pebble around a natural course using a stick or primitive club. Golf's status and popularity quickly spread throughout the 16th Century due to its royal endorsement. King Charles popularized the game in England and Mary Queen of Scots introduced the game to France after she learned it in England while studying there. In fact the term caddie comes from her cadets from the French military who helped carry her clubs. Golf clubs became popular in Scotland, Ireland and England as well as English colonies like India, Hong Kong, Canada and America. Golf equipment was handcrafted and expensive. The game of golf was typically reserved for the wealthy. However, in 1848 metal golf clubs began to be produced making the game more affordable for the average person. The first international golf tournament was the Amateur Golf Championship of India and the East in 1893. In 1894 the United States Golf Association (USGA) was established to regulate the game in the United States and Mexico. Golf courses in America were usually landscaped parklands unlike those in the United Kingdom, which were typically Links courses. Golf was made an Olympic sport in 1900. The Professional Golfers Association (PGA) was formed in 1916. By the mid forties, the PGA sponsored a tour which consisted of twenty-two events throughout the year.

Oakhurst was one of the earliest organized golf clubs in America." *In 1878, because of chronic illness, Russell Montague's doctor encouraged him to leave Boston for a more healthy climate. After considering various alternatives, he selected the town of White Sulphur Springs, West Virginia, in part for its healing springs and purchased property a couple miles from the Greenbrier Resort- then called the Old White Hotel. A few years later, at the urging of George Grant and several of his neighbors also living in the small valley, Russell Montague offered his property as a site to build a golf course. The immediate impetus was the anticipated arrival, from India, of Grant's cousin- Lionel Torrin- a noted golfer whom Grant did not want to disappoint. The course was laid out and named "Oakhurst Links". By 1884, if not earlier, a golf club was formed consisting of Montague, Grant, Torrin, brothers Alexander and Roderick MacLeod and George Donaldson....Oakhurst*

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Links predated the St. Andrews golf Club of Yonkers by at least four years, making it America's first organized golf club"¹⁸

Outside of Washington D.C. two large rural tracts were combined to make the Petworth subdivision, one of the city's largest and earliest suburban subdivisions. The Petworth subdivision was recorded at the city's surveyor's office on January 16, 1889. The streets were laid out as an extension of L'Enfant's plan for the original City of Washington (south of Florida Avenue.) It was expected that \$200,000 would be spent for the entire 387-acre subdivision.

The Metropolitan Railroad Company had run a horse-drawn line since about 1873. The Metropolitan was authorized to run the streetcar line all the way to the District boundary, but the area was sparsely developed and the horse drawn cars offered a long, slow trip to and from the city. The Brightwood Railway Company bought the Metropolitan's Georgia Avenue line in 1890 and electrified it. The streetcar line provided regular transportation between the new "bedroom community" of Petworth and the employment, shopping, and cultural opportunities of the city. The Petworth Subdivision included a golf course in the northern part of the subdivision, the Columbia Golf Club, which was constructed in 1898, and was a primary attraction to new residents of the suburban community.

A new subdivision outside of Miami which bordered Miami's Golf Links, was originally platted in 1910 as the Golf Links Addition, but replatted as the Highland Park subdivision. FCB LeGro opened the Highland Park subdivision on January 12, 1911. The subdivision featured two landscaped traffic circles and a park at its northern border, and reflected many of the design ideals which were so popular among the upper middle class Americans in the early twentieth century.

St. Andrew's Golf course was established in 1925 outside of Chicago. Built on 244 acres of farmland it had 18 holes on course #1. In 1929 course #2, Lakewood was completed. Like many subdivisions designed in conjunction with golf courses and country clubs, Lakewood Housing Subdivision was platted with homesites for members along the golf course. Lakewood's story is very similar to the story of the Columbia Country Club and Golf Estates. Unfortunately because of financial problems caused by the Great Depression, the owners of Lakewood and Lakewood Estates had to take out a loan to keep the course afloat and keep the lands surrounding it.

The growing trend of the middle and upper classes moving to the suburbs was joined by the newly growing love of the upper middle class for the sport of golf. As in the 19th Century when villa parks like Llewellyn Park were created, in the early 20th Century private country club communities began to appear with member homes set in a picturesque environment with landscaped parklike golf

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courses at their core. Unfortunately as the Great Depression hit across the country, many of these golf developments were hit hard, especially if they were funded through bank mortgages or loans.

Golf and Country Clubs in Oregon

The first golf in Oregon was played at Gearhart in the late 1880's. Nine holes were laid out at the Gearhart site in 1892. The Waverley Golf Club was Oregon's first regulation course and opened in 1896. Just before the turn of the century a golf course was established in Eugene. Tualatin opened its course in 1912. By 1918 there were seven courses. At the time the Columbia Country Club was constructed, it was the eleventh golf course constructed in the Portland area. At the time it was built there was: the Waverly Country Club, Tualatin Country Club, Alderwood Country Club, Multnomah Golf Club, Portland Golf Club, Eastmoreland Municipal Links, Ruby Gold, Glendoveer, Rose City and West Hills.

The Riverside Golf and Country Club (1926) developed a course just southeast and around the same time as the Columbia Country Club. The Riverside opened on July 15, 1926, with 180 members. No housing subdivision was platted along with this golf course.

By 1929 there were sixteen courses listed in the Portland City Directory.¹⁹ They included: Alderwood Country Club, Columbia Country Club, Eastmoreland Municipal Golf Links, Glendoveer Golf Course, Inverness Golf Club, Lake Oswego Country Club, Multnomah Golf Club, Peninsula Golf Club, Portland Golf Club, Riverside Golf Club, Rose City Park Golf Course, Ruby Golf Club, Tualatin Country Club, Waverley Country Club, West Hills Municipal Golf Links, Wildwood Golf Club.

In the 15 years from 1933 through 1947 only four new golf courses opened. Many more closed due to the economic depression. Portland lost Ruby's, Multnomah Country Club, Inverness, Peninsula, Monagh Lea, Alderwood, West Hills, Lloyds' and Bob'O Links. Course building picked up again with three new layouts opening in 1948 and 1949 and 18 in the 1950's.

Of the ten golf courses that were operating at the time the Columbia Country Club opened in Portland, these five remain within Portland today:

Waverly Country Club (1896), Portland Golf Club (1914), Eastmoreland Golf Club (1918), Rose City Golf Club(1923), and the Glendoveer Golf Club (1924). Of these five golf courses, two of the courses are municipally owned and operated (Eastmoreland and Rose City).²⁰

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Waverly Golf Club(1896)

The Waverly Golf Club (1896) first occupied the area between SE 26th and 39th streets and between Powell and Division. The general area was known as the Waverly-Richmond district and from it the club took its name. The Waverly-Woodstock streetcar line ran through the course and play went parallel to and over the rails.

A second and more permanent site between Sellwood and Milwaukie was selected during the summer of 1898, with a course of nine holes. This land had originally been platted as a township to be called Cambridge Town. The Cambridge Land Company was formed by Lambert and N.J. Blagen, and their company platted Cambridge Town in 1890. By 1892 the right of way for the streetcar line had been established, several of the Cambridge Town lots had been sold and a few houses built. A great financial crash had occurred in 1893 and the resultant lowering of land values caused the Cambridge Land Company to vacate Cambridge Town, south of Broadway.

In 1898 the Waverly Golf Club purchased this area, comprising approximately 160 acres except for 50 lots which had already been sold. The Waverly Association continued its efforts to acquire the lots that it still did not own, and by 1902 all but four had been purchased. Of this, 75 acres, comprising Waverly Heights were then resold at a profit to an independent real estate developer to help finance development of the golf course.

In 1912, the club decided to sell another 38 acres in the NE corner of the original Cambridge Town plat in order to pay all of the debt of the Association and of the Waverly Golf Club that had quickly accrued in the ten years of early development of the club and grounds. In addition they imposed conditions that required that the money be used as soon as possible to erect a new club house and further improve the grounds. The proposal was approved on March 6, 1912. This 38 acres was eventually developed as a residential subdivision now known as Garthwick.²¹

Glendoveer (1924)

In 1924 Frank Stenzel bought property bordered by NE 130th Ave on the west, Glisan on the south and Halsey on the north. The property was developed as a golf course in 1924. Stenzel planned an expansion of his course by leasing parcels of land around his property eastward and eventually owned land up to 148th Avenue. He acquired a total of 230 acres. By 1928, the parcels of land Stenzel acquired ultimately became the first 36 hole golf course in the state. For many years it was the only course on the Pacific coast to run two 18 hole golf layouts side by side. The club was named Glendoveer by Frank's wife Eloise. In 1929, Stenzel was one of the founders of the Public Links Golf

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League of Portland, which included Glendoveer Peninsula, Inverness, Eastmoreland and Rose City courses.

In 1947 an Oregon Law (1947 Chapter 558) was passed that allowed 16 persons living in an area to present the county with a petition to form their own zoning district. One of the first to implement this law was the Ascot Zoning District formed in 1949. This district was bounded by Burnside to the south, 122nd to the west, Union Pacific Railroad to the north and 152nd to the east, including Glendoveer Golf Course. The Ascot zoning district covered 1285 acres of land, where more than 1200 homes were built before 1953. The homeowners living in the area petitioned for the Ascot district to be strictly residential with the exceptions of Glendoveer, which existed as a Golf course. This zoning district was approved, and the Glendoveer Golf Course was to remain solely as a golf course with the amenities already established to keep the sport viable (pro shop/restaurant etc). Alice Gustafson, in *The Story of Glendoveer: A History of Glendoveer Golf Course*, stated:

*"Homes were sought after in the intervening years of 1955 to 1968 with the assurance there would be no commercial space allowed. Each year lots became less available but the environment of the golf course remained a beautiful scene as it was so well managed by the Stenzel Family...The well maintained community became a quiet serene, suburb minutes away from Portland, with Glendoveer at its center. The residents were grateful that the Ascot Zoning district did not allow for future commercial development, thus feeling protected from turning major arterials into strip malls."*²²

While the Glendoveer Golf Course was not developed originally in conjunction with a residential subdivision, the zoning district that was established in 1949 maintained a residential area around the course which utilized the open space as its center. Today the course exists at the center of this community, with walking trails and open space maintained by Metro.

Columbia Country Club and Golf Acres

In December 1920 the Portland Oregon Land Company purchased land from Leonard Gertz. J.O. Elrod, an engineer and timber buyer was President of the Company at this time. CC. Crow wrote in the 1932 Annual Columbian: "The first thing J.O. Elrod did was to interest some golf enthusiasts in the proposition of building a course. This done, the services of A.B. Macan, one of the best golf architects on the Pacific Coast were sought. Mr. Macan refused even to figure on the job until he had first spent several days going over the ground himself determining whether he could construct a course there that would reflect credit on his judgment. His study showed that the property had great possibilities, and later he was engaged to lay out and superintend the work."²³ Arthur Vernon Macan was the architect and builder of the Columbia Golf Course. From Victoria, British Columbia, he designed the Royal Colwood Club in Victoria and by the end of his career had designed 60 golf

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courses. His design of the Columbia Golf Course was modeled after Muirfield in Scotland, with the outward 9 holes turning clockwise around the perimeter of the property, and the inward nine generally turning counterclockwise. Macan was a lawyer and a golfer who won the 1912 and 1913 PGA Championships. On January 12, 1924 the Articles of Incorporation were filed for the Columbia, and the Columbia Country Club held its first meeting on January 23, 1924 with fifty men. On February 6, 1924 the first meeting of the Board of Directors was held with their first offices at 283 Stark Street.

The first officers were E.C. Darnelle, President of Swift and Co., C.C. Colt, Vice President of First National Bank and J.O. Elrod. The initiation fee was \$200 paid at \$10 a month. Oscar Furuset, an attorney and the 44th member of the club stated: "At the time I joined the Columbia, I had never seen a golf course and was anxious to see what one looked like, so the first Sunday in March, 1924 I drove out to the place where Tom Donaca told me the course was located. The road which now runs in front of the club property was nothing but a muddy track and all I could see was a plowed field about a quarter section in size." ²⁴ Original members paid dues to the club for about 18 months before the course was ready to play.

The Columbia Country Club officially opened on July 11, 1925. The Oregonian reviewed the course: "of the 11 courses read for play, none, in the opinion of experts who have seen them all, is more beautiful, none better constructed, none more carefully thought out, none offer a fairer test of golf. ²⁵ The clubhouse was opened in June 1926. Designed by Emery Olmstead in the English Tudor style, it was located north of Bridgeton Road (now Marine Drive) along the bank of the Columbia. There was a spacious women's and men's locker room, and each included a large fireplace, white tile showers, wide maple benches and heavy rugs. The lounge had a picturesque view of the river and the main dining room had large windows and French doors which opened onto the porch which looked out over the Columbia. The Oregonian reported: " *The location of the clubhouse is ideal, being on the shores of the river and surrounded by a grove of tall cottonwood and maple trees. The ground on which the course is built is rolling and is said to be much like the older courses in Scotland. No finer soil is to be found any place in the world and consequently growing of grass is a very simple matter. Although opened only one year ago, it is generally conceded that the fairways of the Columbia course are already equal to any on the Pacific Coast and the greens, which are exceptionally large, are rapidly shaping up. Most of the members of Columbia Country club are business men whose wives may play without any additional charge. It is not likely that Columbia will ever be a strong contender for team play with the other clubs in the Portland district, which are made up of the younger clubs of men, but with its clubhouse completed and its financial program fixed so that it will carry itself along, this club stands on a solid foundation and has prospects of becoming one of the best organizations of its kind on the Pacific Coast.*" ²⁶

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Golf Acres

Golf Acres was a residential subdivision which was designed and platted by the Columbia Country Club and intended for sale to members of the Club. Plat 1 of Golf Acres included the Golf Course (Lot 1) and 40 residential lots. Three curvilinear roads: Golf Court, Columbia Ave. and Levee Road were platted off of the existing Gertz Rd. Most of the lots are located around the main golf course, and with the exception of Lots 2 and 3 in the upper NW corner of the plat, all of the lots are irregularly shaped to take advantage of the natural topography of the site. Plat 1 was recorded on October 9, 1924. The golf course and lots of Plat 1 were designed by A.V. Macan and filed by the Portland Trust Company. While designer A.V. Macan created a golf course community for members of the Columbia Country Club, no deed restrictions were placed on any of the lots in Golf Acres, and no design standards were ever drafted for this development. Therefore, as houses were constructed, a haphazard mix of designs and styles resulted. A one story house was constructed in 1925 on Lot 3 of Plat 1, in the NW corner of the plat at 1425 NE Marine Drive. This house has been remodeled significantly so it now appears to be a modified ranch style and the original lot subdivided into three lots. Another house was constructed in the SE portion of Plat 1 in 1927 on Lot 24 at 9200 NE Levee. This lot has also been subdivided and the original house altered, and it appears to be a vernacular farmhouse. No other houses were constructed on Plat 1 in the twenties. Eight houses were constructed on Plat 1 in the thirties, and eight more were constructed in the forties. These houses are mostly minimal tract houses in style. Three houses were constructed in the fifties, five in the sixties, one in the seventies, and two in the eighties. In the late nineties a new 105 lot subdivision was platted north of Gertz Rd, west of Levee Rd and south of the original golf course.

Plat 2 of Golf Acres included lots 42 through 57, and was recorded in October 1925 by the Portland Trust Co. Plat 2 had sixteen lots and was located north of Bridgeton Rd. (now Marine Drive) along the Columbia River. The Columbia Country Club clubhouse was originally located north of Bridgeton Rd. and east of lot 42, northeast of the main golf course. Unlike the irregularly shaped lots to the south on Plat 1, all of the lots of Plat 2 were 100' wide and averaged about 250' deep. Constructed on lot 49, the Fisher House (1929) was the first house constructed on Plat 2 of Golf Acres. Designed by O.M. Akers in the Tudor style, the Fisher House reflected the style of the Columbia Country Club clubhouse (1925), located just down the road. The Fisher House and the Country Club remained the only structures on the north side of Bridgeton Rd. (Marine Dr.) until 1937 when the second house was built, on lot 47. After that time, there were no houses constructed on Plat 2 until the forties when seven more houses were constructed. Three more were constructed in the fifties. The remaining homes were constructed after 1980. As with Plat 1 there were no design standards or deed restrictions on the lots, therefore each house was constructed according to the personal wishes

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of the owner, resulting in a haphazard collection of architectural styles. In December 1979 the original Columbia Country Club clubhouse burned to the ground. A new clubhouse was constructed south of Marine Drive in 1981.

O.M. Akers

Ora M. Akers and his first wife Bertha, moved to Portland, Oregon in 1920. They lived at 1033 Rodney Ave. and O.M. Akers was Vice President of Home Builder's Securities Co. at 283 Stark. In 1923 he began offering designing and drafting services at the 506 Lewis Bldg. in Portland. In 1924 through 1929 O.M. Akers served as an architect, with offices at 705 Couch. Mr. Akers is listed as the architect for twelve buildings on Portland's Historic Resources Inventory. All were constructed between 1924 and 1929 and are Rank III resources on the inventory, with the exception of the Sherman Court apartments which is Rank II. Seven of the structures are apartment buildings, four are single family residences and one is a grocery store. In addition Akers is listed as the architect of ten residences on the City of Portland's Landmarks Inventory. These residences were constructed between 1924 and 1926, and designed in a range of styles, including 20th Century Colonial, 20th Century English Cottage, and Bungalow. His apartment buildings were primarily in the Mediterranean or California Mission style. Many of Akers buildings are characterized by stucco walls and red clay tile roofs. Akers designed the Fisher House in 1929 in the Tudor Style, but utilized stucco on the north facades and red tile on the roof. In 1929, Akers closed his architectural offices and he and his new wife Jane moved from their home on 35th to an apartment on 24th. The following year, in 1930, Akers became manager of the Portland Home Modernizing Bureau at 480 Hawthorne. Rowell Lumber Co. bought this business and in 1931 and 1932, Akers was manager of the Home Repairs Division of Rowell Lumber Company at this same address. Akers and his wife left Portland in 1933 after this division went out of business.²⁷

Raymond F. Fisher

Raymond Frank Fisher was born on April 17, 1889 in Aurora Indiana and moved to Woodburn Oregon in 1901. He attended Oregon State University and operated the Raymond F. Fisher Chevrolet Company from 1922 until 1954. According to Portland City Directories Fisher operated an automobile garage and service station and sold new cars in St. Johns. Only later in his career did he exclusively sell only Chevrolets.

A businessman and a typical member of the Columbia Country Club, in 1929 Fisher purchased lot 49 in Golf Acres on the banks of the Columbia and hired O. M. Akers to design his new home which was

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completed later that year. O. M. Akers was a local architect who had designed many apartment houses in Portland. Fisher's house was designed and constructed in the English Tudor style similar to the new clubhouse which had been completed in 1926. With the exception of the house constructed in 1925 on Lot 3 south of Bridgeton Road (now Marine Drive), Fisher's house was the only house constructed on Golf Acres before the Great Depression plunged the Columbia Country Club and Golf Estates into severe financial difficulty.

Fisher and his wife Catherine lived in this house at 1625 NE Bridgeton Road (now 1625 NE Marine Drive) until 1954 when he retired and moved to Holladay Park Plaza at 1300 NE 16th where he lived until he passed away on January 4, 1975.

End of the Roaring Twenties: The Great Depression: 1929-1940

National Trends

The sluggish economy drastically reduced the quantity of goods and services bought and sold. The industrial and financial urban centers suffered from vast numbers of business failures, which came to a head in 1932 with over 30,000 failures nationwide. Banks closed their doors because of a lack of liquid assets. Almost 2500 banks suspended operation in 1931. Production fell off in the industrial sector as a result of falling investment and an inability to pay workers. The massive numbers of closures and shut downs led to similarly huge unemployment. Unemployment reached an unheard of high of 25 percent in 1933, and hovered between 15 and 20 percent for the majority of the 1930s. Small towns and villages were hit the hardest, as were unskilled workers and minorities. Employment in the fields of construction and the manufacture of durable goods was especially hard hit, with 10 percent of engineers simultaneously unemployed in 1932. Abject poverty resulted. Children received inadequate nutrition and healthcare, and starvation became an everyday occurrence. The unemployed were evicted from their homes and left to wander the nation in search of jobs and charity. Ashamed of their degraded status, many committed suicide; the suicide rate in the US rose 30 percent between 1928 and 1932.²⁸

Herbert Hoover was the last in a line of Republican presidents who firmly believed in and adhered to the principle of small government. Therefore, when the depression set in, he did all he could do in an effort to find solutions outside of government. This involved meeting informally with the leaders of business and agriculture, and allowing the economy to regulate itself. He was openly optimistic about the prospects of recovery during the first months of the depression. But, as the depression

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continued into 1930, and faced with deepening problems, he was forced to take action and extend the role of the government into the lives of the nation's citizens.

Franklin Roosevelt was elected president in November 1932. The first problem FDR faced in the realm of business dealt with the rash of temporary bank closures throughout the nation during the early months of 1933. In response, he called for a bank holiday, during which time he met with the heads of many of the nation's suffering banks and developed the Emergency Banking Relief Act, passed March 1933. This act provided the framework under which banks could reopen with federal support. Congress passed the Unemployment Relief Act, which, among other things, created the Civilian Conservation Corps (CCC), a program to employ the destitute in conservation and other fruitful work. The Agricultural Adjustment Act was passed, creating the Agricultural Adjustment Administration (AAA) to manage federal aid to farmers and control production. The same day, the most comprehensive relief bill of the New Deal was passed, the Federal Emergency Relief Act (FERA), appropriating \$500 million to support state and local treasuries that had run dry. The Reconstruction Finance Corporation, created under Hoover, also remained active, lending to banks, railroads, and big business with its New Deal chairman Jesse Jones at the helm. By creating a framework of relief all under the supervision of the executive branch, FDR sent a powerful message to the nation. The message was that he personally was prepared to take action to combat the economic hardship of the people, and that he personally would assume responsibility for the success of these programs. Unlike the presidents of the 1920s, Roosevelt made it clear that the character of the government should be emblematic of the character of the president, and that he, Roosevelt, would be the champion of his people. Conservatives argued that any meddling in the economy could have had no positive effects, while liberals argued that the New Deal struggled because it did not go far enough in its attempts at regulation and relief. Roosevelt laid out his plans for the Second New Deal in the 1935 State of The Union Address. He outlined six ways in which the administration would renew the efforts begun under the first New Deal and respond to the criticism of the last year. They included: 1) An enlarged unemployment relief program 2) Assistance to the rural poor 3) Support for organized labor 4) Social welfare benefits for the elderly and disadvantaged 5) Strict regulation of business and finance 6) Heavier taxes on the wealthy.

One of the most lasting programs of the Second New Deal was the creation of Social Security benefits for the elderly by the Social Security Act of 1935. This act, passed largely in response to the elderly rights movement headed by Francis Townsend, exemplified the new deal focus on social services. Strict regulation of business and finance may be seen mainly through the empowering of the Federal Reserve Board to exert tighter control over the money supply, and through the enforcement of the Securities Exchange Act of 1934, which required that a detailed and truthful prospectus be publicized

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for each company issuing stock on the US market. The goal of heavier taxes on the wealthy was accomplished through the Revenue Act of 1935, which raised personal income taxes on the highest income levels. Despite FDR's efforts at controlling unemployment, he experienced a continuous inability to make marked progress and the economy continued to stagnate. Despite a small drop in unemployment in the second half of the 1930s, FDR was never able to stimulate a return to normalized levels until the advent of the war economy in the early 1940s.

Portland- the Depression years

As was evident during the boom years, the depression years in Portland also reflected the national trends. The population in Portland only increased by 1.2 % between 1930 and 1940. Construction had also become more affected by national financial trends. In 1932 only two buildings were constructed in the downtown area, none were built in 1933 or 1934, one was built in 1935 and two in 1936. No buildings were constructed in 1937 and only one or two a year were built until the start of WWII. Unemployment in 1930 was at 10.5% for the State of Oregon, with 17.4% of those working in the building industries unemployed. The local trend followed the national one with unemployment peaking at 25% in 1933. It hovered between 15 and 20% throughout the thirties and by 1940 it was at 15.4%. In Oregon as a whole, 866 plants closed their doors with logging employment dropping by 48%. In Portland, City services were forced to operate with barely minimal resources. The city council was told in June 1930 that Portland's emergency fund was "right down to bed rock"²⁹ In May of 1931, US National Bank found itself unable to loan more than 25% of its deposits in Portland. To avoid a run on bank deposits, both US National and First National banks ran full page ads in all the daily newspapers in December of 1931, notifying bank depositors that legal notice would be required before withdrawals would be allowed. The Hibernia Bank closed in December of 1931. Julius Meier, of Meier & Frank, borrowed increasing amounts from the store, putting up his stock as collateral. When he settled his accounts in 1934, he owed the company over \$750,000.

The Eastmoreland Municipal Golf Course almost closed during the depression due to its high number of debts. Lifetime memberships were sold at \$100 each and saved the course. The Riverside Golf and Country Club, a close neighbor of the Columbia Country Club also experienced some difficulties during this time period. On August 29, 1929 their clubhouse burned to the ground. Luckily the fire occurred before noon on the very day their insurance lapsed. They were able to reconstruct their clubhouse which opened in October 1930. The Spokane Savings Bank which held the Riverside mortgage went bankrupt and was taken over by the State Banking Department of Washington. During the Depression years memberships dropped significantly. The Bank continued

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the club's operation until 1935 when a group of members organized to buy back the club. They were successful and officially incorporated on May 20, 1936.³⁰

Columbia Country Club: The Great Depression

In 1926, in order to obtain capital for building the clubhouse, \$150,000 in bonds were sold to club members and secured by a mortgage which was held by the Portland Trust and Savings Bank. Unfortunately after the stock market crash in 1929 and the resulting economic fallout, members became unable to make payments on the mortgage. The club's taxes were delinquent from 1928 through 1931 and in 1932 the club had stopped paying interest on the mortgage held by Portland Trust and Savings which still held a principal of \$100,500 in January of 1933. As a result, Portland Trust and Savings filed foreclosure action against the Columbia Country Club on January 5, 1933. Formal action was held off for two years, until on February 5, 1935 a decree called for \$60,000 in promissory notes held by club members, its land and equipment. No lots were sold because of legal difficulties arising from the foreclosure and no new homes were constructed in Golf Acres between the time Fisher's home was completed in 1929 and 1937 when a new home was constructed at 1735 NE Marine Dr.

On May 24, 1934 the Columbia River Land Company was incorporated by Oscar Furuset, Marvin Rankin and B. Lee for the purposes of rescuing the Club, and its land: *"On March 3, 1935 a writ of execution was executed by the sheriff who offered all the land owned by the Country Club at a foreclosure sale. This land was purchased by Mr. Furuset for \$19,600, reflected in the Certificate of Sale and subsequent Sheriff's deed after the redemption period had expired. Mr. Furuset assigned his interest in the Certificate of Sale to the Columbia River Land Company. Accordingly, after March 13, 1935, Columbia River Land Company owned the land and had control of the operation of the Club."*³¹

By this time membership in the club had been reduced significantly, and a new manager, Verne Perry was hired in 1937 to help increase membership and turn the club around. Between 1937 and 1945 Perry had illegal slot machines installed in the Club. These slot machines were extremely profitable: *Some claimed the machines made as much as \$100,000 per year. One head professional said he bought a new car from his winnings on the slot machines. Profits from the machines paid many of the club's expenses and upkeep, keeping monthly dues at manageable levels."*³²

After World War II, reflecting a general improvement in the economy as well as the government providing the low interest V.A. loan, a significant number of lots in Golf Acres were sold to members of the Club and development began again, with five houses being constructed in 1940. Interestingly

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enough however, the houses constructed after World War II were primarily one story minimal tract houses. The era which supported the construction of grand English Tudor houses like the Fisher house and the Clubhouse at the Columbia Country Club had passed.

Conclusion

The Fisher House is significant under Criterion A because of its association with the rising popularity of subdivisions associated with golf courses and country clubs in the United States in the twenties. Located in northeast Portland along the Columbia River, Golf Acres was a two plat subdivision designed in a picturesque park like setting for members of the Columbia Edgewater Country Club. Designed by O.M. Akers, and constructed in the Tudor style to reflect the architecture of the first Columbia Country Club clubhouse (1925), the Fisher House (1929) was the first house constructed on Plat 2 of Golf Acres. Due to a fire which burned the original clubhouse down in the seventies, the Fisher house is the only remaining structure on Golf Acres (Plat 2) from this period in the twenties.

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Endnotes

- ¹ Stilgoe, John. **Borderland**. (Yale University Press, New Haven, CT; 1990) page 52.
- ² Ibid, page 115
- ³ Ibid, page 40
- ⁴ Ibid, page 230
- ⁵ MacColl, E. Kimbark. **The Shaping of A City: Business and Politics in Portland, OR 1885 to 1915**. (The Georgian Press, Portland, OR) 1976.
- ⁶ Freeman, Bernard. **Freeman of Stamboul: Being the Memoirs of Professor Freeman** (Angus and Robertson, London; 1934) p. 190.
- ⁷ MacColl, E. Kimbark. **The Growth of A City: Power and Politics in Portland, OR 1915 to 1950**. (The Georgian Press, Portland, OR; 1979). p118-119.
- ⁸ Ibid, page 70.
- ⁹ Ibid.
- ¹⁰ Ibid, page130.
- ¹¹ **No. 41246 Abstract of Title to Tract numbered Forty-nine (49) in Golf Acres, Plat 2, in the County of Multnomah and State of Oregon**. (Union Abstract Company of Portland, OR; 1928). page 122.
- ¹² National Bureau of Economic Research. **Recent Economic Changes in the United States; Report of the Committee on Recent Economic Changes, of the President's Conference on Unemployment**. (McGraw-Hill, New York, 1929). page 219.
- ¹³ Ibid, p354.
- ¹⁴ Ibid.
- ¹⁵ MacColl, E. Kimbark. **The Growth of A City: Power and Politics in Portland, OR 1915 to 1950**. (The Georgian Press, Portland, OR) 1979.
- ¹⁶ Ibid. page 65.
- ¹⁷ Secretary of State, OR (various). **Oregon Blue Book**. (State of Oregon, Salem OR) 1905-1932;
- ¹⁸ Oakhurst Links. **The Oakhurst Story: The Early Story**. May 15, 2005. <www.oakhurst1884.com>
- ¹⁹ **Portland City Directory** (R.L. Polk & Co. Portland OR; 1929) page 1946.
- ²⁰ Myers, Kent C. **Golf in Oregon**. (Ryder Press, Portland, OR;1977) Appendix.
- ²¹ C. Edwin Francis. **Waverly Country Club: 1896-1996**(Waverly Country Club, Portland, OR 1996)pp 10-37.
- ²² Gustafson, Alice. **The Story of Glendoveer: A History of Glendoveer Golf Course**.(Alice Gustafson, Portland, OR; July 2003) page21.

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²³ Barbour, Richard. **Columbia Edgewater; 1924-1999. The First 75 Years of the Friendliest Club in Town.** (Columbia Edgewater, Portland OR; 1999) page 5.

²⁴ Ibid, page 6.

²⁵ **Oregonian**; June 11, 1925.

²⁶ Barbour, Richard. **Columbia Edgewater; 1924-1999. The First 75 Years of the Friendliest Club in Town.** (Columbia Edgewater, Portland OR; 1999) page 10.

²⁷ Polk, R.L. **Portland (OR) City Directories: 1920-1933.** (R.L. Polk & Co., Portland OR) 1920-1933.

²⁸ Watkins, T.H. **The Great Depression: America in the 1930's.** (Little, Brown and Co., Boston) 1993.

²⁹ MacColl, E. Kimbark. **The Growth of A City: Power and Politics in Portland, OR 1915 to 1950.** (The Georgian Press, Portland, OR; 1979). page 395.

³⁰ Riverside Golf and Country Club. **Riverside Golf and Country Club History.** May 20, 2005.
<www.riversidegcc.com>

³¹ Barbour, Richard. **Columbia Edgewater; 1924-1999. The First 75 Years of the Friendliest Club in Town.** (Columbia Edgewater, Portland OR; 1999) page 14.

³² Ibid.

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Fisher, Raymond and Catherine, House
Name of Property

Multnomah County, OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

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The Fisher House is located in Northeast Portland and is north of Marine Drive on Lot 49 of Golf Acres Plat 2. Tax Lot Id # 171733. The boundary was determined by the lot lines of Lot 49.