NPS Form 10-900 OMB No. 1024-0018

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United States Department of the Interior
National Park Service

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Nat. Register of Historic Places
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 instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Hamlin, Charles Hunter, House

other names/site number Hamlin-Johnson House (preferred)

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 1322 SE 282nd Ave ☐ not for publication

city or town Gresham ☐ vicinity

state Oregon code OR county Multnomah code 51 zip code 97080

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ 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 _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ **national** ___ **statewide** _X_ **local**

Applicable National Register Criteria: ___ **A** ___ **B** _X_ **C** ___ **D**

Christine Curran 4.13.16

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

for Edson H. Beall 6-7-16

Signature of the Keeper Date of Action

Hamlin-Johnson House
Name of Property

Multnomah Co., OR
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	2	buildings
		site
		structure
		object
1	2	**Total**

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN: Gothic; Gothic Revival

Materials
(Enter categories from instructions.)

foundation: WOOD: post-and-pier
walls: WOOD: weatherboard; drop siding
roof: ASPHALT
other: BRICK (chimneys)

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Hamlin-Johnson House is a one-and-one-half-story building with a cross-gable roof with narrow eaves and a largely rectangular footprint (a hipped-roof utility room has been added at the northeast corner). The house is centrally located within the main portion of its 1.95-acre parcel and faces west overlooking 282nd Avenue, a suburban arterial. The wood-frame building is clad in drop siding with a wide reveal (channel rustic siding) with some shingle siding under the south-facing gable. The foundation is post-and-pier and the roof is clad in asphalt shingles. It is a ca. 1888 Gothic Revival house that was remodeled ca. 1903, adding Queen Anne features and details.

The most dominant feature of the house is the symmetry of the front façade, with its narrow, front-facing gable on the structure's side gable roof, and the full-width front porch with its turned balustrade and decorative spindle frieze and brackets. A Victorian-era door is centrally located under the front-facing gable, on the back wall of the front porch. Windows are primarily one-over-one-light, wood-frame, double-hung windows with simple surrounds and crown molding, placed individually and in pairs throughout the building. Additional character-defining features include two corbelled chimneys mounted on the east-west ridge of the house and a recessed porch within the single-story ell on the north side. The interior layout of the house includes a full-width living room across the front of the house, with a stairway to the second floor located on the back wall, followed by a formal dining room and a kitchen at the rear of the house. Three bedrooms, a bathroom, and auxiliary storage are located on the second floor. All interior detailing, including window and door surrounds and baseboards, is original. Major changes to the house include the addition of a bay window and later, a sun room, on the south side, the utility room, and the previously mentioned Queen Anne styling.

The parcel also includes two non-contributing resources: a twentieth-century barn or workshop and a small 1984 playhouse that repeats the materials of the house. Also present on the parcel are numerous mature trees, including remnants of a pear orchard.

Narrative Description

LOCATION AND SETTING

The Hamlin-Johnson house is located in Gresham, Multnomah County, Oregon, in what was originally Powell's Valley, at the intersection of SE 282nd Avenue and Lusted Road. It faces west, overlooking 282nd Avenue. The house sits at about the center of the main portion of its L-shaped, 1.95-acre parcel; a long narrow leg located at the northeast corner of the main parcel extends an additional 363 feet toward the east. The wooded site is relatively flat, with a gentle slope down from the northeast corner. The house is surrounded by numerous mature (century-old or greater) trees, which could have been planted by either the Johnsons or the Hamlins, including: a) an English Walnut, (which was a cash crop);[1] b) a Swedish Ash planted early in the twentieth century as a seedling brought from the Arboretum in Sweden by Jonas Johnson; c) an apple tree; d) a Swedish Birch; and e) five remaining pear trees of the nine that were planted along the driveway. There are also a number of younger shrubs such as rhododendron, as well as numerous Douglas fir and cedar trees. Additional features include a small, three-sided concrete fountain located just north of the house near its northwest corner, a barn with a cupola, and a small accessory playhouse structure.

[1] Selma Johnson, "A Brief Sketch of My Married Life," 1963.

HOUSE

Exterior

This ca. 1888 vernacular house is complex in plan and massing. The one-and-one-half-story house has a cross-gable roof, with a steeply pitched, front-facing gable gracing the facade. The full-width front porch is embellished with spindle work and a plain balustrade. Its roof is supported by turned posts with decorative brackets. An enclosed sun porch is located on the south side of the house. A second exterior porch is located on the north, side façade. The wood-frame structure is clad in channel rustic or novelty drop siding with wood shingles in the small, south-facing gable, and features a plain frieze board under narrow eaves. The house has a post-and-pier foundation which is enclosed around the perimeter with lattice, vertical board (bead board), plywood, concrete, and corrugated metal. The roof is clad in asphalt shingles. Character-defining features include: the multiple gables on the building; the front and north porches; two large corbelled chimneys; the channel rustic siding and architectural detailing on the porches; and the tall, narrow, one-over-one-light, double-hung windows with plain surrounds and crown molding. A bay window on the south façade is now enclosed within the sun porch. The house displays elements of the Gothic Revival style, evidenced in the steeply pitched, front-facing gable, and the Queen Anne style, evidenced in the decorative detail on the building's porches.

West (front) façade. The front façade of the Hamlin-Johnson house is symmetrical (see Photo 1). The centered front door is accessed via the hipped-roof front porch, which is in turn accessed by four enclosed wood steps. The front door is wood with four panels below a decorative window set in a molded surround. The porch stair is flanked by two turned posts with decorative brackets under the spindle-work frieze. To the right of the entry door is a one-over-one-light, double-hung window with a wood frame, plain surround and crown molding; this window is typical of the windows found throughout the house. To the left of the door is a cottage window, with a short amber-colored light over a taller light. The single, double-hung window in the front-facing gable is centered over the entry. On the right side of the porch, against the wall, is a narrow chase that encloses plumbing pipes.

South façade. Visible on the south side façade is the gable end of the main side gable; a gabled wall dormer above the enclosed sun porch in the center (which in turn obscures what was an exterior bay window); a hip roof addition toward the rear (east side) of this façade; and a second hip roof addition which is in the northeast corner of the building (see Photos 2-4). The gable on the west side of this façade displays a single, double-hung window centered on the lower level of this façade, and two symmetrically placed windows at the upper level. The small gable in the center of this façade has a door that opens onto a second-level open porch (the roof of the sun room). This door has three recessed panels with a single light above and a Victorian-style screen door. The projecting sun room below is enclosed with ten, eight-light windows above beadboard paneling. The roof on the sunroom is clad in corrugated metal sheeting. The hip roof addition toward the rear of this façade is partially obscured by the enclosed sunroom. The visible portion toward the rear displays a nearly square, fixed window. The addition on the northeast corner of the building has a small, one-over-one-light, double-hung window on the south façade.

East façade. The east façade includes an entry to the sun porch via one enclosed wood step, through a three-panel door topped by a four-light window (see Photo 5). In the center of the gable end is a horizontally oriented, single-light, fixed window near the center at the lower level, and a paired, double-hung window in the gable end at the second level. The gable here is asymmetrical, with the longer portion extending down toward the north side of the building. The hip roof addition here, on the north side of this façade, has a small, double-hung window on the east façade that matches the one on the south façade.

North façade. The north façade displays two double-hung windows at the lower level on the gable end, toward the west side of this façade, aligned with two double-hung windows at the second level (see

Photo 6). In the center of this façade is the second porch. This portion of the facade appears to be one story-high due to the extension of the roofline in this location. The porch is accessed via two enclosed wood steps. A plain balustrade between two turned posts is located to the right of the stairs. At the back of the porch is an entry to the kitchen, which consists of a door with a single light in the upper portion, and a double-hung window located to its right. The porch is flanked by small, single-light, fixed windows. At the east end of this façade is a door to the laundry room. It displays a small light above three wood panels.

Interior

The Hamlin-Johnson house encompasses a total of 1,778 square feet of living space, 946 square feet on the first floor and 832 square feet on the second floor. The entire first floor has 10'-0" ceilings. Major rooms include a living room, dining room, and kitchen on the main level, and two bedrooms on the upper level. Almost all interior details, including windows, doors, hardware, casings and baseboards, are original and in good condition. All woodwork is stained and/or varnished. Walls are plaster or covered in wallpaper, and most of the original wood floors are carpeted. Predictably, the house has been updated with indoor plumbing, electricity, and running water. There are no extant historical interior photos.

First floor. The house is entered from the front porch through a door that opens into the center of the living room, which extends north to south across the width of the house (see Photos 7-9). The wood stairway to the second level is located in the southeast corner of this room, parallel to the long side of the room (see Photo 8-9). It is embellished with decorative detail and includes turned balusters and a turned newel post. Under the stair is a closet with a four panel, wood door. Walls are plaster, some finished with wallpaper, with tall, molded baseboards and a picture rail. Doorway surrounds are wide with molded pilaster detailing. Doors typically have two vertical panels in the upper portion and two smaller panels in the lower portion.

The middle room on this floor is the dining room (see Photo 10). It has a bay window on the south wall with a broad, central fixed window with a short light over a taller light, flanked by double-hung windows.

The kitchen is the most easterly room on the main floor (see Photos 11-13). It features wood cabinetry and a wood beadboard wainscot below plaster walls and a hardwood floor. A bathroom is located off the southeast corner of this room. Adjacent to the bathroom door is the door to the sun porch. On the north side of the room is a pantry with wood bi-fold door. Northeast of the kitchen is a large laundry room that is located within the hip roof addition to the house and has only exterior access.

Second floor. The second floor is accessed via a quarter-turn stair that ends at a north-south hall located in the southwest quadrant of this floor. The floor, which is roughly T-shaped in plan, is eccentric in its layout. An irregularly shaped bathroom is located in the southwest corner of the floor and is entered through a door set at an angle. The floor here is finished in linoleum dating to the 1960s or 1970s. A moderately sized bedroom is located in the northwest corner. It features one large closet within the attic area under the eaves. On the east side of this level, above the kitchen, is the master bedroom. This room is accessed through a rectangular room with a door to the porch roof on the south side of the house. A storage room is located to the north of the rectangular room. A large attic is located on the north side of this floor, in the area covered by the extension of the roofline over the north ground-level porch.

The floors on the second floor are fir; most are carpeted. Door surrounds are simpler than those on the first floor, with plain surrounds surmounted by crown molding. Like the first floor, the doors typically have four panels with two tall, vertical panels above shorter vertical panels. Baseboards are tall with three-part molding and walls are plaster, some finished with wallpaper.

Alterations and Additions

The front façade of the house displays excellent integrity. It appears nearly identical to the earliest photograph of the house, which dates from ca. 1908. The Queen Anne style architectural detailing on the front and side porches was likely added ca. 1903, after the tenure of a contractor who owned the house for a short time before selling it and relocating. The small chase on the right side of the porch, which was added when the second floor bathroom was added in the 1960s or 1970s, is inconspicuous.

A few changes are evident on the side and rear facades of the building. The sun porch is an added feature, possibly in the 1920s, as it is not typical to have a sun porch that encloses a bay window, and the design and detailing of this feature is not commensurate with the rest of the house. The date of the addition of the southerly bay window (covered by the sun porch) is unknown, although it is known that it was added after 1908. The addition of the laundry room, with its concrete foundation and floor, is thought to have occurred ca. 1940.[2] The large, single-light window on the east wall of the kitchen may have been added at this time as well. The small hip roof addition at the southeast corner of the building, which contains a bathroom, is also likely a later addition, although it shows in the 1908 photo (see Figure 16). The second floor, south-facing gable is likely an addition, as again, the quality of this feature is not commensurate with the quality of the rest of the building.

The interiors of the house have been updated over time with indoor plumbing, electricity, running water, wall-to-wall carpeting, and vinyl flooring in kitchen and baths. In the 1960s or 1970s, a wall in the living room which separated a parlor from a bedroom was removed. About this time one of the second-floor bedrooms was converted to a bathroom. The first-floor bathroom was also altered at some point, as the fourth owner[3] came across disconnected plumbing connections when a tub was removed while remodeling. The presence of original doors, windows, casings and hardware, major features such as the stairwell, and the spatial qualities of most of the major rooms, however, conveys the historic appearance of the house.

The house is in moderate-to-good condition. It appears to need a new roof and new paint, and some detailing on the porch is missing. A recent inspection concluded that the house was in “serviceable” condition.

BARN (Non-contributing)

The barn or workshop is located east of the house, along the rear (east) boundary of the main portion of the parcel. It is a tall, one-story building with a rectangular footprint and a steeply pitched roof with narrow eaves and exposed rafters. The ridgeline is oriented north-south. An interior concrete block chimney is located on the west side of the building and a cupola with a steeply pitched, pyramidal roof is located on the ridge. The building is wood-frame construction with horizontal siding, which has been covered by sheets of narrow, vertical board siding (T1-11) on the south and west sides, and an asphalt shingle roof. The floor is concrete, and extends beyond the threshold, forming a small concrete pad in front of the main door. The main door is tall, extending to the roof of the structure, with two sliding, vertical wood panels. A pedestrian door of horizontal wood and a six-light, fixed window are located on the west façade, facing the house.

The interior of the building is one large volume. A row of 8”x8” posts is located parallel to the side walls, connected by a beam that supports storage areas above. The interior is partially finished with plywood panels. The roof structure is reinforced with a bottom and top chord (horizontal boards), but displays no formal trusses.

[2] The widow Johnson (the second owner) sold some property to the east (Starkel Addition) around that time and may have had money to spend on improvements.
[3] Marjorie Helean, fourth owner.

ACCESSORY STRUCTURE (Non-contributing)

A small building erected in 1984 as a play house is located east of the house along the back property line. It is a one-story, gable-front building clad in the same channel rustic siding as the main house. A door is located on the front, west façade. Another opening located on the north façade once had a clear plastic window.

HARDSCAPE

There is a concrete walk from the edge of the property on 282nd to the steps to the front porch. Surrounding the cedar tree at the southwest corner of the porch are pieces of broken concrete and blocks. The concrete walk resumes parallel to the south side of the house and disappears under the sun porch. (Presumably it originally connected with the south side porch.) South of this walkway, connected by concrete blocks, is a wood well-house that was constructed over the round, ground-level well that provided water for livestock or gardens, seen in the 1908 photo.

On the north side of the house is a concrete walk from the side porch east towards, but not reaching, the barn. There are also three stepping stones or blocks and a square section of blocks between the porch and the above-described fountain.

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.
- [x] 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.

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 old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1888 - 1903

Significant Dates

1888, Date of construction
1903, Date of substantial remodel (estimated)

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Hamlin, Charles Hunter (attributed)

Period of Significance

The period of significance begins in 1888 when Charles Hunter Hamlin bought eighty acres from Samuel Gilby Kelly and built a house.[4] The period of significance ends in 1903, the estimated date of a substantial remodel, judging by ownership history. (A 1908 photograph substantiates that the major changes which reflect the addition of Queen Anne features and details are complete by that date).

Criteria Considerations (explanation, if necessary) N/A

[4] The property transaction was recorded with Multnomah County September 26, 1888.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The 1888 Hamlin-Johnson House is significant under Criterion C as an excellent and rare example of a rural residential type in Gresham, a vernacular structure that displays elements of the Gothic Revival style of the mid-nineteenth century. It was remodeled in the first decade of the twentieth century, adding Queen Anne features and details, which place it among three known examples in Gresham of this trend to update earlier, simpler houses in this very popular style. It is the only known modestly scaled and modestly detailed expression of this phenomenon in the city. The house is associated with its attributed builder, Charles Hunter Hamlin, a steamboat engineer who was on the first boat that traveled above Willamette Falls via the Willamette Falls Locks, in 1873. It is also associated with the Rev. Jonas Johnson and his family, who owned the house for six decades. The Johnsons' association represents the building's affiliation with Powell Valley's Swedish history and heritage. The house is significant at the local level.

Narrative Statement of Significance – Criterion C, Architecture (Provide at least **one** paragraph for each area of significance.)

HISTORIC CONTEXT: THE CITY OF GRESHAM

The lure of land enticed settlers to what would later be known as Gresham. The Donation Land Claim Act of 1850 granted 320 acres of free land to pioneers who wanted to homestead.[5] For more than a decade, droves of wagon trains brought people west, many of them from the Middle Western states such as Iowa, Kansas, and Kentucky. One of these pioneering families was Nathaniel Hamlin Jr. and his wife Nancy (and son Charles), who were in the fourth wagon train on the Oregon Trail, which arrived in 1848, five years after the first train. When the Hamlins arrived they took up a 640-acre claim between Portland and Gresham, located about where Centennial High School is now, west of downtown Gresham. Pioneers Gilmer and Mary Ann Kelly (and son Samuel Gilby) arrived in 1854 and took up a 320-acre claim east of Nathaniel, located at about the intersection of Troutdale Road/282nd Avenue and W.K. Anderson Road today. It was part of this claim that passed to Samuel, who later sold his 80 acres to Charles.

Gresham is the third name assigned to this area. In early years a popular gathering spot at what is now the southern edge of downtown Gresham was called "Camp Ground." A post office was established here in 1871.[6] Before 1884 the area as a whole was called Powell's Valley, after one of the first settler families in the area.[7] In 1884, business owner Benjamin Rollins petitioned U.S. Postmaster General Walter Gresham for a new post office and suggested naming the town after the postmaster, a civil war hero.[8] By the time the small farming community was incorporated in 1905 it had a streetcar that connected it to Portland and boasted a population of 356 people. In 1909, *The Oregon Journal* noted, "It is the center of a splendid farming district . . . berry culture, grape growing, vegetable gardening and cherry growing are among the important small farm industries throughout the region."[9] In 1911, a second interurban line was built through the city and additional civic improvements had been constructed, including the 1912 city hall and 1913 Carnegie Library.

[5] The City of Gresham, Oregon, "Gresham History," www.greshamoregon.gov/city/gresham-history/.
[6] PDXHistory.com, "Gresham," accessed September 2015, http://www.pdxhistory.com/.
[7] Sources vary as to which Powell "Powell's Valley" is named after. One source states that it was named after Eliza Powell, the wife of one of the four Powell brothers who arrived in Oregon in the 1840s (*Gresham: Stories of our Past, Camp Ground to City*, ed. W.R. Chilton, Gresham Historical Society 1993, 41). Another source says that it was probably named after Dr. John Parker Powell, also an early settler (*Gresham* by George R. Miller, Arcadia Publishing, 2011).
[8] Later, Walter Gresham was Secretary of State under President Grover Cleveland. Lewis A. McArthur and Lewis L. McArthur, *Oregon Geographic Names* (7th Edition) (Portland, OR: Oregon Historical Society, 2003), 430. Chilton, *Gresham: Stories of Our Past*, 201.
[9] *The Oregon Journal,* July 18, 1909. Quoted in "Gresham" on PDXHistory.com, accessed September 2015, http://www.pdxhistory.com/.

The Gresham area became known for its agriculture, but when the pioneers arrived the entire area was heavily wooded and had to be cleared for farming. The Powell's Valley area when first surveyed for the Donation Land Claim program was described as follows: "Land rolling, soil 3rd rate, timber Fir, Cedar and Maple, Undergrowth Vine Maple and Hazel."[10] Sawmills soon developed throughout the region, including at least two on Johnson Creek.[11] Once cleared, "[t]he area became known as a prolific farming district with plentiful water for industries with its proximity to water sources, including Johnson Creek. General farming, berry farms, vegetable gardening and cherry growing were among the agricultural mainstays of the community."[12] Additional crops included wheat, tree fruits such as apples and pears, and tree nuts such as English walnut and hazelnut. Dairy and beef cattle were also raised. In the twentieth century, berries such as strawberries, raspberries and blueberries dominated. Raising nursery stock was also a popular enterprise. Early railroads and interurban lines carried goods to Portland markets and returned with fertilizer, feed and supplies, to be replaced by trucking in the twentieth century, as roadways improved and highways were developed.[13]

Until the middle of the twentieth century, Gresham remained largely rural in character, but after World War II, the berry farms began to be replaced by housing developments:

> *The post-World War II era brought tremendous growth to the Gresham area. The need for housing for returning military personnel and their families, the opportunity for new businesses to service the influx of residents, inexpensive land near Portland, and readily available building materials created a boom period in Gresham's history that had not been seen since the early twentieth century. New highways and roadways improved the commute to Gresham, and new water and sewer systems were built to help farmers and developers of subdivisions. Farmland was annexed into the city and gave way to new housing developments. In the early 1950s, Gresham was a small community composed of small 5- to 10-acre truck farms with the owners working the land as their mainstay or to supplement other income. Crops included a variety of fruit, vegetables, and small-scale livestock operations.*[14]

This development trend more or less continues to the present day. The population of Gresham, which was 3,049 in 1950, grew to almost 4,000 by 1960 and then more than doubled by 1970. Subdivisions continued to be developed through the 1970s and 1980s. By 2012, Gresham was the fourth-largest city in Oregon, with a population of 108,956. Numerous pioneer farmhouses were lost before the 1980s, when awareness of historic preservation and Gresham's heritage increased and the City took steps to document and preserve these resources. (See Figures 17 and 18.)

EARLY PROPERTY OWNERS

The Hamlin-Johnson House is named for the person to whom the house is attributed, Charles Hunter Hamlin, and long-time residents Reverend Jonas Johnson and his wife Selma. Prior to their ownership, however, the land was claimed by early settlers Gilmer Kelly and his wife Mary Ann. Gilmer was the last of four brothers to emigrate from Kentucky to the Powell's Valley area via the Oregon Trail, arriving in 1854. On his 320 acres, Gilmer ". . . cleared land and raised apples which he marketed in Portland in special hand-made boxes. He was a cabinet-maker and supplied his own house and neighbors with fine furniture," according to *Gresham: Stories of Our Past.*[15] In 1875, Gilmer sold 80 acres of timber land to his son Samuel Gilby Kelly *(1853-1924)*

[10] U.S. Department of the Interior, Bureau of Land Management, General Land Office Records, accessed November 2015, http://www.glorecords.blm.gov/.
[11] Chilton, *Gresham: Stories of Our Past*, 76.
[12] National Register of Historic Places, *Ott, David and Marianne, House*, Gresham, Oregon, National Register #15000167, 11.
[13] PDXHistory.com, accessed September 2015, http://www.pdxhistory.com/.
[14] National Register, *Ott House,* 12.
[15] Chilton, *Gresham: Stories of Our Past*, 65. According to the 1870 census, Gilmer owned real estate valued at $800 at that time, and personal property valued at $482. His profession was listed as "farmer." He was 50 years old and his wife was 47; they had three children, including Samuel.

for one dollar. According to this same source, Samuel operated a stage line between Sandy and Portland and carried mail in the 1880s.[16] He sold the property to Charles Hamlin in 1888 and went on to become involved in numerous other business ventures in Oregon.[17]

Charles H. Hamlin

The man reputed to have built the house that is the subject of this nomination, Charles H. Hamlin *(1835-1915),* was born in Ohio, and married Olive Laskey *(1841-1907)* in Dallas, Oregon in 1858. In the 1860 census, the Hamlins are still listed as part of Nathaniel Hamlin's household, but in 1870, they were noted as living in Milwaukie, Clackamas County. From 1873 to 1887, city directories indicate that Hamlin lived in East Portland, with occupations listed variously as ferry engineer, steamboat engineer, and a machinist for the Oregon & California Railroad.[18]

Mr. Hamlin's most notable accomplishment was being an engineer on the first steamboat to go above Willamette Falls at Oregon City, which was reported in his obituary in the *Morning Oregonian*.[19] Navigating a boat past the falls was not possible until the completion of the Willamette Falls Locks, which meant that there was no direct shipping route to Portland and beyond for Willamette Valley agricultural and other goods. The Willamette Falls Locks opened on January 1, 1873, and the towboat *Maria Wilkins* was the first vessel to use the locks.[20] Marking the occasion, a journalist for the *Oregonian* noted, "On New Year's day a most important event transpired which is destined to produce a revolution in the commercial relations of the Wallamet [sic] Valley in the future. The event was the formal opening to the use of the State, of the Locks and Canal at the falls opposite Oregon City."[21] The article continued:

> *Some difficulty was experienced in procuring a suitable boat with which to make the experiment [of the first passage through the Locks]. None of the large and commodious steamers belonging to either the Oregon Steam Navigation, or the Oregon Steamship Companies could be obtained on the occasion, although strenuous efforts were made both by Mr. Goldsmith and Colonel Joe Teal . . . After considerable delay and trouble the little steamer MARIA WILKINS was chartered by the Company to carry the officers and invited guests to Oregon City, and also to have the distinguished honor of being the first boat which ever passed in safety from the lower to the upper Wallamet.*

Many important dignitaries were invited to make the trip, which began at the Oregon Steamship Navigation Company's wharf. The entire event was covered in great detail by the press. Those named as engineers and pilots for the boat were one of the owners, Mr. Lewis, Mr. Geo. Marshall, and Capt. Chas. Kellogg at the helm.[22] The newspaper coverage noted that a steamer, the *Annie Stewart*, was being custom-designed for

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[16] The 1880 census lists Samuel as married to Sarah [Catherine], with two young children. He refers to himself as a farmer.
[17] Chilton, *Gresham: Stories of Our Past,* 65.
[18] In an 1878 directory he was listed as a steamboat engineer living in Portland. In the late 1880s, before he bought the property in Powell's Valley, he was listed in directories as working as a machinist in the car shops for the Oregon & California Railroad, and living near the shops. Note that ferries, steamboats and railroads were often owned by the same companies, and systems changed as technologies changed and companies were reconfigured or bought out. For example, at one point industrialist Ben Holladay owned sternwheelers that operated on the Columbia River, a ferry that went from the northern terminus of the eastside railroad, where the shops were located, to a downtown Portland wharf, and the Oregon & California Railroad, where Hamlin later worked. The book *Merchants, Money & Power: The Portland Establishment 1843-1913* describes the fierce competition and ruthless ambitions involved in transportation by river and rail, which included completion of the Willamette Falls Locks as an important link in the system.
[19] *The Oregonian*, May 23, 1915.
[20] Howard Corning, *Dictionary of Oregon History* (Binford & Mort Publishing, 1956). "The Maria Wilkins, a small sternwheeler, was constructed at Portland by F.M. Warren and a year later was fortunate enough to make a single trip that gives her a permanent place in history, having been the first boat to pass through the newly completed locks at Oregon City . . . . The *Wilkins* was of small importance except as a towboat, and after sinking several times ended her prosaic existence early in 1880 on the beach. Her dimensions were length, seventy-six feet; beam, seventeen feet; depth, four feet; engines, eight by forty-eight inches." E.W. Wright, ed., *Lewis & Dryden's Marine History of the Pacific Northwest* (Portland, OR: The Lewis & Dryden Printing Company, 1895), 201.
[21] "City Through the Locks," *Morning Oregonian,* January 3, 1873.
[22] In an article for the West Linn Historical Society, author Larry McIntyre noted, "Confidence in the crew was universal. This was no regular inexperienced crew. In fact on board was the who's who when it came to experience on the river. The pilot was Captain
Footnote continued on next page.

this route, and would be finished in two months' time.[23] The article concluded, "A new era in the navigation of the upper and lower Wallamet has at length dawned."

When Charles Hamlin moved to Powell's Valley/Gresham, he was 54 years old. Apparently retired from the railroad, Hamlin subsequently referred to himself as a farmer.[24] In 1894, he owned eighty acres of agricultural land valued at $720, and was taxed on $300 worth of personal goods, including "household furniture, pleasure carriage, watch, etc." In 1895, he owned three cows and two horses; the value of taxable improvements on the property totaled $403.[25] Hamlin sold the southern portion of the property, including the house, in 1900 to Carl Norback. In the 1910 census, Hamlin was listed as living in the household of his son Ennis "Jud" and Susie Hamlin of Mountain View, Clark County, Washington. He was then 75 years old. His wife Olive had died three years earlier, perhaps prompting a move to his son's house.[26] Both Mr. and Mrs. Hamlin are buried in the Lone Fir Cemetery in Portland.

Carl O. Norback

Carl O. Norback *(1855-1911),* a building contractor from Sweden, bought the house in 1900 from the Hamlins for $1,400 for the 20-acre property.[27] He, in turn, sold the house to Reverend Johnson in 1903 for $3,000. Norback may have updated the house with the Queen Anne features and detailing present on the house today, before selling it in this relatively short time-frame.[28]

Reverend Jonas Johnson

The property's next owners, Reverend Jonas Johnson *(1863-1930)* and his wife Selma *(1874-1964),* had ties to Gresham's history as a Swedish settlement and the role that the Scandinavian churches played in that settlement. Johnson bought the house in 1903 and in 1907, purchased another 25 acres north of the house.

The first settlement of Swedish immigrants in Powell's Valley occurred with the immgration of the Palmquist family, who arrived ca. 1875.[29] The largest numbers of Swedes came to Oregon in the 1880s and 1890s. Most were what is known as second-stage immigrants, meaning they were coming from other states in the U.S. (frequently Minnesota and Kansas). Many were drawn to Oregon due to the fertile farm land, but also no doubt because the landscape and available activities (fishing, hunting, etc.) was reminiscent of their native land. Many Swedish immigrants in Oregon found work in sawmills, but most were either dairy farmers or berry farmers. They also were among the earliest pear orchardists in the state. Religion was important to the Swedish immigrants, and one of the first things they built in their settlements was a church. In the Powell's Valley area there were three early Scandinavian churches: the Powell Valley Swedish Evangelical Mission Covenant (1890), a.k.a. Powell Valley Church; the Swedish Evangelical Lutheran Saron Congregation of Powell's Valley (1899), a.k.a. Trinity Lutheran; and the Hillsview Evangelical Covenant (1917), a.k.a. Hillsview Community Church.[30]

Reverend Johnson, who had trained in the Midwest and West, was ordained to the ministry in the Swedish Evangelical Mission Covenant. He had been a traveling missionary in South Dakota, Nebraska, and the

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Charles Kellogg, well known and respected river captain (son of investor Captain Joseph Kellogg) and long-time Engineer George Marshall. In addition, Mr. Lewis, one of the boat owners, had come along "to handle the throttle valve on the steam engine, but was in reality keeping an eye on his investment. He had also supplied two crewmen who regularly worked on the Maria Wilkins." Larry McIntyre, "The Maria Wilkins: The First Boat Through the Locks at Willamette Falls," West Linn Historical Society, June 26, 2015.

[23] The first regular trip for the *Annie Stewart* actually occurred on May 12, 1873.

[24] U.S. Census, 1900.

[25] Multnomah County Tax Assessment Rolls.

[26] According to Hamlin's obituary, his wife died in November 1907.

[27] "Daily City Statistics," *The Oregonian,* January 23, 1900.

[28] Additional updates may have included electrical wiring, which was introduced to Gresham in the early 1900s according to *Gresham: Stories of Our Past*.

[29] Note that the area in which the Hamlin-Johnson House is located was known as Powell's Valley before it was Gresham.

[30] Christy Weaver, former Collections Manager, Gresham History Museum, e-mail communication, June 16, 2015.

Pacific Northwest, through which he became familiar with the Powell Valley Church.[31] When Johnson was hired by the Church as their second minister, he bought the southerly 20 acres of the Hamlins' original property, on which the house stands.[32] In 1925, Jonas had a heart attack that left him lingering for four years and bedridden nine months before his death in 1930. The Johnson family owned the house for more than 60 years; Mrs. Johnson continued to live in the house after the Reverend died until her death at the age of 90 in 1964.[33]

Summary

Charles Hamlin is credited with building the Hamlin-Johnson House and lived there from 1888 to 1900. According to descendant Louise Solis, he built many homes around the Gresham area, thereby contributing to its early development.[34] Johnson was involved in the Swedish community in the area for 27 years. When he was not ministering to his flock, he was trying to make a go of farming.[35] Collectively the two families lived in the house for over 70 years.

ARCHITECTURAL SIGNIFICANCE

The ca. 1888 Hamlin-Johnson House is a vernacular residence that embodies several architectural influences from the mid-to-late-nineteenth century. The relatively steep pitch of the cross-gable roof, the symmetry of the main body of the structure, and the plain window surrounds with crown moldings are representative of a simple interpretation of Oregon's mid-nineteenth century Classical Revival structures.[36] The original one-over-one-light, wood-frame, double-hung windows – in contrast to the four-over-four-light or six-over-six-light windows that typify the Classical Revival -- place the building a little later in the nineteenth century. The front-facing gable is reminiscent of the mid-nineteenth century Gothic Revival, but without the steep pitch of the centered gable or decorative details such as the pointed-arch windows and heavy window hoods of that style. These two influences are occasionally seen together on vernacular buildings such as this that occurred later in the nineteenth century, often on rural houses. The plain frieze board was commonly seen in mid-to-late-nineteenth century buildings and the channel rustic siding was popular around the turn of the century.

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[31] "Rev. Jonas Johnson," *The Oregonian,* February 2, 1930 [obituary].

[32] The church was formed in 1890, and initially met in the home of N.F. Palmquist. In 1895 the congregation purchased a site with an existing store building across the road, which was converted into a church. In 1903, a new church building was completed and dedicated. At first, all services were conducted in Swedish, but in 1908, English was introduced in the last service of each month. Adult Sunday School classes continued in Swedish until 1938. *History of Powell Valley Church*, 1990, Christy Weaver, former Collections Manager, Gresham History Museum, August, 2015.

[33] The known history of the division of the property is as follows. According to County records, Hamlin in 1894 owned the same 80 acres inherited by Kelly, with an agricultural land value of $720. In that same year, between August 20th and September 10th, the Hamlins recorded the sales of the easternmost 10 acres to Ora Baird; the contiguous 15 acres to John Sleret; and the next contiguous 10 acres to William I. Harris. At tax time in 1895, Hamlin owned the west 45 acres only; the agricultural value is not known, but the value of the buildings was $403. As mentioned earlier, Hamlin sold the southern 20 acres and house in 1900 to C.O. Norback, who in 1903 sold to Johnson. In 1907, Johnson bought the northern 25 acres from Hamlin. After her husband's death in 1930, Selma Johnson and family sold five building lots in the southeast corner of the southern 20 acres which did not extend all the way north to the property line, thus creating the long, narrow strip of property on the east side of the current property. Future research may reveal at what times and in what acreages the northern 25 acres left the ownership of the Johnsons.

[34] Louise Solis, personal communication, August 2014.

[35] Selma Johnson: "My husband was a good man but a poor business manager, and we were short of money most of the time."

[36] According to the National Register Nomination *Settlement-Era Homesteads of the Willamette Valley,* the popularity of the Classical Revival styles in Oregon at mid-century could be attributed as follows: "Intensely popular in the eastern U.S. in the early years of the 1800s, the use of classical styles was declining on the eastern seaboard at the time of Oregon's most fervent mid-nineteenth-century settlement. The style had traveled with emigrants from the eastern seaboard west to Ohio, Kentucky, Indiana and Illinois in the 1820s and 30s. Large numbers of early settlers came from these states to the west coast, bringing with them recollections of the architecture of their states of origin."

The Queen Anne features and detailing on the house may have been added by its second owner, Carl O. Norback, a building contractor who owned the house from 1900 to 1903.

The widespread popularity of the Queen Anne style has been described as follows:

> *The Queen Anne style became a national vernacular architectural trend because the parts and pieces used in the construction of the buildings were produced by machine. The latticework, turned posts, finials, cresting on rooflines, and the interior stairs and mantels were not produced by local woodworkers or a handcraft tradition. The manufacturers copied designs they saw in the magazines and pattern books, sometimes simplifying them to facilitate production. The catalogs produced by these manufacturers repeated popular designs first created by architect-builders, that later local builders or small-town architects used or adapted in their designs. These architectural elements were available through millwork catalogs, and reinforced an aesthetic that spread across the country. The railroad played an important role in the distribution of catalogs, pattern books and building pieces that are part of the Victorian-era architecture. By the 1880s, the final connections to the transcontinental railroad system were in place, allowing small towns and remote developments to gain access to house plans and materials that had been difficult or expensive to obtain in the past.*[37]

The decorative detailing on the Hamlin-Johnson house reflecting Queen Anne influences occurs mainly on the front and side porches and includes the substantial turned posts that support the porch roofs, with their decorative brackets, and the spindle frieze under the main porch roof. The broad, hipped-roof front porch was also popular at this time. These details were in place in a 1908 photograph of the building behind the Jonas Johnson family.

Conclusion

The Hamlin-Johnson House is unique in that it reflects architectural influences from the mid-to-late nineteenth century while also retaining later Victorian-era alterations. It conveys excellent integrity from its period of significance. It is also singular as an increasingly rare, rural vernacular residence in the Gresham area. It is possible that the house originally had a one-and-one-half story main volume, with a one-story kitchen ell to the rear. This was a very common form from the earlier era, reflecting a configuration found in several mid-to-late nineteenth century styles as well as simple vernacular buildings. The later Victorian embellishments also reflect fairly typical stylistic changes for a relatively simple house, including primarily the prominent, decorative front porch with its turned posts, plain balustrade, decorative brackets and spindle work frieze (see Figure 16). The second story above the kitchen appears to be an addition (particularly the south-facing gable on the rear volume), which would have been a common change as well, perhaps as a family expanded or grew more prosperous. The house is increasingly rare in the Gresham area as a relatively simple rural residence reflecting a layering of influences that conveys its history.

Comparative Analysis

Residences from the pioneer era in Gresham that still represent their agricultural roots are increasingly rare. According to the Oregon Historic Sites Database, there are 26 houses remaining in Gresham and vicinity that date from 1867 to 1899.[38] Five pre-date the Hamlin-Johnson House. Two houses share the Hamlin-Johnson House's history of beginning as a relatively simple house in terms of style, and then undergoing a later renovation to 'update' the house by adding Queen Anne elements.[39] They are the 1867 John Roberts House and the 1874 Jacob Zimmerman House. Both of these houses are much more ornate, however, and in the

[37] National Register of Historic Places, *Brooks, Andrew J and Minnie J, House,* Portland, Oregon. On file, Oregon State Historic Preservation Office. Accessed November 2015. http://heritagedata.prd.state.or.us/historic/.
[38] http://heritagedata.prd.state.or.us/historic/. Two have been demolished since their entry into the database based on the 1987 survey.
[39] It was not uncommon in the Victorian era to 'update' a simple house, making it more fashionable. There are relatively few examples of this in Gresham, however.

case of the Zimmerman House much grander to begin with, making the Hamlin-Johnson House singular for retaining excellent integrity to its historic period, despite its relatively small size and modest appearance.

The John Roberts House (Elkhorn Ranch). The Roberts House was constructed ca. 1867 as a one-story house on John Roberts' Donation Land Claim. In the 1890s, a second story was constructed and the Victorian decorative detailing added. The house displays many additional changes today, with additions to the west and north, and vinyl siding. The setting of the house has been vastly changed from a rural residence to a house on a suburban lot, fronting on a busy arterial. It does not display the same level of integrity as the Hamlin-Johnson House.

The Jacob Zimmerman House. The 1874 Jacob Zimmerman House, which is listed in the National Register of Historic Places (incorrectly as ca. 1878 – later evidence proved the actual construction date to be 1874), was expanded in 1887-88, then remodeled and enlarged in 1899 by Jack Brown in the Queen Anne style, the epitome of style at the time. The owner, a German immigrant, came to Oregon and was a successful farmer; his son George had a flourishing dairy. The family lived in a cabin from 1870 until the original two-story farmhouse was built by James S. Love in the Classical Revival style. The National Register nomination for the house states, "Locally significant, the residence meets Criterion 'C' as a fine, intact example of a rural architectural type which had received fashionable Queen Anne/Eastlake accoutrements, reflecting the relative affluence of the Zimmerman family."[40] The house retains a similar level of integrity as the Hamlin-Johnson House, but was much grander to begin with, reflecting the prosperity of its owners.

A smaller, more modestly detailed house such as the Hamlin-Johnson House, in contrast to the Zimmerman House, for example, is often vulnerable in a region that is changing rapidly, developing from a rural or agricultural area to one that is more suburban in character. Examples of vernacular houses in Gresham and vicinity dating from the mid-to-late nineteenth century that have been demolished are seen in Figures 18 and 19. Smaller, more modest houses such as the Roberts House are also subject to expansion, with the results that can be seen in this residence. The Hamlin-Johnson House is unique in that it retains integrity to its historic era, while preserving those materials, features and details that reflect the changes that rural property owners undertook to make their houses more comfortable and fashionable. This evolution can be 'read' in the house today. It is a distinctive house in Gresham that conveys its agricultural past and its architectural evolution.

[40] National Register of Historic Places, *Zimmerman, Jacob, House*, Gresham, Oregon, National Register #86001226.

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__X__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
__X__Other
Name of repository: Gresham Historical Society

Historic Resources Survey Number (if assigned): **N/A**

Hamlin-Johnson House
Name of Property

Multnomah Co., OR
County and State

10. Geographical Data

Acreage of Property 1.95 acres
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1	45.486904	-122.373394		
	Latitude	Longitude	Latitude	Longitude
	Latitude	Longitude	Latitude	Longitude

Coordinates Found Using Google Earth

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is located within Tax Lot 2200, originally a 1.96-acre parcel in Township 1S, Range 4E, Section 18, east of SE 282nd and north of SE Lusted Road in Gresham, Multnomah County, Oregon. This parcel is being subdivided. Once this is finalized, the nominated property boundary will be the extent of Lot 6, which is 5,942 square feet in size. The residence will be located in the same relationship to SE 282 Avenue as it is now, and will have sufficient open space around it to maintain a sense of its current setting.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entirety of the tax lot with which it will be associated.

11. Form Prepared By

name/title Alice Duff, Chair date Oct. 30, 2015
organization City of Gresham Historic Resources Subcommittee telephone 503-618-2859
street & number 1333 NW Eastman Parkway email Ann.Pytynia@GreshamOregon.gov
city or town Gresham state OR zip code 97030

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map Oregon**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**

- **Floor Plans (As Applicable)**

- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Hamlin-Johnson House

City or Vicinity: Gresham

County: Multnomah **State:** OR

Photographer: David Lindstrom

Dates Photographed: Photos 1-14: May 26, 2015
Photos 15-18: September 16, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0001
West side of house looking east

Photo 2 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0002
South side of house looking north with well in left foreground

Photo 3 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0003
South side of house looking north

Photo 4 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0004
Southeast side of house looking northwest

Photo 5 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0005
East side of house looking west

Photo 6 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0006
North side of house looking northwest

Photo 7 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0007
Living room looking north

Photo 8 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0008
Stairs at the southeast corner of the living room

Photo 9 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0009
Looking down the stairwell into the living room

Photo 10 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0010
Dining room looking north

Photo 11 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0011
Kitchen looking northwest

Photo 12 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0012
Pantry off kitchen, looking northwest

Photo 13 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0013
Kitchen looking south

Photo 14 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0014
Sun porch off southern side of kitchen/dining room, looking west

Photo 15 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0015
Playhouse looking southeast

Photo 16 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0016
Barn looking northeast

Photo 17 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0017
Barn interior looking north

Photo 18 of 18: OR_MultnomahCounty_HamlinJohnsonHouse_0018
Fountain on north side of house, looking east

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

List of Figures
(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all documents should be inserted with the top toward the top of the page.

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Figure 2: Local location map
Figure 3: Present tax lot map
Figure 4: Proposed tax lot
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Figure 1: Regional location map

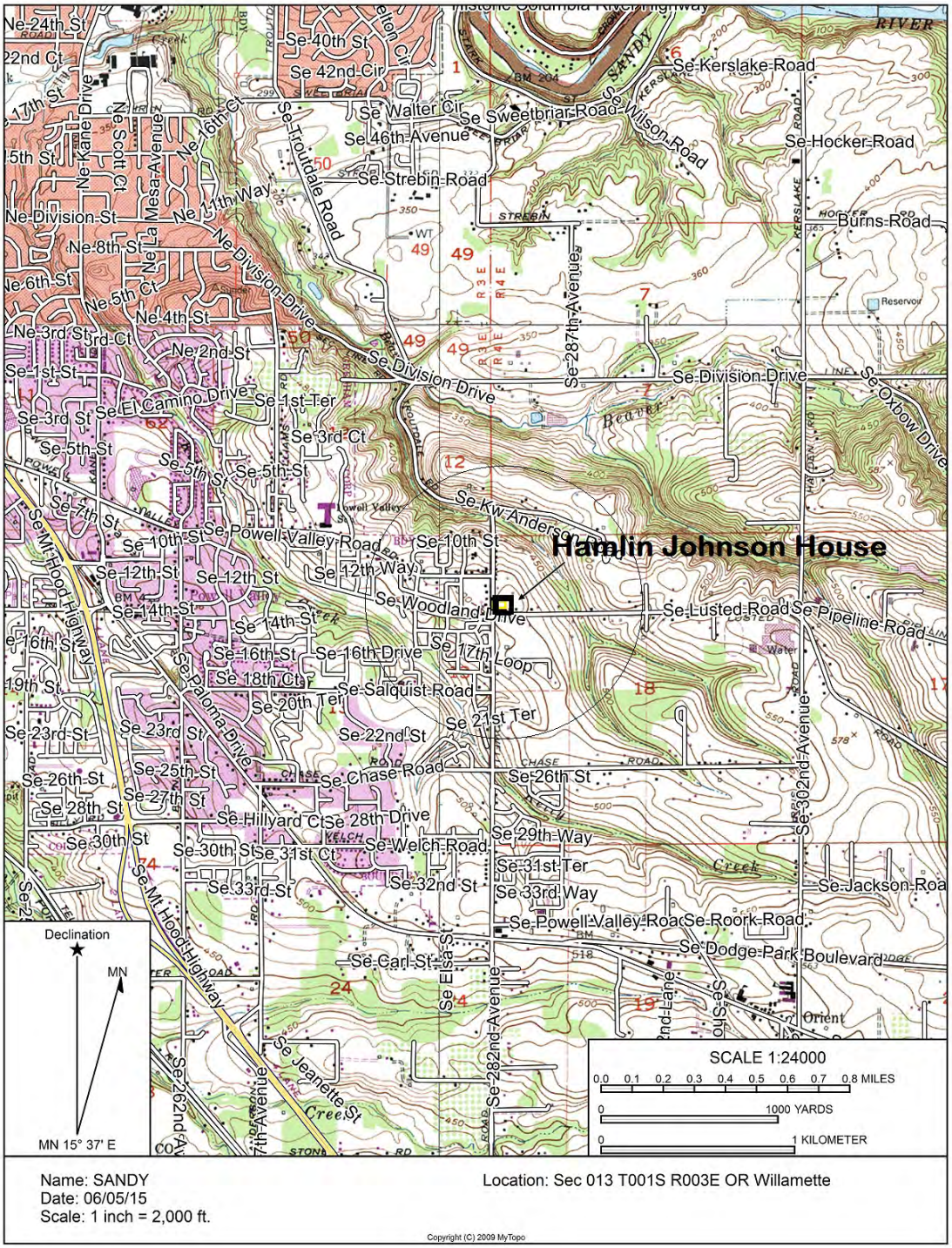


Figure 2: Local location map

Figure 3: Present tax lot map

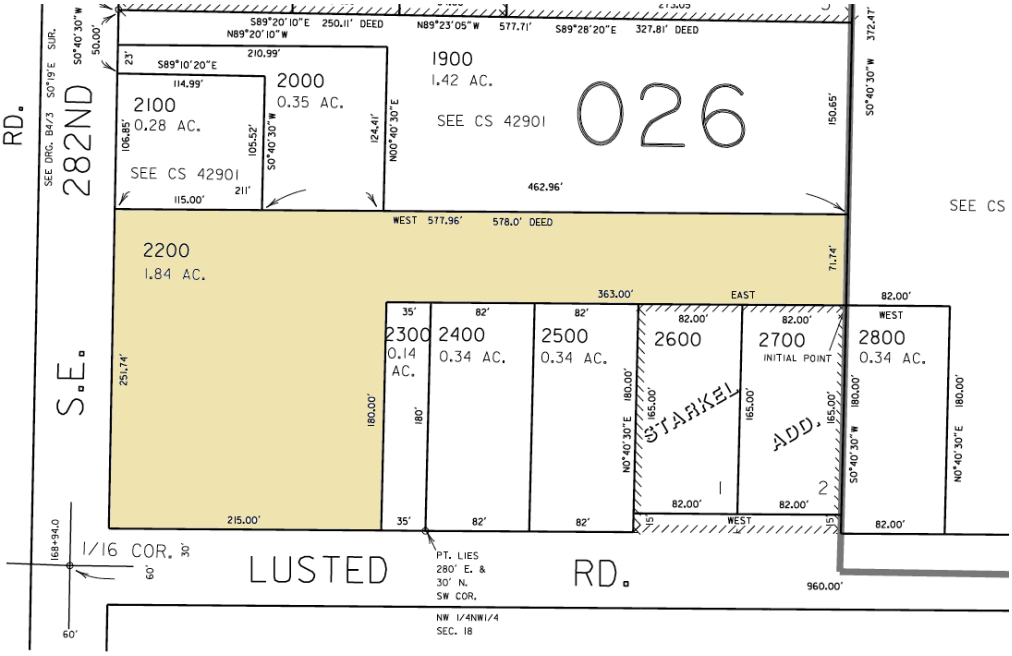


Figure 4: Proposed tax lot

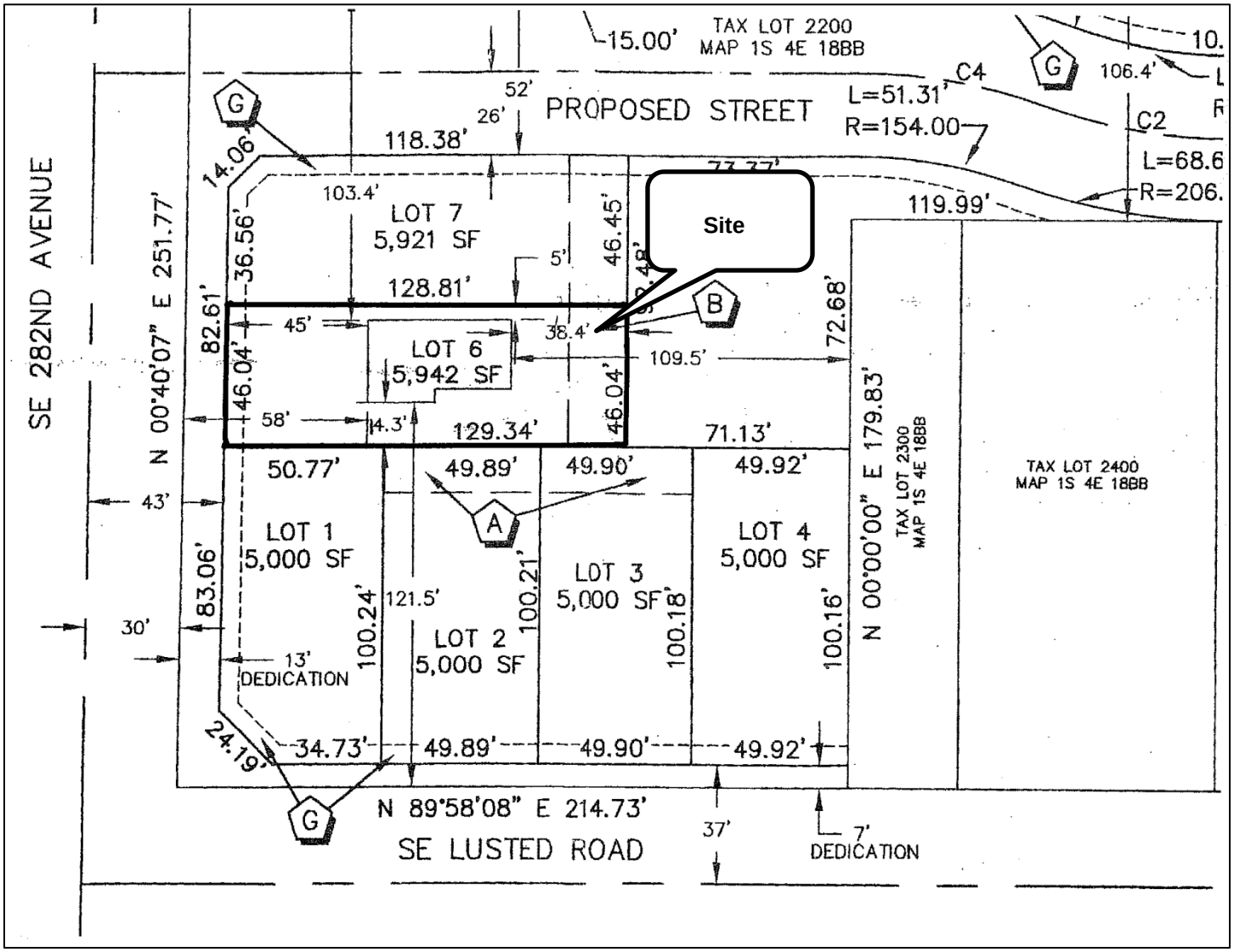


Figure 5: Site plan

Figure 6: First floor plan

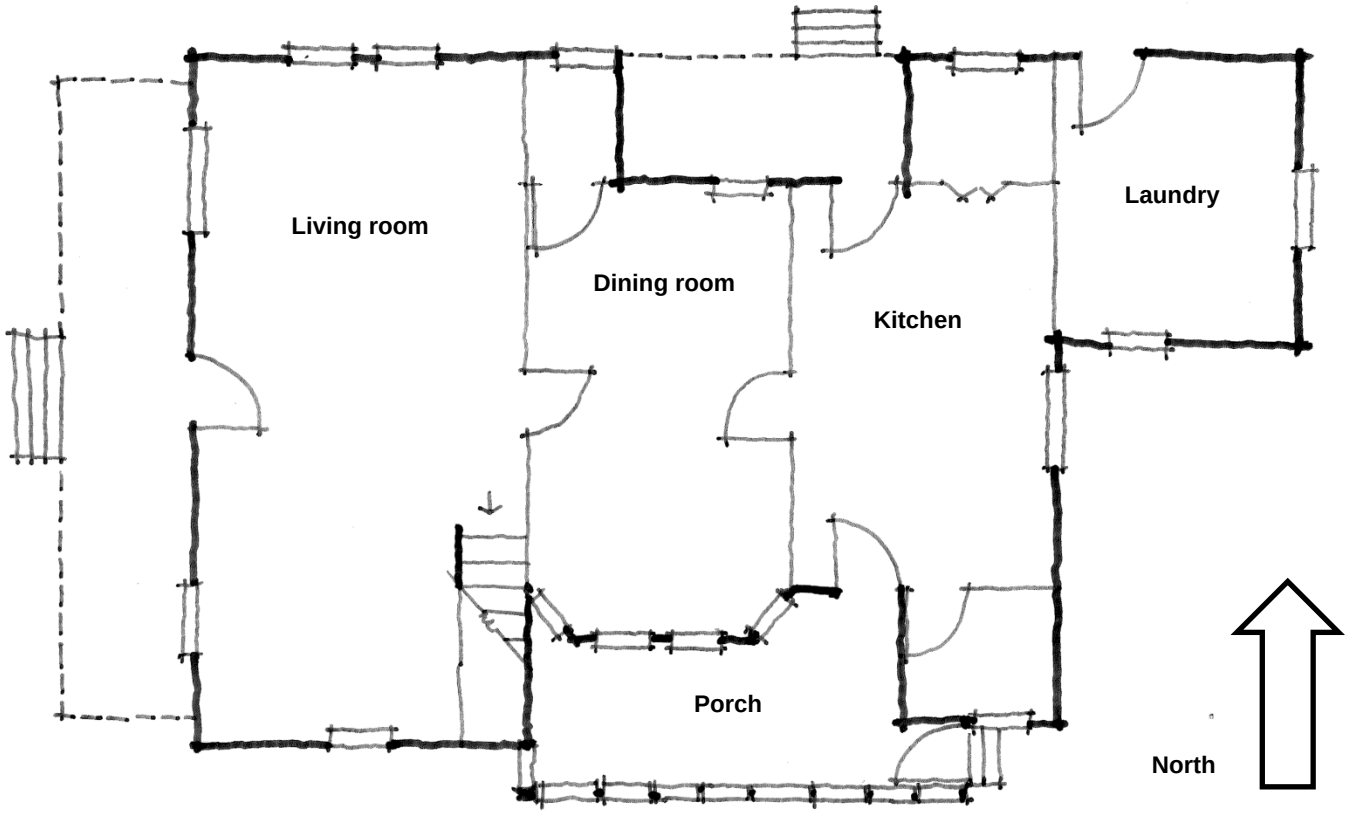


Figure 7: Second floor plan

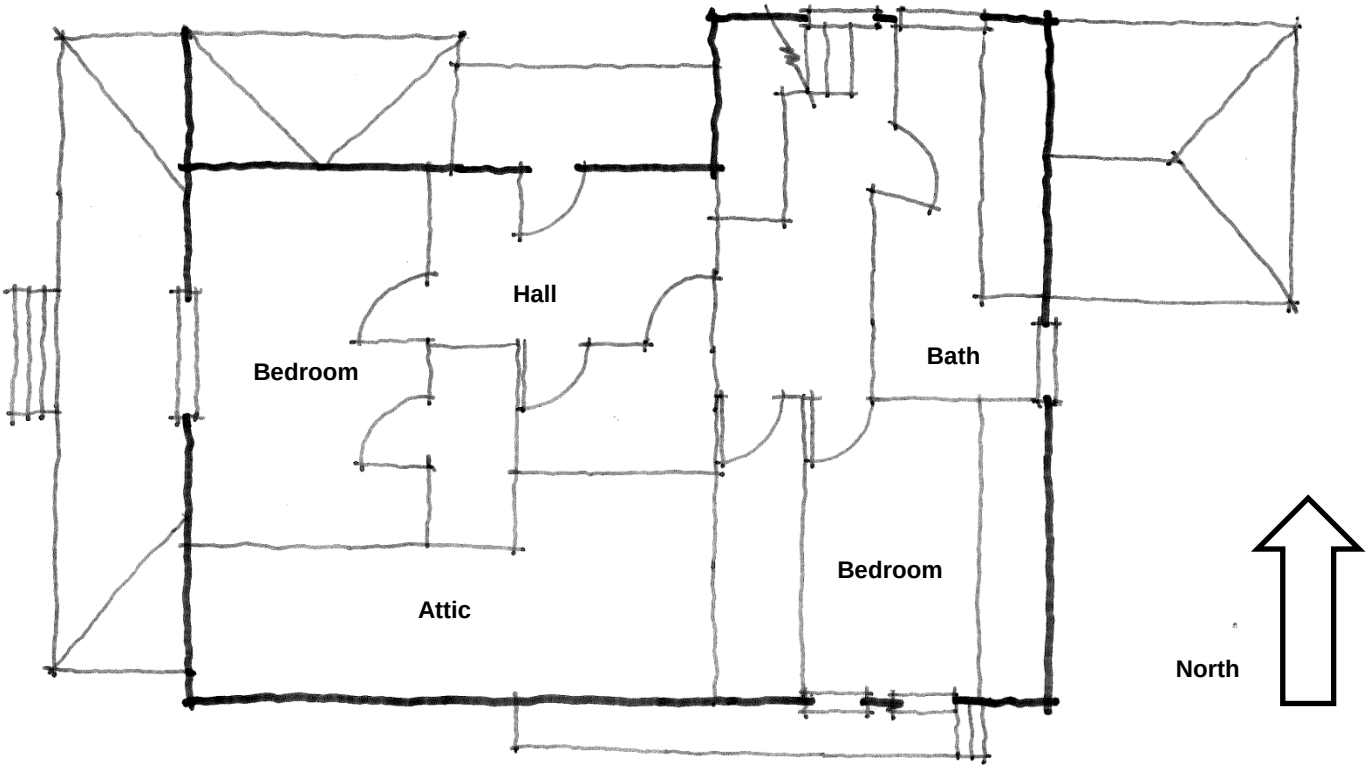


Figure 8: 1862 survey of Township 1S, Range 4E showing 120 acres of Gilmer Kelly's property

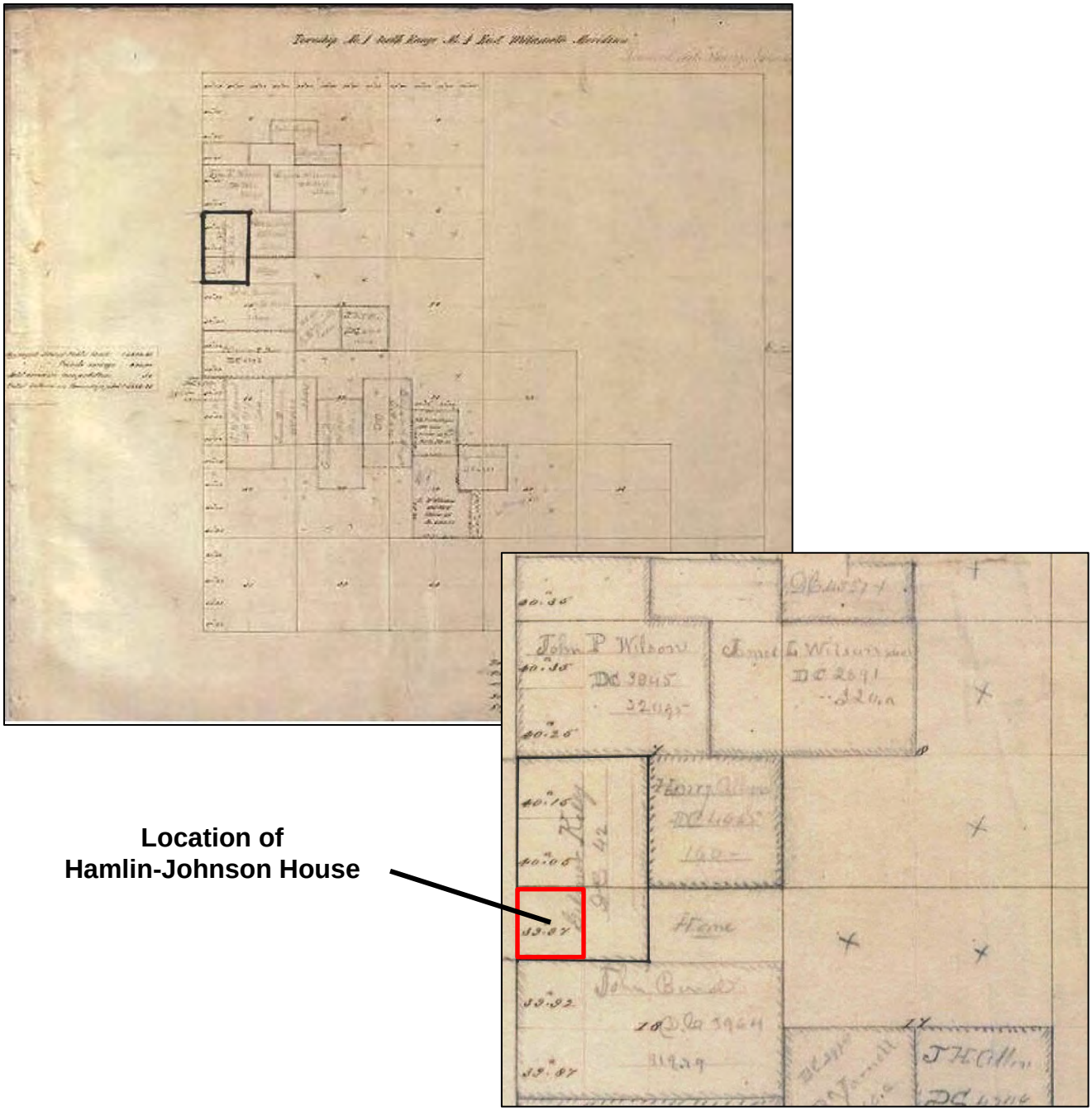


Figure 9: Early logging scene at Donahue and Kelly Logging Co., Powell Valley Road, ca. 1890

Source: Gresham Historical Society

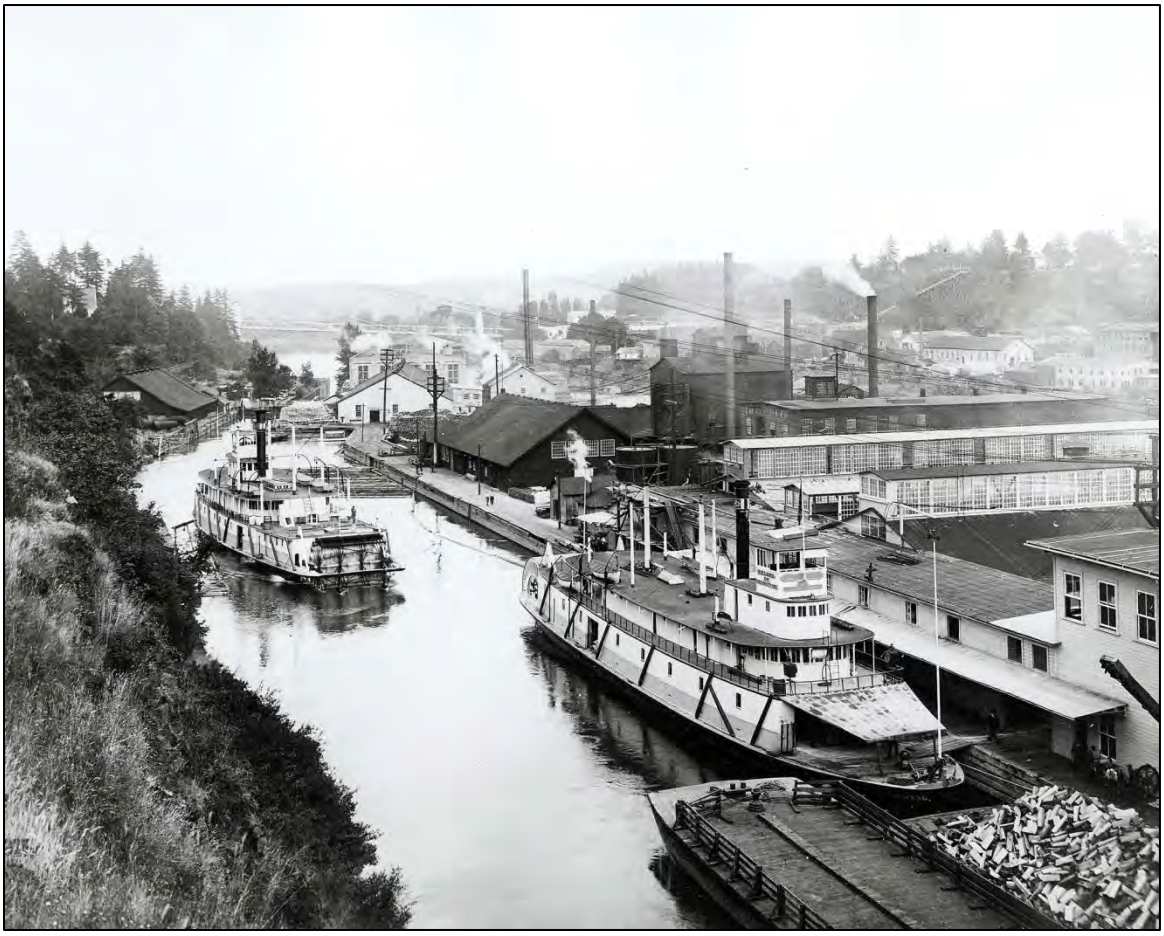
Figure 10: Looking north at Gresham after 1907

Source: Gresham Historical Society

Figure 11: No photo exists of the towboat *Maria Wilkins;* this boat is said to bear a strong resemblance to it.

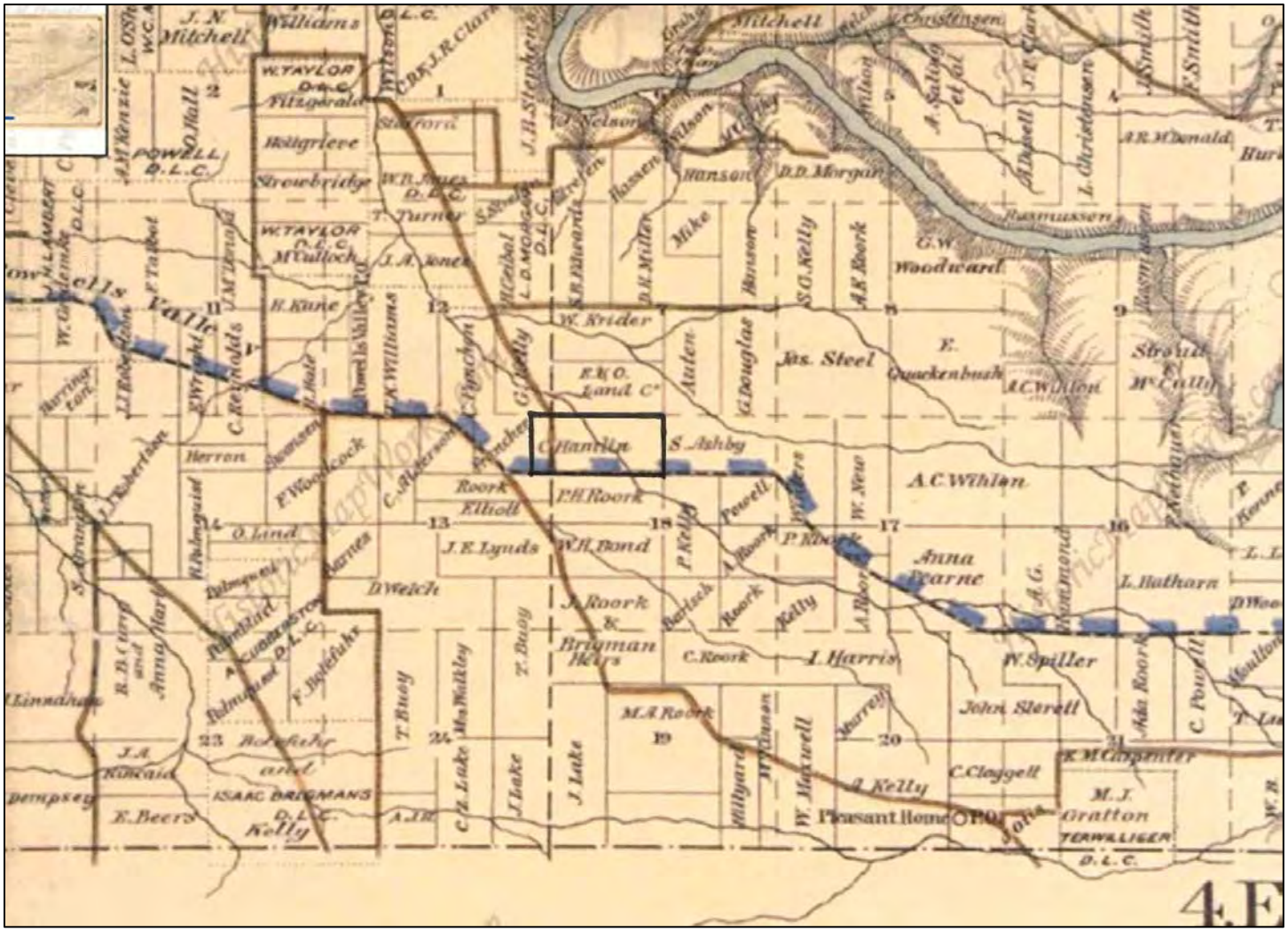
Source: Larry McIntyre, "The Maria Wilkins: The First Boat Through the Locks at Willamette Falls"

Figure 12: Photo showing sternwheelers designed to navigate the Willamette Falls Locks, ca. 1888



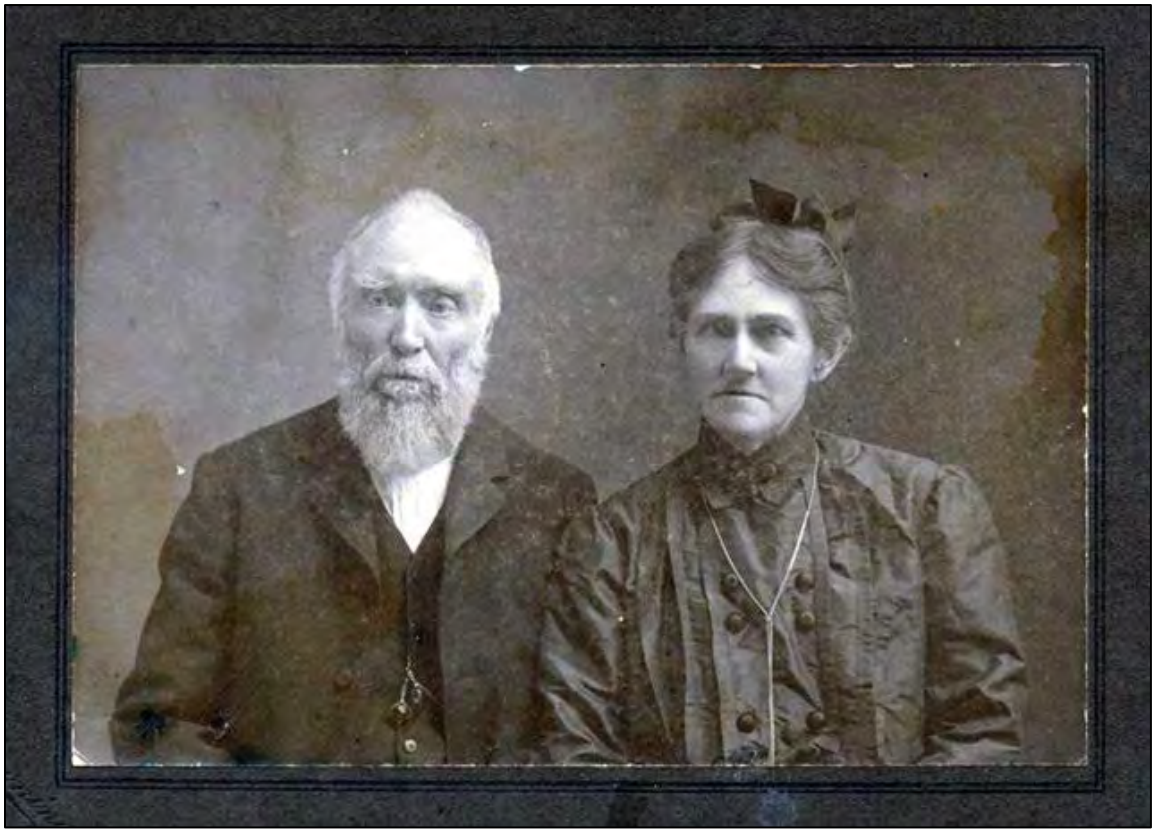
Source: OregonLive.com (courtesy of U.S. Army Corps of Engineers), Everton Bailey, Jr., December 21, 2011, http://www.oregonlive.com/west-linn/index.ssf/2011/12/willamette_falls_locks_deemed.html

Figure 13: Historic map showing Charles Hamlin's property in January 1889



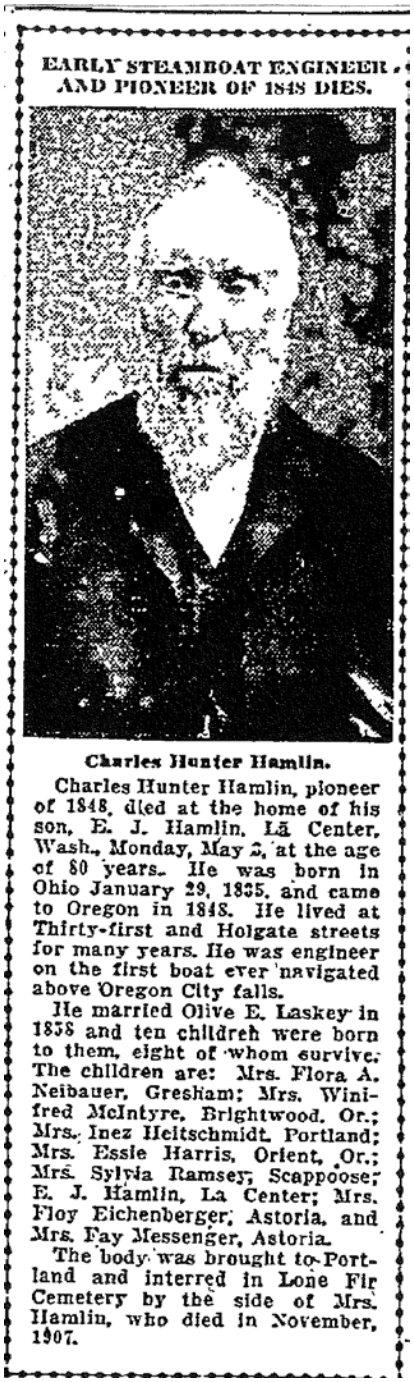
Source: Historic Map Works;1889 Multnomah County by Robert A. Habersham; www.historicmapworks.com

Figure 14: Portrait of Charles and Olive Hamlin



Source: Gresham Historical Society

Figure 15: Obituary of Charles Hunter Hamlin



EARLY STEAMBOAT ENGINEER AND PIONEER OF 1848 DIES.

Charles Hunter Hamlin.

Charles Hunter Hamlin, pioneer of 1848, died at the home of his son, E. J. Hamlin, La Center, Wash., Monday, May 2, at the age of 80 years. He was born in Ohio January 29, 1835, and came to Oregon in 1848. He lived at Thirty-first and Holgate streets for many years. He was engineer on the first boat ever navigated above Oregon City falls.

He married Olive E. Laskey in 1858 and ten children were born to them, eight of whom survive. The children are: Mrs. Flora A. Neibauer, Gresham; Mrs. Winifred McIntyre, Brightwood, Or.; Mrs. Inez Heitschmidt, Portland; Mrs. Essie Harris, Orient, Or.; Mrs. Sylvia Ramsey, Scappoose; E. J. Hamlin, La Center; Mrs. Floy Eichenberger, Astoria, and Mrs. Fay Messenger, Astoria.

The body was brought to Portland and interred in Lone Fir Cemetery by the side of Mrs. Hamlin, who died in November, 1907.

Source: The Oregonian, May 23, 1915

Figure 16: Photo of house with Johnson family, 1908

Former Parsonage, October, 1908, still standing across the street from present church. Rev. Jonas Johnson with his family pictured.

Source: Centennial Calendar, 1890-1990, Powell Valley Church. Courtesy of Marjorie Helean.

Figure 17: Obituary of Rev. Jonas Johnson

Feb 2, 1930 Oregonian

Rev. Jonas Johnson.

Rev. Jonas Johnson, 66, minister from Powell Valley, Or., died at the family home there Thursday. After graduating from North Park college of Chicago in 1896, he continued his studies at the University of Laramie and was ordained in that year to the ministry in the Swedish Evangelical Mission Covenant. Many times he was called to the church in Powell Valley during the years he was a traveling missionary in South Dakota, Nebraska and the Pacific northwest.

He is survived by the widow, two daughters, Sigrid and Lillian, and a son Theodore. The funeral will be held at the home and at the Powell Valley Mission church tomorrow. Interment will be at the Douglas cemetery.

Source: The Oregonian, February 2, 1930

Figure 18: These vernacular, Victorian-era houses in the Gresham area display the typical features of the time; they are no longer standing

Beers House (n.d.) on Bluff Road in Cotrell

Williams House in 1900, on Williams Road

Jacob Metzger House in 1898, 224 W Powell

Source: Gresham Historical Society

Figure 19: These vernacular, Victorian-era houses in the Gresham area display the typical features of the time; they are no longer standing

WH Maxwell House in 1890, in Orient

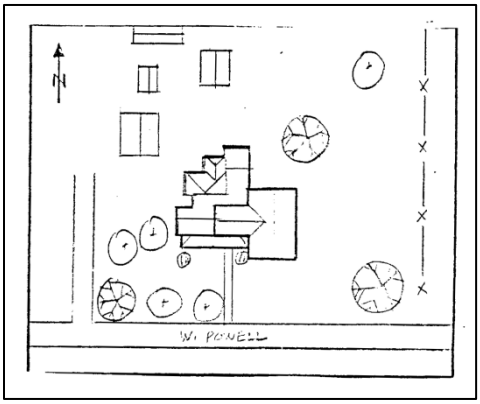
Sleret family in front of Drube House, 1893

Wright House in 1886, 2000 E Powell

Source: Gresham Historical Society

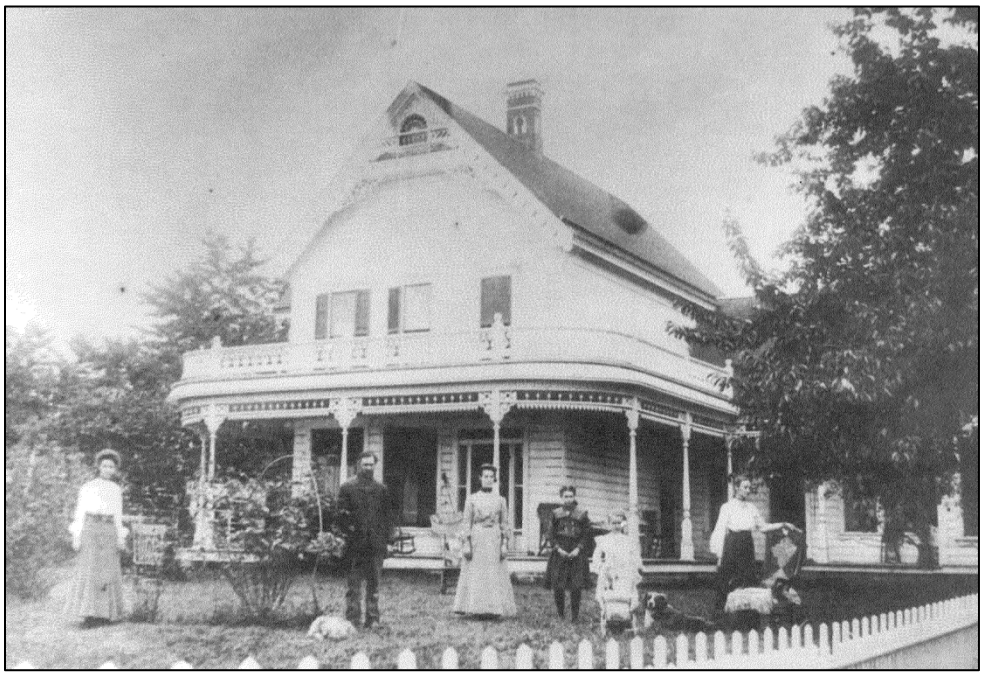
Figure 20: The 1867 Roberts House (Elkhorn Ranch) was modified in the 1890s, incorporating Queen Anne stylistic features

Source: Gresham Historical Society



Roberts House in 1987

Figure 21: The 1874 Zimmerman House was first photographed ca. 1887-88, after its first expansion. It was modified and expanded again in 1899, incorporating Queen Anne stylistic features



Source: East County Historical Organization

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