

HISTORIC AMERICAN BUILDINGS SURVEY



**The John Palmer House
HABS No.**

**Prepared by: Anisa Q. Becker
425 NE Going Street
Portland, Oregon 97211**

**Submitted to: Margaret Kolkena and Susan Dunn
4314 N Mississippi Avenue
Portland, Oregon 97217**

HISTORIC AMERICAN BUILDINGS SURVEY

- Name:** The John Palmer House HABS No.
- Location:** 4314 N. Mississippi Avenue, corner of Skidmore,
Portland, Multnomah County, Oregon.
The building faces south onto N. Skidmore Street
and west onto N. Mississippi Avenue.
- Lot 10 and Lot 12, Block 1 of the Multnomah
Addition to the Plat of Portland.
- USGS Portland, Oregon Quadrangle, Universal
Transverse Mercator Coordinates:
10 T 525351.41m E 5044648.55m N
- Present Owner,
Present Occupant:** Susan P Dunn and Margaret Kolkena are the present owners and occupants
of the John Palmer House.
- Present Use:** Residence.
- Significance:** The John Palmer House is an intact example of the Queen Anne architecture
style dating from the 1890s and one of the larger homes of that style still
standing in the north/northeast Portland area. The house also exhibits
considerable and exquisite surface decoration in the Eastlake and Stick Style
traditions, which include the five gabled ends displaying different band saw
designs and turned spindle patterns. The property is listed in the National
Register of Historic Places (1977) and is designated a Portland Historical
Landmark (1972).

PART I. HISTORICAL INFORMATION

A Physical History:

- 1. Date of erection:** 1890 – 1892. Records for date of erection do not exist.
However, the land was purchased in 1890 by John H. Palmer as indicated by the
1890 Deed in Book 130, Page 216. Subsequently the property first appears in the
Portland City Direction in 1892 under the name of John H. Palmer who is listed as a
contractor and builder residing on Mississippi Avenue, corner of Skidmore (Polk
1892).
- 2. Architect:** Unknown

- 3. Original and subsequent owners, occupants, uses:**
Lot 10 and Lot 12, Block 1 of the Multnomah Addition to the Plat of Portland.
- 1890 Deed, April 1, 1890, Book 130, page 216
From: John Montgomery Sr., John Montgomery Jr., and Agnes Montgomery
To: John H. Palmer
For: \$1,600. Amount is for lot 8, 10, and 12 of Block 1
- 1893 Deed, July 11, 1893. Book 213, page 320
(Direct Deed Index 1893 – 1903 A-R)
From: John H. Palmer
To: B. Birdsell
For: Amount is unknown. Lot 10 and 12 of Block 1
Use: Residence
- 1893 Deed, July 17, 1893. Book 246, page 372
(Direct Deed Index 1893 – 1903 A-R)
From: B. Birdsell
To: M.E. Birdsell
For: Amount is Unknown. Lot 10 and 12 of Block 1
Use: Residence
- 1904 Deed, January 19, 1904. Book 315, page 346
(Direct Deed Index 1904 – 1907 A-L)
From: B. and M.E. Birdsell
To: C.J. and L.S. Birdsell
For: Amount is Unknown. Lot 10 and 12 of Block 1
Use: Residence
- 1904 Deed, October 28, 1904. Book 327, page 357
(Direct Deed Index 1904 – 1907 A-L)
From: C. J. and L.S., and M.E. Birdsell
To: O. F. Hussey
For: Amount is Unknown. Lot 10 and 12 of Block 1
Use: Residence
- 1907 Deed, August 26, 1907. Book 399, page 200
(Direct Deed Index 1904 – 1907 A-L)
From: O. F. Hussey
To: Lotta Hoch
For: Amount is Unknown. Lot 10 and 12 of Block 1
Use: Residence
- 1907 Block Books, 1908, Book “I-J-K-L” thru “Portland-R”
Owner: Lotta Hoch
Use: Residence and operation of Multnomah Conservatory of Music
(Francis 1986)

1952 Block Books, 1951-1954, Book “Kenton” thru “Mu”
Owner: Charles Hoch
Use: Residence

1955 Block Books, 1955 to 1958, Book “Lb” thru “Mz”
Owner: Ruth Hoch
Use: Residence

1968 Deed, October 8, 1968, Book 644, page 1401
From: Ruth Jeanne Hoch
To: Richard and Mary Sauter
For: \$10,000
Use: Residence and operation of two room bed and breakfast and tour house
(Francis 1986)

2002 Deed, April 16, 2002. Year: 2002, Document No.: 069196
From: Richard and Mary Sauter
To: Roger Goldingay and Carol L. Otis
For: \$460,000
Use: Residence

2008 Deed, March 20, 2008. Year: 2008, Document No.: 042694
From: Roger Goldingay and Carol L. Otis
To: Susan Dunn and Margaret Kolkena
For: \$849,000
Use: Residence

4. **Builder, contractor, suppliers:** The National Register nomination form states that the builder and contractor was John Palmer **Error! Reference source not found.** The only other evidence is from 1892 Portland Directory that lists John H. Palmer as a contractor and builder residing on Mississippi Avenue, corner of Skidmore (Polk 1892).
5. **Original plans and construction:** As far as it is known original plans and drawings for the building are not in existence. However, there is one photograph (cover page of this report), date unknown that shows the property in its prior state to the 1910 alterations, which included the addition of a second story east wing, a raised basement, a large wrap-around circular veranda, and the reconfiguration of the lawn to accommodate the southwest entry from the curb.

The photograph was taken from the southeast and shows the south and a small portion of the west elevation. The property was originally an asymmetrical two story structure with an attic, built on an un-reinforced brick foundation. The picture also shows the property without the current large retaining wall and fence that defines the property boundary today, but instead shows a north/ south running path with steps leading up from the south curb to the south entrance. The photograph also depicts a

recessed porch area on the far eastside of the south façade that is no longer in existence. This is the current location of the kitchen and ‘back’ entrance.

- 6. Alterations and additions:** Originally, the John Palmer house was constructed on an un-reinforced brick foundation and did not include the current raised basement, eastside second story addition, large wrap around masonry based veranda, or masonry retaining walls. These additions were added in 1910 by the Hoch family **Error! Reference source not found..**

According to the Historic Resource Inventory for the City of Portland, Oregon, a carriage house that was original to the house was no longer extant when the inventory was taken on this particular property in 1981 **Error! Reference source not found..** Iron cresting and finials were also missing at the time of the inventory; they are thought to have been “probably melted for scrap during World War II, [and] were recast in aluminum” **Error! Reference source not found..**

In 1976 the kitchen was remolded and some of the plumbing was replaced **Error! Reference source not found..**, and a ninth stain glass window was added at this time in the kitchen **Error! Reference source not found..**

In 1983, major restoration of the interior was begun by the Sauters. These included the replacement of the 1950’s wallpaper with Bradbury and Bradbury Victorian-inspired wallpapers in five rooms, and the installation of cast plaster medallions in three rooms **Error! Reference source not found..**

In 2008, the kitchen was remodeled by the present owners, Dunn and Kolkena. Other major alterations have included the reconfiguration of the stair entrance descending to the basement, the Sun Porch on the second floor converted into a bathroom, a doorway inserted between the Library and the Sun Porch, and a complete remodel of the basement which has included the addition of another bathroom **Error! Reference source not found..**

- B Historical Context:** The house has only exchanged hands a few times and has had two significant owners; the Hoch family from 1907 to 1968 and the Sauters from 1968 to 2002.

The house is named for the man who built it, John H. Palmer who was a builder and contractor. There is not much known about him, only that he built houses in the north and northeast part of Portland. It is quite possible he used the houses he was building as his primary residence. The Portland City Directory lists him as a builder and contractor living in the Mississippi property before it had acquired any formal address from 1890 to 1892. It simply states his occupation and lists his residence as the same, “res Mississippi avenue cor Skidmore” **Error! Reference source not found..** The Portland City Directory also shows him living at a different residence each year from 1906 to 1909; these residences are either located on the same named streets or a few streets away **Error! Reference source not found..**

The Hoch family occupied the house for the longest period of time; some 61 years. It was bought by Lotta Hoch and her husband Oscar Hoch, although his name never appears on the Multnomah County Tax Assessors books. She was a soprano opera singer and sang with the Metropolitan until 1900, when they moved to Portland **Error! Reference source not found..** Oscar was born and studied music in Germany before moving to America. He became an orchestra director and directed orchestras in the Heilig, Marquam-Grand, Strand and Baker theaters in Portland. Shortly after purchasing the Palmer House, the Hoch's founded the Multnomah Conservatory of Music School **Error! Reference source not found.** and operated it out of their home. They taught violin, piano, trumpet, and music theory **Error! Reference source not found.** until the death of Oscar in 1938. The Hoch's were responsible for the major additions to the house that occurred in 1910, which included the raising and adding of the basement level, the second story addition to the east end, the masonry-based veranda addition, and the masonry retaining walls **Error! Reference source not found..** After the death of Lotta in November 1952 the house passed to their only child, Charles Hoch and his wife Ruth. Charles passed away in January 1955 and the house was left to his wife Ruth Jeanne Hoch who lived in it until she sold it to the Sauter's in 1968.

The Sauters ownership is significant because if it were not for them there might not have been a house to record. Their dedication of thirty plus years to restoring the Palmer house and to have it placed in the National Register of Historic Places and to have it recognized as a local landmark is testament to their vision and understanding of the importance preservation. Mary, a School Counselor and Richard a Speech Therapist **Error! Reference source not found.** set out to rescuing the property from decaying from neglect.

The Sauters were one of the first families to buy an old house in the historic neighborhood (once part of the city of Albina) with the idea of restoring it to its original condition. **Error! Reference source not found.**

It was 1968, and the intersection of North Skidmore Street and Mississippi Avenue wasn't exactly an oasis of tranquility in troubled north Portland. It was a time when businesses on North-east Union Avenue (now Martin Luther King Boulevard), 13 blocks to the east were being boarded up and racial disturbances made headlines. And the Albina district was gaining a reputation as an unsavory part of town.

That is when Mary and Dick Sauter plunked down \$10,000 for the Palmer House, an 1890 Victorian residence that was decaying from neglect. Now, 18 years and more than a quarter of a million dollars later, the Palmer House rises grandly above the northern Albina neighborhood around Skidmore and Mississippi. The two-toned gold, two story Queen Anne home, with its iron cresting, intricate spindlework and period furnishings is on the National register of Historic Places and is a city landmark. **Error! Reference source not found.**

PART II. ARCHITECTURAL INFORMATION

A General statement:

1. **Architectural character:** The building is an example of the Queen Anne style, with its asymmetrical shape and applied decorations on two primary elevations. Examples of identifiable traits of the Queen Anne style on the building include: steeply pitched irregularly shaped roof, asymmetrical façade with wrap-around porch, and primary facades that are devoid of any smooth undecorated surfaces. These are manifested by the use of textured shingles to cover facades, projections such bay windows and porches, and decorative ornamentation. **Error! Reference source not found.**
2. **Condition of fabric:** Fair to Good

B Description of Exterior:

1. **Overall dimension:** The building is two stories with an unfinished attic and a finished basement. The building measures 56'-6" x 26'-6" excluding west and south bay window projections. Otherwise with projections the building measures 59'-6" x 29'-6".
2. **Foundations:** The building was originally constructed on an un-reinforced brick foundation before the 1910 raising and the installation of the current full basement. The 1910 foundation was constructed with concrete, it is unknown if it is reinforced with steel. The above grade perimeter foundation wall is constructed with decorative concrete blocks.
3. **Walls:** Above grade decorative concrete blocks are constructed over the foundation perimeter wall. Their height is approximately 32 inches. The first and second floors are sided with v-channel shiplap wood siding (Figure 1) with a horizontal band of octagonal wood shingles located between the first and second floors (Figure 2). Vertical corner boards frame the house and plain horizontal and vertical bands together with trim frame each fenestration, opening and projection (Figure 3). Ornamental features on the surface of the wall include decorative brackets along the cornice (Figure 17) and decorative trim around the entryways with bull's eye head blocks (Figure 9).
4. **Structural system, framing:** The house is constructed with cedar throughout and fasted with square nails **Error! Reference source not found.** Balloon framed, the structure consists of full length vertical wood studs that rise the height of the building from the foundation sill plate to roof plate (Ching 2008, 5.41). The horizontal wood floor joists are at a typical 16' on center and are attached to these studs. The asymmetrical cross gabled roof with a half hipped roof is also wood framed, constructed with principle, common and jack rafters supported by a ridge board (Figure 4) **Error! Reference source not found.**

The floors and balloon frame is supported on the concrete foundation perimeter. The first floor spans from the concrete perimeter to a beam which runs through the center of the house on an east/west axis. This beam is supported by wood posts

with concrete footings. The second floor joists are supported by a framed wall located directly above the beam and posts, and the attic floor joists are supported by a framed hallway also located directly above the first floor framed wall.

5. **Porches, stoops, balconies, porticoes:** The house exhibits one wooden wrap-around porch with a masonry based veranda and one wooden portico on the first level and one wooden balcony on the second level.

The wrap-around porch connects the original main entrance located on the west façade to the south façade entrance. The roof is covered with composite shingles and is supported by six Doric style wood columns on decorative concrete block piers. Spandrels between the columns are decorated with gingerbread ornamentation and include spindle and knob like beads (Figure 5) **Error! Reference source not found..** Eaves are boxed and the cornice contains decorative wood brackets with inset horizontal wood panels.

The portico configuration on the south façade (Figure 6) is not original to the building as it is not evident in the c. 1900 photograph featured on the cover page of this report. The roof is supported by turned wood supports and one (left) appears to have been moved more centrally towards the east. The railing is contemporary. Parallel decorative concrete block walls support the concrete steps on either side. The roof frieze continues the octagonal shingle design and is inset with horizontal wood panels.

The south facing second story balcony exhibits a composite shingled roof supported by turned wood supports. The spandrels exhibit gingerbread ornamentation with Moorish-arched wood trim. The balustrade is solid and is sided with octagonal wood shingles. The eaves are also boxed and exhibit decorative wood brackets and horizontal wood panels. (Figure 7)

6. **Chimneys:** The red brick chimney is centrally located on the roof crest. Square in shape, it exhibits a three tier corbelled cap. (Figure 8)

7. **Openings:**

- a. **Doorways and doors:** The house contains two original doorways; the main entrance on the west façade and the veranda entrance on the south façade. The west entrance exhibits an elaborate entryway; a hand carved double-leaf cedar front door with stain glass panels (Figure 39) and a stain glass transom above (Figure 40) made in England **Error! Reference source not found..** Fluted trim with bull's eye corner blocks surrounds the doors and transom (Figure 9 and Detailed Drawing 1 – Appendix B)

The south entryway is a single wood paneled door with glazing in the upper half portion. The glazing is a large pane of opaque glass bounded by smaller opaque colored glass. The door is also surrounded by fluted trim with bull's eye corner blocks. (Figure 10)

- b. **Windows and shutters:** The house exhibits several types of fenestration; all are wood sashed in wood frames. The primary facades; west and south exhibit cut-away bay windows with a centrally located fixed window with a stain glass transom above (Figure 11). Single hung one-over-one light windows flank the fixed window on either side (Figure 12). All cut-away bay windows are flanked by inset vertical wooden panels.

Other fenestration types located on all facades include a multitude of one-over-one window sizes. These range from tall, thin single hung paired one-over-one windows separated by vertical inset wooden panels (Figure 13) to regular and small sized isolated single hung one-over-one windows (Figure 3).

The second story east façade exhibits six fixed ribbon windows alternating between twelve and eight window lights (Figure 14). Attic windows located in end gables are either single or paired fixed windows with a single pane in the center surrounded by smaller panes – totaling nine lights (Figure 15).

All windows and window pairs are surrounded by plain trim boards with the exception of the second story windows that include the decorative cornice brackets in each corner of their trim (Figure 3).

8. **Roof:**

- a. **Shape, covering:** The house exhibits a steep wood framed gabled roof with an asymmetrical cross gabled and half hipped roof. The roof is covered with composite shingles over cedar shingles and contains iron cresting along the crest of the roof with six finials at the peak of each gable (Figure 16).
- b. **Cornice, eaves:** The eaves are boxed with a slight overhang and the cornice exhibits decorative wooden brackets. (Figure 17)
- c. **Gable end decorations:** The roof exhibits a total of five decorative gable ends. The gingerbread ornamentation exhibit turned wood spindles and band saw cut decorations. The highly decorative gabled ends are located on the west façade (Figures 18, 19, and 20) with lesser decorative gable ends located on the south (Figure 15), and north (Figure 21) facades.

C **Description of Interior:**

- 1. **Floor plan:** The house contains three finish floor levels – basement, first floor and second floor (Appendix C: Floor Plans). The attic level is unfinished with the east half not containing any flooring on top of the joists, just insulation. Floor plans for this space have not been attached.

The first and second floor plans have been drawn and labeled using both the historical use for the room and its current use.

2. **Stairways:** The house contains one main stairway leading from the entry hall up to the second floor and a switchback stair case leading from the kitchen to the second floor (Figure 22) and from the kitchen to the basement.

The hallway entry exhibits stairs in an 'L' shape leading to the second floor. The wood turned balustrades and rail is supported by two boxed newels (Figure 23) in a 'post-to-post' (Figure 24) formation.

3. **Flooring:** The floors appear to be the original cedar flooring and are located throughout the first and second floors, except in the kitchen and bathrooms where there is tile (Figure 25). The cedar flooring has been laid in an east/west direction and fastening with nails, are four inches wide and have been finished with a clear lacquer. (Figure 26)

Flooring in the basement is polished cement throughout except in the bathroom where there is tile. The attic floors have not been finished and contain plywood on half the floors surface. The other half, east of the chimney is open wood joists with insulation in between.

4. **Wall and ceiling finish:** The walls have been constructed by affixing thin horizontal strips of lathe, nailed closely together to the balloon frame studs; they have then been applied with plaster to create a smooth stucco finish allowing the surface to be wallpapered. The Palmer house was historically wallpapered. Most recently in 1983, five rooms were wallpapered with reproduction William Morris wallpaper **Error! Reference source not found..** The dining room exhibits the Morris Tradition line (Figure 27), the front parlor the Dresser Tradition (Figure 28), the back parlor the Aesthetic Movement (Figure 29), and the dressing room on the second floor the Seashell Room-set (Figure 30). The exact name for the wallpaper line in the hallway is unknown (Figure 31), but was installed by the Bradbury and Bradbury paper company at the same time as the other rooms.

The walls throughout the remainder of the house have either been painted white, such as the upstairs hall, Bedroom #2 and #3, Master Bedroom, and Library or have been left wallpapered such as the Bedroom #1, Dressing Room, Bathroom on the first floor and the Nursery, and Bathroom on the second floor.

The ceilings through the house have been finished much the same way as the walls. Of the five highly decorated room with the Bradbury and Bradbury wallpaper, three exhibit stucco medallions. These include the dining room (Figure 32), the front parlor (Figure 33) and the back parlor room (Figure 34).

5. **Openings:**
 - a. **Doorways and doors:** Doors throughout the house are all wood paneled. Doors and trim on the first floor have been left their natural wood color, such as the Front Parlor door leading to the Hall (Figure 35). The majority of the wood paneled doors and trim on the second floor have been painted white. All doors and openings are surrounding by fluted trim with bull's eye

corner blocks. Figure 36 depicts a close-up of trim and corner block surrounding the door opening in the Back Parlor leading to Bedroom #1.

The Palmer House contains two wood paneled sliding doors; both are located in the Back Parlor. Each respectively separates the Front Parlor from the Back Parlor (Figure 37) and the Back Parlor from the Dining Room.

The second story porch door (Figure 38) leading from the Dressing Room to the covered porch is much the same as the south entryway located directly below on the first floor. It too is a wood paneled door with a large pane of opaque glass bounded by smaller opaque colored glass in the upper half portion of the door.

- b. **Windows:** Of the eight original stain glass pieces – (three located in the double leaf front door) five are located in window transoms or windows themselves. The three cut-away bay windows located in the Dining Room (Figure 41), Front Parlor (Figure 42), and second floor Dressing Room (Figure 43) each contain a stain glass transom above the centrally located fixed windows. The fourth is located in Bedroom #2 in the second story in the fixed section of the one-over-one window (Figure 44). The fifth is located in the Hall in a fixed window ascending the stairs (Figure 24).

Like the doors, all windows are surrounded by fluted wood trim with bull's eye corner blocks (Figure 32), and like the doors, all window frames and trim on the first floor are in their natural wood color as are the ones located on the second floor.

6. **Decorative features and trim:** A single built-in wood cabinet (Figure 45) located in the Dining Room is also finished in its wood color and contains its original hardware. It too exhibits the same fluted trim and bull's eye corner blocks found on the doors and windows.

The same baseboard trim is located throughout the house and measures seven and a half inches high (Figure 46). It has been left a natural wood color on the first floor and painted white in some areas on the second floor, such as the hallway.

7. **Hardware:** All interior hardware including door knobs and plates, and light switches to the old knob and tube (Figure 47) electrical wiring and appear to be original. Hardware on the doors throughout the house can be described as wrought bronze mortise lock sets with bronze knobs, such as the one located on the Back Parlor door leading to the Bedroom #1 (Figure 48). Hinges are of complimentary design and are also of wrought bronze material (Figure 49).

The sliding door hardware also exhibits a similar stylized floral design and is also made of wrought bronze (Figure 50). The front door hardware, although appears to be made of similar material differs slightly in its design with its raised ornamentation (Figure 51) as does the doorbell (Figure 52) which is neither in keeping with the

front door hardware decoration or the interior hardware, although does not look out of place with its patina discoloration or floral decoration.

The window hardware (Figure 53) also made of wrought bronze material is stylistically more comparable to the mortise lock sets with bronze knobs than any other hardware mentioned. The kitchen door exhibits a rectangular brass push plate, it is unknown if this is original to the house.

8. Mechanical equipment:

a. **Heating, air conditioning, ventilation:** Originally the house contained a wood burning stove located in the southeast corner of the Back Parlor, it has since been removed. Two gas furnaces currently heat the house; they were installed approximately 15 years ago along with two air conditioning units **Error! Reference source not found..** Floor heating was added to the upstairs bathroom (Sun Room) in 2008.

b. **Lighting:** The house originally had gas lighting, then later knob and tube electrical lighting. Since then all knob and tube wiring has been replaced and a new 200 amp circuit installed. All that is left is the knob and tube switch hardware.

c. **Plumbing:** During 2008 remodeling all plumbing piping was replaced **Error! Reference source not found..**

9. **Original furnishings:** There are no original furnishings in the house that date to its early inhabitants, although owners throughout the years have done their best to furnish the house with antique furniture and fixtures **Error! Reference source not found., Error! Reference source not found. .**

D. Site: The Palmer House is the first known structure to be built in the immediate vicinity. It is aligned along the north/south cardinals and is located on the summit of the now commercial thoroughfare of Mississippi Street (Figure 54). Its original main entrance is located on the west façade fronting Mississippi Street, but since the raising of the house and the addition of the circular veranda in 1910 on the south façade, its main entrance has become the south entrance. There is no longer any access from the street to the west entrance; it has been fenced in behind a cedar fence and concrete retaining wall. The current entrance and the one that has been primarily utilized since the 1910 alterations is accessed from the southwest corner of the lot (Appendix D: Site Plan).

1. **Outbuildings:** The carriage house is no longer extant. It is unknown when it was removed and where it was originally located.

PART III. SOURCES OF INFORMATION

- A Architectural drawings:** There are no known architectural drawings of the John Palmer House.
- B Early Views:** Only one early view of the John Palmer House exists and has been included in the title page of this report. At present the current owners Dunn and Kolkena, have only a digital copy. The location of the original is unknown. The picture is of the south façade before all the 1910 additions of the second story east wind, raised basement, circular masonry veranda, and concrete block retaining wall.

C Interviews: No interviews were conducted.

D Bibliography:

1. Published:

Ching, Francis D.K. *Building Construction Illustrated*. Hoboken: John Wiley & Sons, Inc, 2008.

Dolan, Mike. "Palmer House is Humbolt Showplace." *Oregonian*, May Unknown, 1980: Unknown.

Francis, Mike. "Historic Palmer House Fights Long Decline." *Business Journal*, March 3, 1986: 1 and 36.

Historic Resource Inventory, City of Portland, Oregon. "4314 N. Mississippi Avenue." Inventory Form, Portland, 1984.

Kolkena, Maggie, interview by Anisa Becker. *Initial Visit to John Palmer House* (April 4, 2009).

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2006.

Mershon, Helen. "Well Preserved; Historic Palmer House Celebrates New Look for Preservation Week." *Oregonian*, May 6, 1984: 1 and 4.

Polk, R. L. *Portland City Directory*. Portland, 1890-1909.

Sauter, Mary and Richard. *National Register of Historic Places Nomination Form: Palmer (John) House*. Salem: United States Department of the Interior, National Park Service, 1977.

Unknown. "Victorian Showplace In Portland, Oregon." *Historic Preservation*, February Unknown, 1985: Unknown.

Unknown. "Lotta Hoch." *Oregon Journal*, November 18, 1952: 6.

Unknown. "Last Note Played by Music Master." *Oregonian*, December 22, 1938: 7.

"Warranty Deed: Book 130, Page 216." *Book of Records*. State of Oregon, County of Itnomah, 1890.

2. Unpublished:

Deed and Property Record.
Multnomah County Division of Assessment and Taxation Office
Public Research Room, Suite 125
501 SE Hawthorne Blvd
Portland, Oregon

Records and Resource Center
Office of Planning and Development Review, City of Portland
1900 SW 4th Avenue, First Floor
Portland, Oregon

E Likely Sources Not Yet Investigated: At present there is no known information thought to contain further or related information on the John Palmer House.

F Supplemental Material:
Appendix A – Photographs

Appendix B – Detail Drawing

Appendix C – Floor Plans of Basement, First Floor and Second Floor.

The floor plans are traced from original plans given to the current owners, Dunn and Kolkena upon purchasing the Palmer House. It is unknown who the author of the plan was. The traced floor plans reflect the alterations that took place in 2008. The names given to each room, printed and underlined are taken from floor plans sketched in the 1980s by an architect hired by the Sauters. Name is unknown. Sketched floor plans with names attributed to each room are available on fiche slides at the Records and Resource Center, Office of Planning and Development Review, City of Portland.

Appendix D – Site Plan

The Site Plan is drawn from a sketch map completed by an architect hired by the Suaters in the mid 1980s. Name is unknown. The sketch map is available on fiche slides at the Records and Resource Center, Office of Planning and Development Review, City of Portland.

PART IV. PROJECT INFORMATION

The John Palmer House was researched and documented from March 25 to May 22, 2009. Research and initial photograph documentation was conducted by Anisa Becker. Final photographs were taken by Thomas Becker, Archaeologist/Photographer for Applied Archaeological Research.

Historical report, measured detail drawings, traced floor plans and site map were completed by Anisa Becker.