



The Houses of
**GRANT
NEIGHBORHOOD**

Salem, Oregon

The Houses of Grant Neighborhood

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City of Salem Historic Planning Division
and
Grant Neighborhood Association

2015

Welcome to The Grant Neighborhood!

This guide was created as a way for you and your family to learn more about the historic city of Salem and within that, the historic neighborhood of Grant! This neighborhood boasts a diverse collection of beautiful and historic homes. Please use this guide to decipher the architectural style of your own home and learn more about why the Grant neighborhood is worth preserving.

This project has been completed through a combined effort of the City of Salem Historic Planning Division, The Grant Neighborhood Association and Portland State University Professor Thomas Hubka. For more information, contact either the City of Salem Historic Planning Division or The Grant Neighborhood Association.



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The Grant Neighborhood Association
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GNA meetings are held the first Thursday of each month at the Grant Community School starting at 6:15 pm. All are welcome to attend!

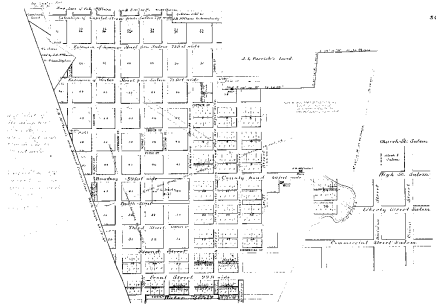


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The History of Salem and Grant

According to historic records dating back to 1850, North Salem began developing in the area north of D Street. It wasn't until the late 1860s that actual development began, and it peaked in the 1880s with the developments of J. H. Minthorn Oregon Land Company. These developments were primarily responsible for the North Salem addition we now know as the Grant and Highland Neighborhoods.



Original Platt Map of North Salem, 1871

Housing development in these areas was stalled due to a sluggish economy in the late nineteenth century. While Salem's economic growth continued into the 1880s, it was impeded by a severe flood in 1890 and a national economic depression between 1893 and 1897. The flood of 1890 occurred at the tail end of January, cresting at 45.10 ft on February 5 and inundating the town. The flood caused the collapse of a \$50,000 (\$1.3 million in 2015) timber wagon bridge built by Robert Wallace three years prior to the flood.



Photograph of the damage to the timber wagon bridge, looking north from Fry Hill in Salem, 1890. Photo courtesy of the Marion Co. Historical Society.

Located at the end of Summer St NE lies the Oregon State Capitol, a building with extensive history. There have been three Capitol buildings. The first, finished in late 1855, was quickly burned to the ground in 1856 before the government even occupied the structure. The second existed between 1876 and 1935 and faced west toward the Willamette River instead of north as it does today. It was a two story building featuring a rotunda covered with a copper dome. The first story was constructed from native Oregon sandstone, and the exterior featured ornamental pilasters and two-story porticos on the east and west ends. In 1938 this building, too, caught ablaze, and was replaced with the current Capitol in 1938. Sadly, the construction of the current Capitol and adjacent Capitol Mall resulted in the demolition of many historic houses located just south of the current Grant Neighborhood boundary.

The History of Salem and Grant

North Salem, including the Grant Neighborhood, was not developed until after other parts of Salem had their architectural peaks. The most prominent era for growth for this neighborhood was the 1920s. This can be partially attributed to the marshy land that had to be drained before the area was suitable for development. Housing developments at this time included a wide variety of styles; including the Bungalow, the English Cottage, and various period Revivals.

Another factor contributing to Grant's development was the paving of streets in 1907 as the automobile became an increasingly popular mode of transportation. Prior to this, the streetcar was the most prominent form of transportation. It began in 1889 as horse-carts running between the downtown business district and the



13 girls on the way to the fairgrounds on a Capital City Railway Company streetcar, 1894.

Photo Courtesy of the Salem Public Library, Historic Photograph Collection.

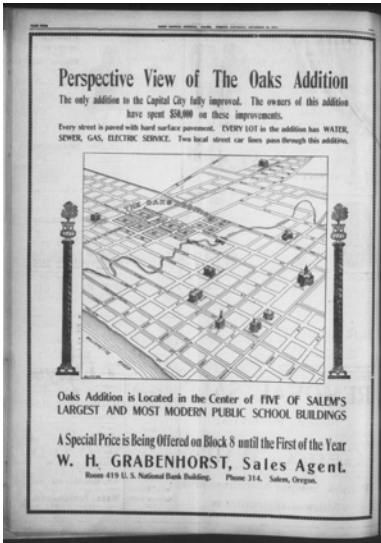
train depot. By 1890, electric streetcars hit the scene lines and expanded to the State Penitentiary and Rural Cemetery, but inevitably, the automobile led to the streetcar's decline and the last streetcar ceased operation in 1927.

The 1920s were a prodigious building period for the Grant Neighborhood. As seen on the map (page 10-11), a large proportion of homes were built during this decade. The Great Depression, however, slowed the construction of housing, as it did throughout the rest of the country. Building revived in the late 1930s, though WWII slowed construction yet again. After the war, when production increased in Salem's suburbs, most of the land in the Grant Neighborhood has already been developed. The Ranch and Minimal Traditional style home quickly took up what space was left and spread out around Salem, far beyond the Grant Neighborhood.

The Grant Neighborhood did not become an official Neighborhood Association until the 1970s. At this time, the city assigned Neighborhood Services Specialists and staff liaisons to assist neighborhoods with communications, obtaining information, and organizing. Originally established as the Grant Area Advisory Board to the Urban Renewal Agency in 1972, the board received official City recognition as Salem's first neighborhood association in 1976, changing its name to the Grant Neighborhood Association. In May 2014, the Grant Neighborhood was designated as Salem's first Heritage Neighborhood by the Salem Historic Landmarks Commission.

History of Grant — The Oaks Addition

The Oaks Addition is a notable subdivision in the Grant Neighborhood. It was originally established in 1910, and developers largely advertised these homes to upper-class professionals. Its historical significance lies in the wide diversity of styles found here; including various Bungalows, Tudors, and English Cottages. It also features a unique block organization where service alleyways form an “H” circulation pattern. This “H” shaped alley system is rare and The Oaks Addition is one of the few places in Oregon where this design was used. This section of the neighborhood captures both the relative affluence of the area's residents and the eclectic nature of residential development in Salem during the 1920s and 1930s.



Advertisement from the Daily Capital Journal, Dec. 16th, 1911.



The subdivision plat for “The Oaks Addition” plat, filed in 1910. Note the “H” shaped alleys that are rare in Oregon (highlighted in blue).



985 Summer St NE, built 1910



994 Summer St NE, built 1925

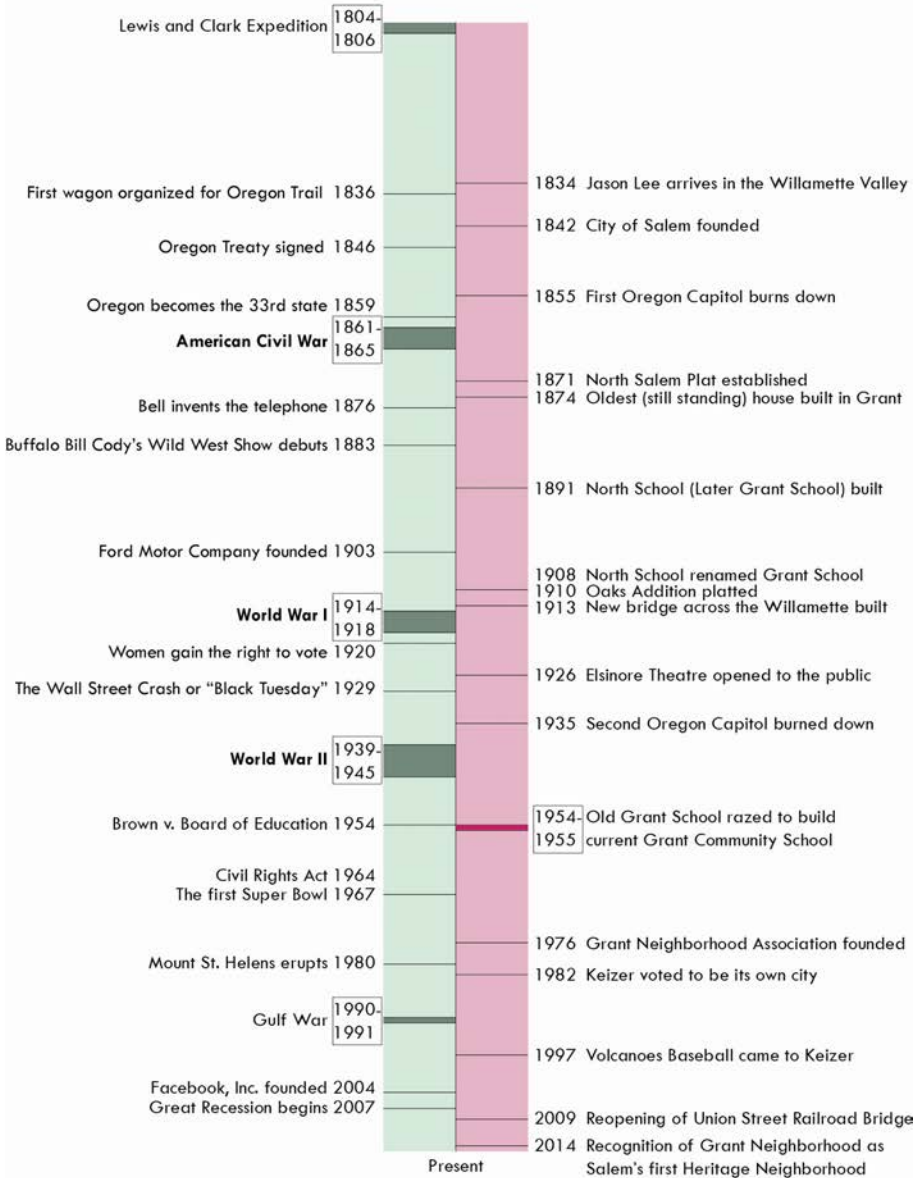


848 Belmont St NE, built 1915

The Grant Neighborhood

Timeline

United States Salem

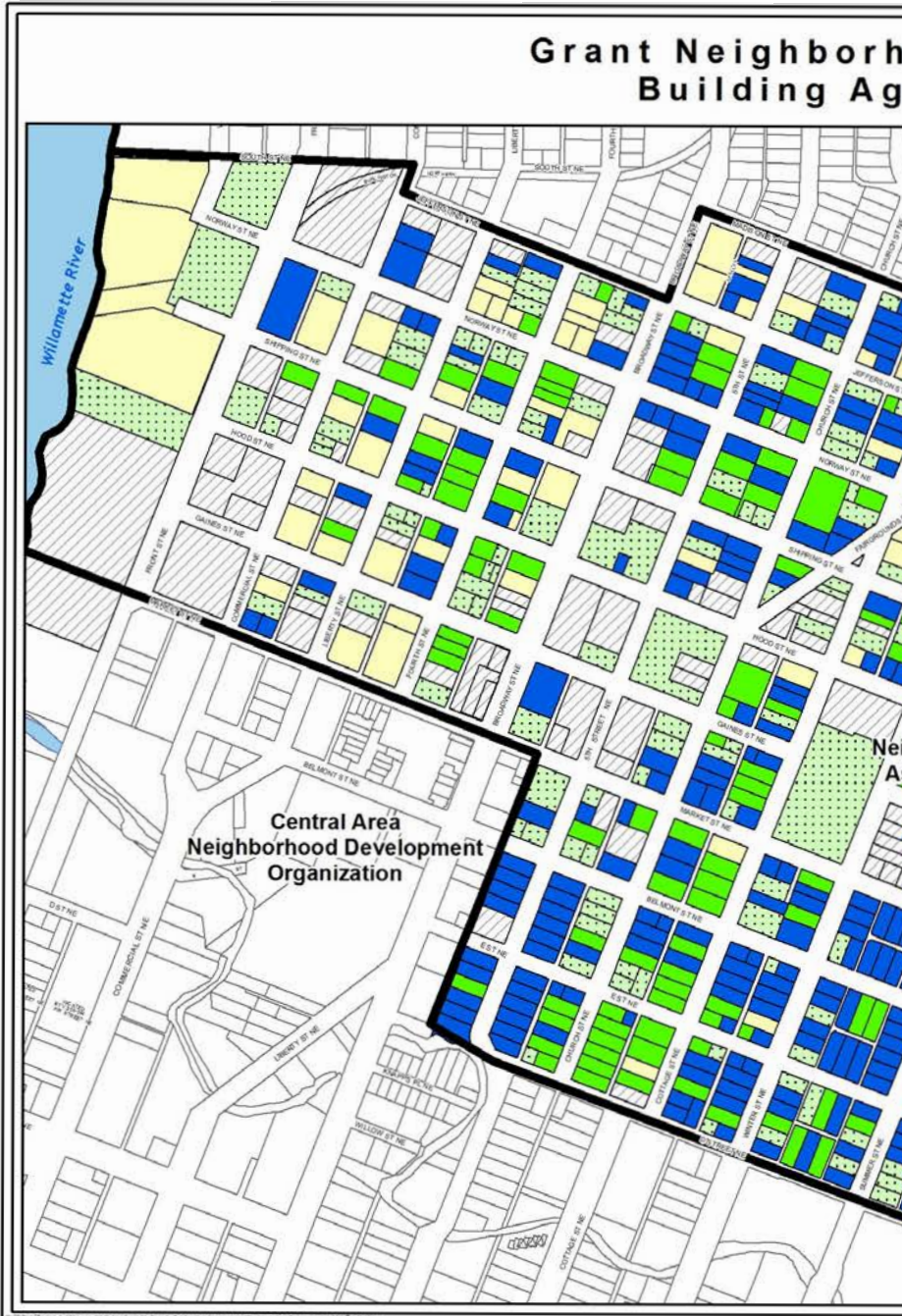


The Oregon Capitol Building.
 Left: 1855 (artist rendered); Middle: 1909;
 Right: 1939 (current Capitol Building)



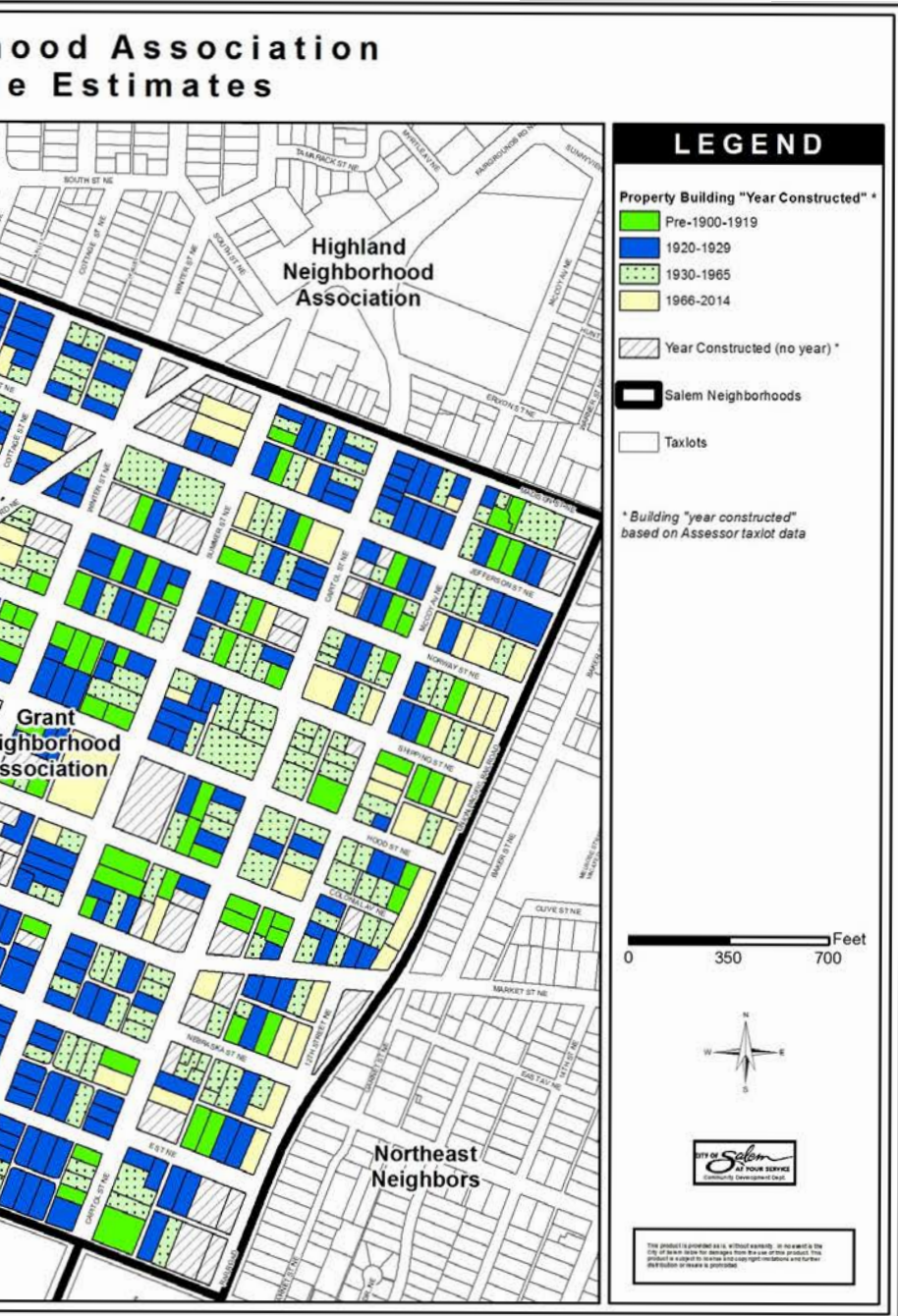
The Grant Neighborhood

This map shows the different ages of buildings found in the



The Grant Neighborhood

Grant Neighborhood. Note that the 1920s was Grant's "boom" period.



Housing Styles

On the following pages, you will find a guide to the different types and styles of housing found in the Grant Neighborhood.

The images to the right illustrate common names for the neighborhood's most common housing styles.

Use the vocabulary and pictures on pages 12 and 13 to look for architectural details on your own home. Then match these details to those found in particular styles, you should be able to identify many types of houses found in the Grant Neighborhood, including your own!



Bungalow

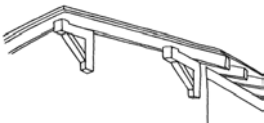


Colonial Revival

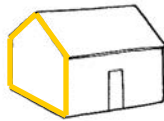


English Cottage/Tudor

A-Bracket



B- Gable

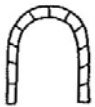


Side Gable



Front Gable

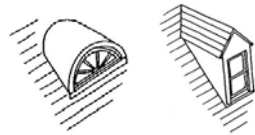
C-Arch



D- Columns



E- Dormer



F- Roof Pitch or Angle G- Symmetry



Low

Med.

High



Symmetrical



Asymmetrical

What to look for:

Bracket or exposed brace (A): A stylized support to the overhang of the roof.

Gable (B): A roof line that has two sloping sides that come together at a ridge. The top house has a side-facing gable and the bottom has a front-facing gable.

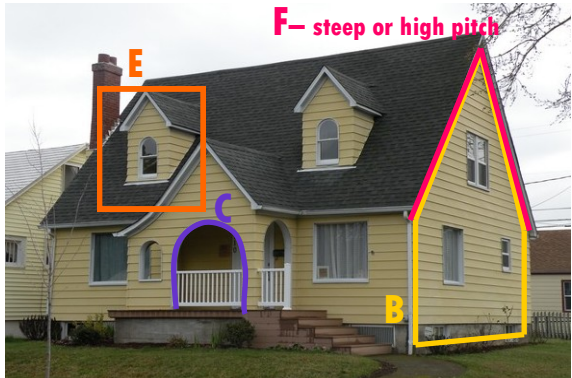
Arch (C): A curved symmetrical structure spanning an opening like a door or window.

Column (D): An upright pillar that supports an arch, porch, or other feature.

Dormer (E): A window that projects vertically from a sloping roof.

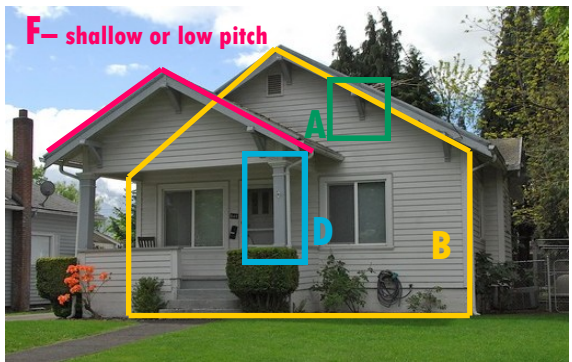
Roof “pitch” (F): The angle of the roof. A low angle equals a low pitched roof. A high angle equals a steeply pitched roof. The top house has a high pitch and the bottom photo a low pitch.

Symmetrical vs. asymmetrical (G): Are the details of your house the same on the right and left? Or different? Neither of these homes are perfectly symmetrical, but Colonial Revival houses are good examples of houses that are almost always symmetrical. Bungalow houses are almost always asymmetrical or picturesque.



Colonial Revival

1710 Cottage St NE, built 1925



Bungalow

840 Norway St NE, built 1928

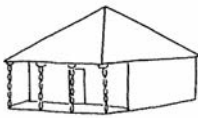
Early Settlement Homes

1850s— 1910s

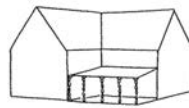
Early Settlement houses were constructed in the Grant Neighborhood from the time North Salem was originally subdivided and settled in 1850 until the early 20th century. Most commonly, these houses were small with no utilities and featured little exterior detailing (though wealthy residents typically built more lavish homes). In the Grant Neighborhood, we can find many examples of Early Settlement houses including Pyramid Cottages, Front Gable and Wing, Victorian, and Front Gable Vernacular.

The expansion of the railroad across the US dramatically changed the way homes were built. No longer restricted to local materials, homes could utilize lighter and more modern building materials. Heavy timber beams were replaced with balloon or braced framing that was covered by wood sheathing.

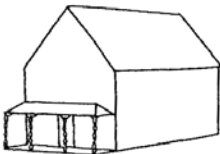
The resulting homes were common throughout the US, though some forms, like the Hall-and-Parlor Family home did not make their way into Salem in a significant way. The most common forms in Salem, and the Grant Neighborhood particularly, are the pyramidal type home, Victorian, and the Front-Gable styles (pictured below).



PYRAMIDAL



FRONT GABLE AND WING



FRONT GABLE VERNACULAR



VICTORIAN

Early Settlement, 1850s-1910s

Pyramid Cottage, ca. 1890-1910

Also known as Early Cottage

One common early house found in the Grant Neighborhood is the Pyramid Cottage. Just as it sounds, it is recognized by its pyramid shaped roof and a simple, four-room plan. Kitchens in these houses may be located in one of the two back rooms under the pyramid, or, more typically in a kitchen “ell” addition to the rear of the house. This housing type was often brought to Oregon by settlers from the upland South and remains one of Oregon’s most popular house forms from before 1910. Many of these homes are not “true” pyramids, but rather have an elongated hip roof, as shown in the photo of 1615 Church St NE below.



1190 CHURCH ST NE, BUILT 1915



1129 COTTAGE ST NE, BUILT 1912



1615 CHURCH ST NE, BUILT 1910



1160 SHIPPING ST NE, BUILT 1905



883 SHIPPING ST NE, BUILT 1895

Early Settlement, 1850s-1910s

Side-Gable, ca. 1890-1915

*Also known as Wing-and-Gable, Temple-and-Wing,
Upright-and-Wing, Cross-Wing, Cross-Gable*

The Side-Gable house is recognized by the combination of an upright Front Gable and a Side-Gable or Cross-Wing. In its most common form, a front porch was placed in front of the side gable leading to the kitchen, although in some versions, the kitchen was located within the larger front gable structure. In popular classical styles, the Side-Gable house was an extremely popular house-type, and it was built across America from 1820 until 1910. It is still one of the most common pre-1900s farmhouses in Oregon.



925 COTTAGE ST NE, BUILT 1910



1298 CHURCH ST NE, BUILT 1905

kitchen, and entry/stair-hall on the ground floor, and three or four bedrooms and a bath on the second floor. Typically, the Foursquare was clad in horizontal siding with a wide front porch and a low pyramidal or hipped-roof with a central, hip-roof dormer. Foursquare houses were built throughout America during the early 20th century, often in a variety of architectural styles.

Foursquare, ca. 1890-1915

Also known as Two-Story Pyramid

The "Foursquare" was a common upper middle-class, two-story house built in Salem beginning in the 1890s and continuing through the 1930s. The Foursquare House is named for its box-like, four-room plan, containing a living room, dining room,



776 SHIPPING ST NE, BUILT 1910



969 COTTAGE ST NE, BUILT 1906



980 COTTAGE ST NE, BUILT 1920

The Grant Neighborhood

Early Settlement, 1850s-1910s

Victorian Era House, ca. 1880-1910

Also known as Queen Anne, Stick Style, Shingle Style, Victorian, and Colonial Revival

Victorian Houses were some of Salem's largest early period dwellings. The typical Victorian house is two stories tall, with a floor plan two rooms wide and three rooms deep. Victorian houses are often recognized for their many projecting bays and gables, complex roof lines, and elaborate highly decorative detailing including: brackets, shingle patterns, and a variety of window types.



1113 COTTAGE ST NE, BUILT 1905



RIGHT: 1391 BROADWAY ST NE, BUILT 1880



1010 COTTAGE ST NE, BUILT 1910

Front-Gable Vernacular ca. 1890-1915

Also known as Queen Anne, Stick Style, Shingle Style, Victorian, and Colonial Revival

The Front-Gable Vernacular is a basic “farmhouse” style home that was built in many floor plan variations throughout the Grant Neighborhood. These houses often borrow stylistic details, like decorative shingling, from Victorian houses.



815 SHIPPING ST NE, BUILT 1900



944 COTTAGE ST NE, BUILT 1910

The Bungalow

1900s-1930s

What is a Bungalow?

The word “Bungalow” describes a style of Arts and Crafts architecture that became popular during the early 1900s. Focused on craftsmanship and detail, this is one of the truly “American” styles of home. The Bungalow style, also known as the Craftsman style, was influenced by many sources including the California brothers Charles Sumner Greene and Henry Mather Greene.

The Bungalow was one of the most predominate American styles from the 1900s to the 1930s, and they are the most common type of house found in the Grant Neighborhood. The term Bungalow has come to represent a wide variety of houses, but for most people, a Bungalow is a house with a low-pitched, gable roof with wide overhangs, exposed rafters, bracket supports, and (possibly the most distinctive feature of all) large front porches with columns or pedestals.

The Bungalow is an important dwelling in the history of American housing, because it was often the first house that allowed its working-class owners to experience modern kitchens, functioning plumbing systems, dining rooms, public utilities, closets, and private bedrooms.



Standard Bungalow

The Bungalow, 1900s-1930s

Standard Bungalow, ca. 1905-1930

Also known as a Bungalow or a Mill Cottage

The Standard Bungalow house type has a rectangular plan and is usually one or one-and-one-half stories tall. Typically, the front

gable is balanced by a smaller, asymmetrical

porch gable. The floor plan of the standard, one-story Bungalow follows a common pattern with public rooms to one side (living room, dining room, and kitchen), and private rooms to the other side (bedrooms and bathroom). Before Ranch houses were constructed after World War II, the Standard Bungalow was Salem's, and America's, most popular house plan and architectural style. Unlike later Ranch houses, which included a garage attached to the house, Bungalow houses typically had a garage set back from the house.



1040 CHURCH ST NE, BUILT 1900



945 CHURCH ST NE, BUILT 1915



830 SHIPPING ST NE, BUILT 1913



1020 COTTAGE ST NE, BUILT 1915



1660 CHURCH ST NE, BUILT 1920



840 NORWAY ST NE, BUILT 1928



945 CHURCH ST NE, BUILT 1915

The Bungalow, 1900s-1930s

Wide-Roof Bungalow, ca. 1905-1930

Also known as Wide Bungalow

The Wide Bungalow house type has a rectangular-to-square plan. It is typically a two-story house disguised under a broad, low roof. Unlike the Standard Bungalow, it has its bedrooms and bath on the second floor. It is easily recognized by its wide front porch stretching across the front façade. The Wide Bungalow is also distinguished by its long living room that extends across the full width of the front façade. Like the Standard Bungalow, the garage is set back from the house as a freestanding building.



1135 JEFFERSON ST NE, BUILT 1915



1048 5TH ST NE, BUILT 1920



1160 CHURCH ST NE, BUILT 1922



840 GAINES ST NE, BUILT 1922



1495 CHURCH ST NE, BUILT 1920



1155 SUMMER ST NE, BUILT 1920

The Bungalow, 1900s-1930s

Large or Craftsman Bungalow, ca. 1905-1935

Also known as Arts and Crafts Bungalow or Prairie Vernacular

Craftsman Bungalow houses have a rectangular plan and are usually one-and-a-half to two stories tall with asymmetrical façades. Craftsman Bungalows are the largest type of Bungalow and contain extra bedrooms, pantries, and entry rooms. They are distinguished by Craftsman/Arts-and-Crafts detailing, including: decorative brackets, shingles, half-timbering, shutters, and varying window types and moldings. The Craftsman style was derived from the English Arts-and-Crafts movement at the turn of the 19th century. Though less ornate than Victorian Era houses, the Craftsman Style Bungalow has the most elaborate architectural ornamentation of all the Bungalows.



1390 WINTER ST NE, BUILT 1913



1075 CAPITOL ST NE, BUILT 1910



1610 SUMMER ST NE, BUILT 1890



1490 MCCOY, BUILT 1912



1255 COTTAGE ST NE, BUILT 1916

The Bungalow, 1900s-1930s

Box-Bungalow, ca. 1900-1940

*Also known as Bungalow,
Mill Cottage, or Cottage*

The Box Bungalow is the smallest and simplest Bungalow. It is usually one-story house with a basic rectangular plan and an unadorned façade. The Box-Bungalow usually has just enough architectural detailing to be labeled a Bungalow, typically including narrow bargeboards and small

brackets. In plan arrangement, it is often a four-room box with a living room, kitchen, and two bedrooms. Like most other Bungalows, the Box Bungalow typically has a freestanding garage located to the side and back of the house.



955 JEFFERSON ST NE (DEMOLISHED 2010 BECAUSE OF FIRE),
BUILT 1922



1740 CAPITOL ST NE, BUILT 1920



1755 COTTAGE ST NE, BUILT 1922



1755 5TH ST NE, BUILT 1920



1160 MARKET ST NE, BUILT 1924

The Grant Neighborhood

The Bungalow, 1900s-1930s

Oregon Bungalow, ca. 1920-1940

Also known as Box Bungalow, Bungalow, Colonial Bungalow, Portico Bungalow

The “Oregon Bungalow,” more widely referred to as the “Colonial Bungalow,” combines the Bungalow style with a newly popular Colonial Revival style. Typically houses in this style have a central front porch in the Colonial style along with a strictly symmetrical front façade, contrasting to the picturesque asymmetry of most Bungalows. Though



845 D ST NE, BUILT 1925

not completely unique to the Northwest, this style occurs in great numbers throughout the state, particularly in the Grant Neighborhood so can also be referred to as an “Oregon Bungalow.” If you have a Bungalow in this neighborhood, it is likely one of these!



1635 CAPITOL ST, BUILT 1923



995 CHURCH ST, BUILT 1922



975 5TH ST, BUILT 1922



918 5TH ST, BUILT 1925



1675 BROADWAY ST, BUILT 1930



956 HOOD ST, BUILT 1925



1750 CHURCH ST, BUILT 1924



1010 5TH ST, BUILT 1922



955 MADISON ST, BUILT 1920



1511 CHURCH ST, BUILT 1939



1270 CHURCH ST, BUILT 1928



1180 WINTER ST, BUILT 1923



1191 CAPITOL ST, BUILT 1936



925 5TH ST, BUILT 1936



1144 MARKET ST, BUILT 1924



1005 CAPITOL ST, BUILT 1920

Period Revival

1920s-1940s

Competing with the Bungalow were many types of historical styles of housing known as Period Revival Styles. Most popular during the first half of the 20th century, these styles take elements from different traditional housing types from around the world. For example, a home built in the Classical Revival style might have columns echoing those of a Roman temple.

One of the most popular of these styles in the Grant Neighborhood is known as the English Cottage/Tudor style. It is usually distinguished by a steeply pitched roof, vernacular details like half-timbering and a “cozy” feel.

Another popular Revival style was the Colonial Revival, which was inspired by early American Colonial-era homes. As new methods of printing were established, and plan books became readily available, these Revival styles became more closely and carefully researched and copied from the originals.

There were other Revival styles such as Spanish Mission, but the English Cottage and Colonial Revival styles are the most common in the Grant neighborhood.



English Cottage/Tudor Revival, top
Colonial Revival, left



Period Revival, 1920s-1940s

Colonial Revival, ca. 1880-1960

Also known as Mission Revival, Dutch Colonial

Colonial Revival houses were one of the most popular styles in America for almost a hundred years. In the Grant Neighborhood, these houses can be identified by their symmetrical façade, two-story floor plan, multi-paned windows and a columned entrance ways inspired by Colonial Georgian historical houses.



1160 SUMMER ST NE, BUILT 1923



865 D ST NE, BUILT 1911



975 E ST NE, BUILT 1930



940 E ST NE, BUILT 1927

Dutch Colonial Revival, ca. 1890- 1940

Also known as Colonial Revival, Barn House

The Dutch Colonial style is a subtype of the Colonial Revival style (seen above). It has a few distinctive features that make it a “Dutch Colonial,” most prominently the Gambrel roof. A Gambrel roof is identified by its unique double-sloped shape, usually seen only when looking at the house from the side. This shape is similar to 20th century barns that were developed for different reasons.



994 SUMMER ST NE, BUILT 1925



1520 5TH ST NE, BUILT 1933



970 E ST NE, BUILT 1927

Period Revival, 1920s-1940s

English Cottage, ca. 1920-1945

Also known as Tudor Revival, Eclectic Housing, Revival Style, Cottage

The English Cottage style is very common throughout the Grant neighborhood. In contrast to its earlier rival, the Bungalow, the English Cottage has far greater variety. Characterized by steeply pitched roofs, doorways or windows in the shape of an arch, and an over-all “cozy” feeling, the Cottage is one of the most distinctive and easy to identify styles. Other defining features may include asymmetry in the windows and gables, multiple or prominent arches (either in doorways or windows) and some features that are only occasionally seen like an imitation thatched roof (as seen in the picture below); stucco, shingled, or lapped siding; gables that slope to include a doorway (called a cat-slide roof, also seen just below), and oversized chimneys.



905 5TH ST NE, BUILT 1922



1122 NEBRASKA ST NE, BUILT 1930



725 BELMONT ST NE, , BUILT 1941



1010 SUMMER ST NE, BUILT 1925



1170 NEBRASKA ST NE, BUILT 1935

The Grant Neighborhood

Period Revival, 1920s-1940s



925 Hood St NE, built 1928



845 HOOD ST NE, BUILT 1928



845 HOOD ST NE, BUILT 1928



1124 SUMMER ST NE, BUILT 1931



909 D St NE, BUILT 1933



970 SHIPPING ST NE, BUILT 1941

Post World War II

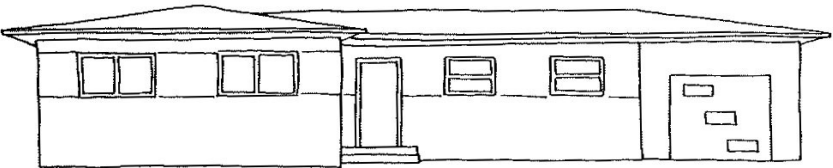
1940s-1980s

House construction in the late 1930s was just beginning to accelerate when World War II slowed the production of housing from 1941 to 1945. The previous historical Revival styles like English Cottage and Colonial Revival were reinterpreted and influenced by more modern styles of art that renounced detail and instead embraced a simple façade and floor plan. The resulting houses can be labeled “Minimal Traditional.” This style was simple yet sophisticated with one or two prominent, historical details. Gradually, these Minimal Traditional houses transitioned into the more popular Ranch styled houses - which was soon to become the most popular architectural style in American housing.

The other types of modern homes like the split-level, contemporary, or shed style were less common, and are not found in the Grant Neighborhood. The Minimal Traditional style home, however, is one of the most common found in the neighborhood.



Minimal Traditional



Ranch

The Grant Neighborhood

Post WWII, 1940s-1980s

Minimal Traditional, ca. 1925 to 1950

*Also known as Modern English,
Modern Colonial/Ranch, Modern Cape
Cod*

The Minimal Traditional home was a modest (or modern, depending on your viewpoint) interpretation of many of the Revival styles prominent during previous periods. Usually small with a low-pitched roof and narrow eaves, these homes were known for their minimal ornamentation and simple, quality materials.

These examples show how more elaborate, traditional styles were reduced into more modest/modern details. The top design has the arched entry way often found in English Cottage style houses. The middle house has one steeply pitched gable found in Tudor Revival style houses and the houses on the bottom have porch-ways that were likely inspired by historical styles.



948 NORWAY ST NE, 1935



1470 CAPITOL ST NE, 1932



1065 CHURCH ST NE, BUILT 1935



740 SHIPPING ST NE, BUILT 1928

Post WWII, 1940s-1980s

Ranch Style, ca. 1945-1980

Also known as American Ranch, Suburban Tract House

Ranch houses became popular in the 1950s and replaced smaller Post World War II housing like Minimal Traditional houses. By the 1970s, the Ranch house had become America's most popular housing type. The increasing popularity and use of the automobile played a significant role in the development of the Ranch, which incorporated carports and garages into the main body of the house. The impact of the automobile is reflected in many features of the house. For example, the traditional sidewalk to the front door curved and connected to the driveway rather than directly to the street as it had done in previous house types. Ranch houses are recognized by their broad one-story façade with very low-pitched roofs. The plan of a typical Ranch house is divided into three functional zones: car area, living area, and bedroom area.



1280 CHURCH ST NE, BUILT 1948



1525 MCCOY ST NE, BUILT 1978



1777 CHURCH ST NE, BUILT 1955



1054 WINTER ST NE, BUILT 1952



670 HOOD ST NE, BUILT 1975



1445-1455 SUMMER ST NE, BUILT 1956



1474 SUMMER ST NE, BUILT 1976



1790 COTTAGE ST NE, BUILT 1946

Unique Styles and Combinations

Spanish Mission Style, ca. 1920-1940

Also known as Spanish Eclectic, Mission

Though this style is not commonly found in the Grant Neighborhood, there are a few distinct examples worth mentioning! Identified by their use of stucco and decorative roof tiles, this style is more common in south-western states.



1265 SUMMER ST NE, BUILT 1925

Below are several difficult to identify housing styles. Can you identify the architectural elements and details (see page 12) of each style from these examples in the Grant Neighborhood?



860 JEFFERSON ST NE, BUILT 1920
BUNGALOW, CLASSICAL, AND PRAIRIE VERNACULAR



1005 COTTAGE ST NE, BUILT 1900
FRONT GABLE, BUNGALOW, AND COTTAGE



1410 MCCOY AVENUE NE, BUILT 1934
COTTAGE AND FRONT GABLE



1114 NEBRASKA ST NE, BUILT 1930
COTTAGE, OREGON BUNGALOW, AND MINIMAL TRADITIONAL

Multi-Unit Housing

1900s-1980s

Multi – Family or Multi – Unit housing includes many styles of housing found in the Grant Neighborhood. Most Multi – Unit housing was built after WWII.

Cottage Court Housing, ca. 1935 to 1960

Also known as Bungalow Court, Village , or Cluster Houses

Cottage Court Housing contains a variety of apartments that are clustered together. These clusters usually include two or more buildings that consist of one or more units each, grouped around a shared green space. Some clusters have a central parking area.



1125-1145 CHURCH ST NE, BUILT UNKNOWN



1326-1342 WINTER ST NE, BUILT UNKNOWN



Multi-Unit Housing, 1900s-1980s

Duplex Housing (multiple styles), ca. 1900 to 1980

A duplex is a single building that contains two residences. The duplexes shown here are in a variety of architectural styles. The one to the bottom right is the oldest and has a difficult style to identify. The one to the top right is a Bungalow duplex and the one to the bottom left is a Ranch duplex.



549-51 Winter St NE, built 1922



670-90 HOOD ST NE, BUILT 1975



981-91 COTTAGE ST NE, BUILT 1906

Apartment Housing (multiple styles), ca. 1900 to 1980

The apartment consists of multiple units in one building. There are several apartment buildings in the Grant Neighborhood, both historic and newly built. There are often multiple floor plans for different apartments in the same building; including studio, one and two bedroom and more depending on the size of the building.



1710 CAPITOL ST NE, BUILT 1930



1723 SUMMER ST NE, BUILT 1979



1000 CAPITOL ST NE, BUILT 1946

Historic Photos—Then and Now



1113 Cottage St NE, built 1905
This photo was taken in 1978 by Bob Koval. It was part of a CETA

grant project to make a photographic record of historic homes in the neighborhood. This house retains its historic form. Photo via Salem Public Library



Capitol City Laundry Services, 1254 Broadway
Photos: Top left, around 1930; bottom left 1942 and bottom right early 2000s.



Though this building is currently unoccupied, it retains many of its original features, including its characteristic tiled roof.

635 Belmont St NE, ca. 1927

Also by Bob Koval in 1978, this home still retains its historic brackets though the porch has been added and doorway and windows have been modified.

Photo via Salem Public Library



Landmarks

Grant School

Constructed in 1891, the Grant School was originally known as “North School”. Its architecture was typical of the period, having three stories and large old trees in the front. In 1908, the school was renamed after Ulysses S. Grant and it served the community for nearly 65 years. E.A. Miller, the principal in 1921, worked with five teachers in the elementary school and eight teachers in the junior high. In 1954, the school was razed and the current Grant Community School was constructed in the same location. The school is now known for its immersive, bilingual program.



Grant School, built 1891, razed 1954 Photo via Salem Public Library

Right: The razing of Grant School, 1954. This boy likely attended Grant School. Photo via Salem Public Library



Current Grant Community School, built 1955

Historic Churches

Jason Lee Methodist Church, 820 Jefferson St NE (right)

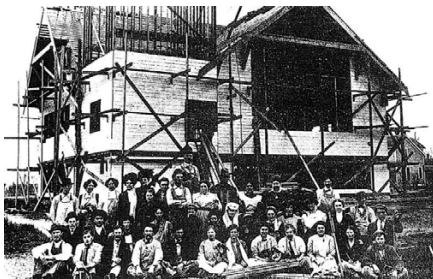
The Jason Lee Methodist Church is a two-and-a-half story structure that was constructed in 1911 and dedicated to the Methodist missionary Jason Lee. Originally operating from a “board tabernacle,” the congregation’s first service was held on October 16, 1910 with 87 members in attendance. In 1911, members amassed \$5,000 towards the building of a more permanent structure. A contract for \$13,160 was signed to build the new concrete



church. Members of the congregation made the bricks using a hand-operated block making machine. The debt the church owed for the building was primarily paid off by the well-known cafeteria the church operated for 25 years at the Oregon State Fair. Though damaged internally by fire in 1926, the church exterior still retains most of its original form. In 1970, the floor of the sanctuary was leveled and a new entrance was added on the south side.

Seventh Day Adventist Church , 1330 Summer St NE (left)

The Seventh Day Adventist Church was established in Salem in 1877. One of the first congregations to reach Oregon, they first rented locations around Salem to hold their gatherings. The picture to the left shows the construction of the first permanent church, completed in 1912. Serving the community from



1912 to 1939, the site was purchased by the Salem Alliance Church, where they still operate today (though in a different building). The Seventh Day Adventists moved to 1395 Summer St NE, the current location of the Boys and Girls club, and operated there until purchasing their present location across the street in 1977 from the People’s Church.



Historic Churches

Salem Alliance Church, 555 Gaines St NE

The Salem Alliance Church began in the home of lay Pastor Mrs. Isabelle White in 1921. A mere six families made up the charter members. In 1923, the congregation built a Tabernacle downtown in the 600 block of Ferry Street. A heavy snowstorm in the year of 1937 collapsed the tabernacle's roof and forced the congregation to a new temporary location. In 1939, they purchased the former location of the Seventh Day Adventist Church and have been there ever since. Pictured on the bottom right is their current building, which in the year 2000 boasted an average attendance of 2,800 people between four worship services.



600 BLOCK FERRY STREET, 1937 SNOWFALL

Evergreen Presbyterian Church, 905 Cottage St NE

This church, located on the corner of Cottage and D St NE, was originally constructed as the Bethel Baptist church in 1928. Being the only Gothic Revival architectural style in the neighborhood, its appearance is striking. Over the years, various other denominations occupied this building until the Evergreen Presbyterian Church made it their home in 2008. They have been playing an active role in the community ever since. Their "Hub" serves as a free community resource and training center for neighbors in need of bicycle transportation. Their clients gain vocational skills repairing bikes and mobility necessary to seek employment.



Neighborhood Narrative

Grant Neighborhood Street Names



Construction of a street in Salem, Oregon. Taken 1912. Image courtesy of Willamette University Archives and Special Collections, Salem Eastern Oregon Photographs

Many of the street names in the Grant Neighborhood have unique origins. For example, Gaines Street is the only street in Salem that is named after a governor. John Pollard Gaines was a Whig party member who served between 1850 and 1853 in the Oregon territory before stepping down after a turbulent term in office. Many streets were named after U.S. presidents such as Jefferson and Madison street, and others like Maple and Hazel street were named after common trees.

The Grant Arch

One distinctive feature of the Grant Neighborhood is the wooden archway that peppers the houses of the area. This is an uncommon feature in architecture as arches are typically made of brick or stone, not wood. This is just a sample of homes that have this detail. If you keep your eye open for the Grant Arch, you might notice it more than you would expect!

Top row, left to right: 950 Market St NE, 745 E St NE, 985 Capitol St NE
2nd row: 1694 Broadway St NE, 1095 Church St NE, 1795 Cottage St NE
3rd row: 1516 Church St NE, 1670 Broadway St NE, 1070 Church St NE
4th row: 1685 Broadway St NE, 1715 Church St NE, 1055 Market St NE



The Grant Neighborhood

The Paulus Family

The Paulus Family has a long history with the city of Salem and the Grant neighborhood especially.

The home on the left, located at 1556 Church St NE, was built by Christopher Paulus in 1892. In 1885 he acquired the J.K. Gill building from Gill and, with E. Klinger, ran a saloon on the first floor. He eventually sold the saloon but would establish a building contracting business that would bring many new homes and business to the Salem area. Christopher and his wife Elizabetha had many children: Robert, Fred, George, Otto, William, and Theodore. Fred Paulus served as the State Treasurer from 1925 until he retired in 1960. Fred was commended by the state for rescuing millions of dollars worth of state securities that would have burned with the Capitol in 1935 if not for his "adventuresome nature."

Robert C. Paulus and his brother George founded Paulus Bros. Packing Co. in 1925, which eventually became the largest cannery in the northwest. William worked with his brothers as the VP of Sales. Otto served in the Oregon State Legislature as well as being an accomplished photographer.



1556 CHURCH ST NE, BUILT 1892



Two boys pose on a bench with a cat in the backyard of the Paulus Residence.

A large set of negatives were donated to Willamette University in 1990 by the Paulus family depicting much of early life in Salem, at Willamette University, and in the surrounding valley. These photos were taken by Otto Paulus and his brother Robert. This photo shows two young boys, one a neighbor to the Paulus home and the other a relative of Lucille Tucker, Otto's wife, at the family home of 1556 Church St. This photo was probably take sometime between 1914 and 1918.

Image courtesy of Willamette University Archives and Special Collections, Paulus Glass Plate Collection .



The Paulus Family on a family camping trip. From left: Christopher, Elizabetha, Otto, and Ted, in 1915.

Image courtesy of Willamette University Archives and Special Collections, Paulus Glass Plate Collection .



1155 Summer St NE, built 1920

This home was built for Robert and Juanita Paulus, who lived here until the 1930s.



J.K. Gill Building, built 1868

Designated Homes

These homes have been designated Local Salem Historic Landmarks or National Register listed resources.

Jones-Sherman House,
835 D St NE, built 1913

The Jones-Sherman Home was constructed by local builder Ralph R. Jones in 1913 as his own residence. Upon his death in 1925, the house was acquired by Charles L. Sherman, a prominent psychology professor at Willamette University, and his wife, Grace E. Sherman. They lived in the house until their deaths, Charles' in 1963 and Grace's in 1978. It was still owned by the Sherman family at the time of its listing on the National Register of Historic Places in 1981.



Nielson House, 960 E St NE, built 1924

The Carl E. Nielson house is a one and one-half story English Cottage. The house was originally designed by Jamieson Parker, a prominent Portland architect, and was constructed in 1924. Carl Nielson, who worked first in the financial securities business and later as a broker of wool and hops, bought the house and lived there until his wife, Genevieve (Dickie) Nielson died in 1944. He resold the house, and it later served for a time as the Cottonwood Cottage Bed and Breakfast. It was listed on the National Register of Historic Places in 1997.



Hiatt Duplex,
949-951
Winter St NE,
built 1922

Built in the early 1920s by James L.

Hiatt, a mechanic with the State Highway Department, this 1.5 story Bungalow was constructed as a duplex. It features two chimneys as well as parallel porches and dormers in the front.



Rossman House, 910 Capitol St NE,
built 1910

This 2 story Colonial Revival style was built in 1907 and features hardwood floors, two fireplaces, and 9.5 foot ceilings. In 1928, future Chief Justice of the Oregon Supreme Court (1947-49) George Rossman purchased this home.



Roth House, 1113 Cottage St NE, built 1905

This 2.5 story structure is one of the few examples in the Grant Neighborhood of the architecturally significant Queen Anne style. It was the home of Emil S. Roth, the proprietor of Roth's Grocery Co. (not to be confused with today's Roth's Fresh Markets) who later went to work for Willamette Grocery Co.



The Grant Neighborhood

Allen House, 901 Capitol St NE, built 1920

This house is an unusual design normally found in sunnier climates and was built and designed in 1920 by William G Allen, a prominent businessman who owned Allen Fruit Packing. He owned it until Charles and Ruth Jens bought it in 1954. Ruth, the first practicing female psychiatrist on the West Coast, used this home as her office until 1998.



Stiff House, 1095 Summer St NE, built 1910

This 1.5-story Bungalow was built circa 1910 and



features a unique large projecting porch with stone columns supporting it. In the 1920s and 1930s, it was the residence of Herbert L. Stiff, the proprietor of H.C. Stiff Furniture Co. on Court and High St.

Cole House, 925 Hood St NE, built 1928

This house is a 2-story Cottage that was originally located at 715 Summer St until it was moved during the North Capitol Mall expansion. Charles A. Cole, a Chief of Plant Industry at the Oregon Department of Forestry, and his wife, Bessie Cole, lived here between 1932 and 1942.



Becke House, 1045 Summer St NE, built 1920

This 1.5 story Bungalow was built circa 1920, bought by the City of Salem in 1921, and then sold to Karl G. and Helen L. Becke



the following year. Mr. Becke was a prominent real estate developer in Salem, and both he and his wife were very civically active.

Hinges/Kimball House, 1075 Capitol St NE, built 1910

This is a 2.5-story home based on the styles of Colonial Revival and Bungalow that was originally located at Piety Hill, the four block residential area that was



transformed into the North Capitol Mall between 1937-1957. It was moved to its current location. A notable singer in the Salem area, Hallie Parrish Hinges known as "The Oregon Nightingale" lived in this house.

Busick/Boyce House, 1195 Summer St NE, built 1918

Built circa 1918, this structure is a 2.5-story transitional box frame structure featuring shuttered windows and a full basement. It was owned by G.L. Busick, the owner of Busick's Market, between 1926 and 1940.



Broer House, 905 5th St NE, built 1922

This English Cottage was built for Fred and Nellie Broer who lived in the home for more than twenty years. According to some records, the home could have been built as early as 1910.



Further Resources

If you found this booklet interesting, you can read more about Salem history or historical architecture in these books and websites:

Reading:

Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places. US Department of the Interior, National Park Service, National Register of Historic Places, 2002.

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Web:

SHINE BlogSpot:
www.salem-heritage-network.blogspot.com

Salem, Oregon History:
www.salemhistory.net

City of Salem Historic Planning:
www.cityofsalem.net/Residents/SalemHeritagePortal/Pages/HistoricPreservationProgram.aspx

Grant Neighborhood:

Grant Neighborhood Website:
www.grantneighborhood.org

Historic Places in Salem:

Travel Salem Historic Site and Museums:
www.travelsalem.com/Attractions/Historical-and-Museums

The Grant Neighborhood

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