

EAGLE POINT PROPERTY

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

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Submitted by  
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4/17/2013

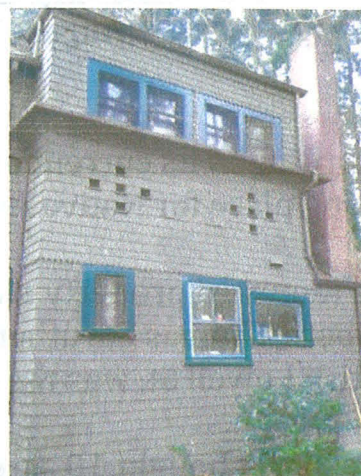
A Brief History of Eagle Point on Terwilliger Parkway  
August 23, 2012 (Rev. 4/17/2013)

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- According to its current owner, Kirk Kenward, Eagle Point was a meeting place for Native Americans.
- The Kenward property straddles the original Donation Land Claims of Elizabeth Thomas Caruthers (north) and James and Philinda Terwilliger (south); Lowell St. was the dividing line.
- John Muir\* bought 10 acres of Caruthers Addition in 1883, including Eagle Point, and built a house for his family nearer to the river below.  
(\* "John Muir of Wall Street" was an executive with the Oregon Railroad & Navigation Company/Northern Pacific Railroad and a protégé of Henry Villard; he moved to NYC in 1886 and eventually became a director of the New York Stock Exchange. His biography is titled "John Muir of Wall Street: A Story of Thrift" by O.M. Fuller, Knickerbocker Press, 1927.)
- Eagle Point sub-divided into current lot configuration in 1890 (*verify date*) and named "First Street Terraces".
- Frederick A. Walpole, an illustrator employed by the U.S. National Herbarium (now National Museum of Natural History) bought all lots of First Street Terraces and constructed the residence on the crown of Eagle Point in 1893. The house was designed by local architect J. Con Hillman (about whom little is known) in the shingle style. Walpole was reported to be a fan of the writings of John Ruskin, which is reflected in the honest expression of the house. Still in the possession of the current owner are several paintings by Walpole including one of Eagle Point before the house was constructed, one of the house itself, and one of his botanical paintings. Walpole was one of several naturalists that went on the 1899-1900 E.H. Harriman expeditions to Alaska that also included John Muir (of Yosemite) and John Burroughs. Walpole died of typhoid in California in 1904 and the property went to his sister, Marian, and her husband, Theodore Burkhardt.

More information on Walpole can be found at:

<http://huntbot.andrew.cmu.edu/HIBD/Departments/Art/Walpole.shtml>



Walpole/Burkhart/Kenward House

- The 1904 plan by Olmsted Brothers, Landscape Architects "Outlining a System of Parkways, Boulevards, and Parks for the City of Portland" called for a "South Hillside Parkway" described as a "pleasure drive southward from the city, ...laid out on gentle grades..."

The June 12, 1904 Sunday Oregonian published an illustrated page titled "Other Picturesque Hillside Homes in Portland" (pg. 36) that prominently featured the Walpole/Burkhart home which the Burkharts called "Ceanothus Knoll", so named for "an enormous growth" of ceanothus with "feathery white blooms" on the premises. On the reverse side of this feature page was another illustrated feature of "Mr. Olmsted's Plan for Parks, Parkways, and Boulevards" (pg. 35). An article in the same edition on page 46 is titled "Is Portland Ready for a Park System?"

- A "Preliminary Plan for Hillside Parkway" in 1912 by Parks Superintendent Emanuel Mische for the Park Board shows the parkway encircling Eagle Point and lists 4.3 acres at Eagle Point under "Area of Unacquired Portions".

- Terwilliger Parkway was officially dedicated July 9, 1912 by Portland Mayor Allen G. Rushlight and named in honor of pioneer James Terwilliger, whose heirs donated land south of Eagle Point for the parkway. (July 10, 1912 *Oregonian* article).

- Marian Walpole Burkhart dedicated Lowell Lane around Eagle Point as public right-of-way and vacated east-west aligned Lowell St. in 1922. In 1925 Theodore Walpole Burkhart (son of Marian and nephew of Frederick Walpole) sold lot "C" of First Street Terraces to the City of Portland for \$1. (Lot C is on the steep slope to the east of the knoll and is now shown as right-of-way on city maps.)

- The Walpole/Burkhart house was purchased by John Kenward in 1970 (*verify*). Kenward was the director of the Portland Development Commission and lead its urban renewal projects in the 1960s, including development of the South Auditorium Renewal District with its famous fountains and parks designed by Lawrence Halprin.

- The Terwilliger Parkway Inventory of 1982 states the following:

"Two areas along the corridor, Elk Point and Eagle Point, were deemed special by the Olmsted Parkway Plan because of the spectacular views they offered. At these points the right-of-way was to have been widened to 400 feet and improved with lawns and benches. Elk Point was dedicated in 1912, during the Elks Convention held in Portland that year.... Purchase of Eagle Point was omitted because of a lack of funds. Later S.W. Lowell Lane was dedicated to the City and graded as a street to provide a scenic loop and viewpoint to Eagle Point. Unfortunately, Elk Point is now the parking lot of the Hillvilla (now Chart House) Restaurant, and a portion of the Eagle Point Loop was vacated by the City in 1963."

- The following are from the Terwilliger Parkway Corridor Plan, adopted by Portland City Council Ordinance #155241 on December 16, 1982:

Landscape Policy E: *"Clear, landscape and improve Eagle Point (Lowell Lane) as a scenic loop and viewpoint." (See figure 12.) "The development of Eagle Point was an important feature of the 1912 plan for Terwilliger Boulevard. S.W. Lowell Lane is graded as a loop around the knoll and the City has acquired a sizable portion of land downhill from the proposed viewpoint. The Parks Bureau shall work with the neighboring property owners to re-acquire a portion of the right-of-way vacated in 1963 and improve the viewpoint for pedestrians and bicyclists."*

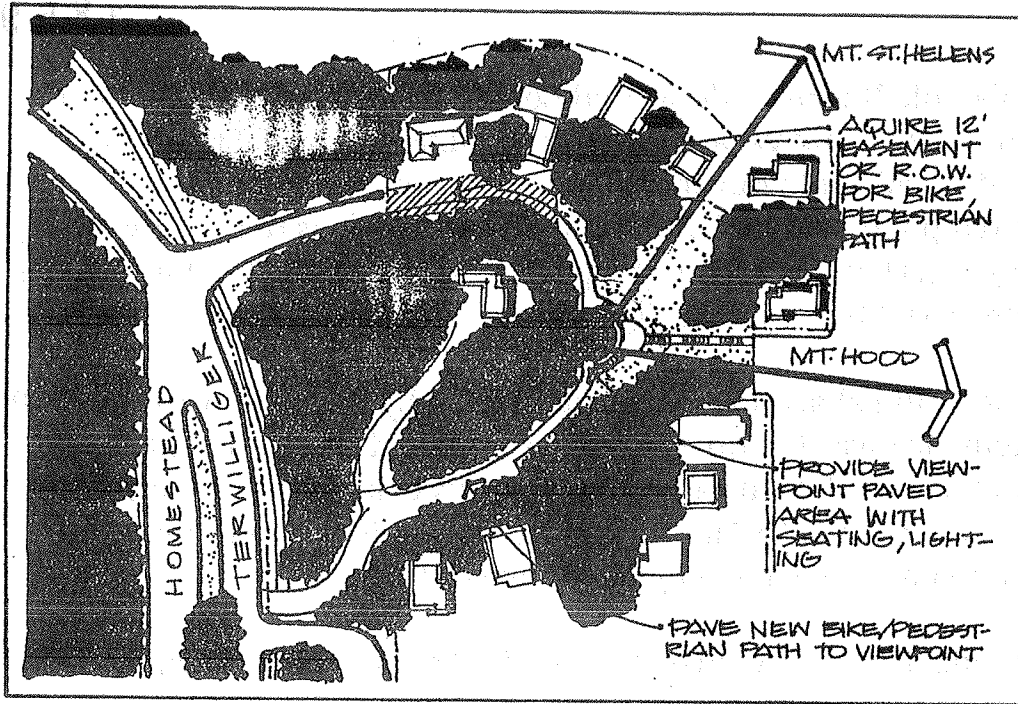


Figure 12 EAGLE VIEWPOINT AND LOOP

**Capital Improvement Policy A:** "Viewpoints shall be constructed or upgraded as shown on the Landscape Concept, Map 1. This includes ...a scenic loop and viewpoint at Eagle Point."